SOLD NSW · PROPERTY MARKET REPORT

Belmont north NSW 2280

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -10	$940,000 -10%	$1,027,147 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,200,000	$415,000	$19.66M

POSTCODE 2280 RENTAL MARKET · SEPTEMBER 2026

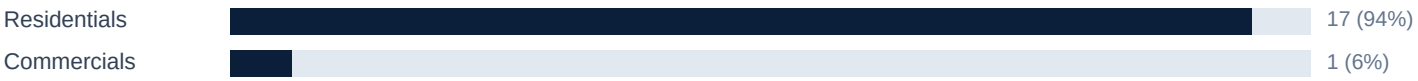
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$667	43

Figures cover the entire 2280 postcode area, not Belmont north alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$940,000 -10%	$1,027,147 -5%	18 -36%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Belmont north NSW 2280 in August–October 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 10% to $940,000, down from $1,050,000 in May–July 2026.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for commercials (1).
- Prices ranged widely — from $415,000 to $2,200,000, a spread of $1,785,000.
- The standout sale was 395 PACIFIC HWY at $2,200,000 on 1 Oct — 134% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
395 PACIFIC HWY	Commercial	**$2,200,000**	1 Oct
3 JOHN FALLINS CL	Residential	**$1,650,000**	14 Aug
8 RAILWAY CRES	Residential	**$1,590,000**	10 Aug
7 SEACROFT CL	Residential	**$1,258,000**	15 Oct
11 SEACROFT CL	Residential	**$1,250,000**	13 Aug
2 VINCENT ST	Residential	**$1,225,000**	2 Sep
11 RENGOR CL	Residential	**$1,200,000**	4 Aug
7 BRABHAM CL	Residential	**$1,190,000**	16 Oct
12 DIRKALA CL	Residential	**$1,060,000**	27 Aug
16 LENTARA RD	Residential	**$940,000**	7 Aug
52 JOHN FISHER RD	Residential	**$915,000**	19 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.