SOLD NSW · PROPERTY MARKET REPORT

Belrose NSW 2085

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
36 -1	$2,112,500 +2%	$2,016,500 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,150,000	$200,000	$69.42M

POSTCODE 2085 RENTAL MARKET · SEPTEMBER 2026

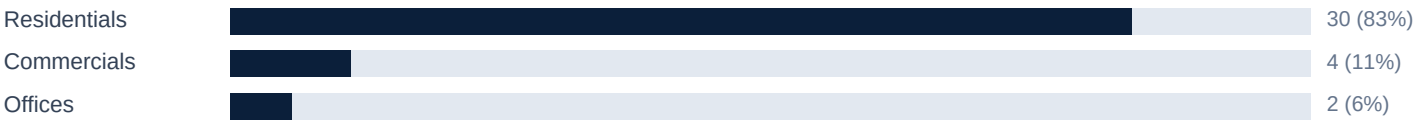
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,580	$1,411	7

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,112,500 +2%	$2,016,500 +9%	36 -3%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 36 properties settled in Belrose NSW 2085 in August–October 2026 — 30 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 2% to $2,112,500, up from $2,075,500 in May–July 2026.
- Residentials accounted for 83% of sales (30 of 36), compared to 11% for commercials (4).
- Prices ranged widely — from $200,000 to $5,150,000, a spread of $4,950,000.
- The standout sale was 11 NARABANG WAY at $5,150,000 on 1 Sep — 144% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 NARABANG WAY	Commercial	**$5,150,000**	1 Sep
34 PRINGLE AVE	Residential	**$3,400,000**	28 Sep
2/25 NARABANG WAY	Commercial	**$2,750,000**	3 Sep
17 CHARLEROI RD	Residential	**$2,730,000**	19 Aug
12 PEMBROKE PL	Residential	**$2,713,000**	7 Aug
3 LAURIE PL	Residential	**$2,475,000**	7 Aug
8 KAPYONG ST	Residential	**$2,470,000**	25 Sep
22 ASHWORTH AVE	Residential	**$2,435,000**	16 Oct
110 PRINCE CHARLES RD	Residential	**$2,425,000**	12 Oct
26 PERENTIE RD	Residential	**$2,377,000**	18 Sep

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.