

# Belrose NSW 2085

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                    |                                                |                                                 |
|------------------------------------|------------------------------------------------|-------------------------------------------------|
| TOTAL SALES<br>12<br><div>+3</div> | MEDIAN PRICE<br>\$1,905,000<br><div>-17%</div> | AVERAGE PRICE<br>\$1,706,111<br><div>-25%</div> |
| HIGHEST SALE<br>\$5,150,000        | LOWEST SALE<br>\$210,000                       | TOTAL VALUE<br>\$23.61M                         |

POSTCODE 2085 RENTAL MARKET · AUGUST 2026

|                               |                                |                   |
|-------------------------------|--------------------------------|-------------------|
| MEDIAN WEEKLY RENT<br>\$1,650 | AVERAGE WEEKLY RENT<br>\$1,603 | OBSERVATIONS<br>9 |
|-------------------------------|--------------------------------|-------------------|

Figures cover the entire 2085 postcode area, not Belrose alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

|                                                |                                                 |                                      |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$1,905,000<br><div>-17%</div> | AVERAGE PRICE<br>\$1,706,111<br><div>-25%</div> | TOTAL SALES<br>12<br><div>+33%</div> |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residentials | <div></div> | 9 (75%) |
| Commercials  | <div></div> | 2 (17%) |
| Offices      | <div></div> | 1 (8%)  |

KEY MARKET INSIGHTS

- 12 properties settled in Belrose NSW 2085 in September 2026 — 9 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 17% to \$1,905,000, down from \$2,300,000 in August.
- Residentials accounted for 75% of sales (9 of 12), compared to 17% for commercials (2).
- Prices ranged widely — from \$210,000 to \$5,150,000, a spread of \$4,940,000.
- The standout sale was 11 NARABANG WAY at \$5,150,000 on 1 Sep — 170% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS            | TYPE        | SOLD PRICE  | DATE   |
|--------------------|-------------|-------------|--------|
| 11 NARABANG WAY    | Commercial  | \$5,150,000 | 1 Sep  |
| 2/25 NARABANG WAY  | Commercial  | \$2,750,000 | 3 Sep  |
| 19 ASHWORTH AVE    | Residential | \$2,375,000 | 7 Sep  |
| 42 PERENTIE RD     | Residential | \$2,370,000 | 4 Sep  |
| 6 STRATHAM PL      | Residential | \$2,240,000 | 11 Sep |
| 24 E RALSTON AVE   | Residential | \$2,150,000 | 4 Sep  |
| 11 WILLIAM LORD PL | Residential | \$1,905,000 | 9 Sep  |
| 12 CHILDS CCT      | Residential | \$1,900,000 | 4 Sep  |
| 124 FOREST WAY     | Residential | \$1,830,000 | 10 Sep |
| 91/14 NARABANG WAY | Residential | \$375,000   | 17 Sep |