SOLD NSW · PROPERTY MARKET REPORT

Bensville NSW 2251

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,237,500 -10%	$1,223,600 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,585,000	$870,000	$12.24M

POSTCODE 2251 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$757	51

Figures cover the entire 2251 postcode area, not Bensville alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,237,500 -10%	$1,223,600 -15%	10 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Bensville NSW 2251 in August–October 2026.
- The median sale price fell 10% to $1,237,500, down from $1,380,000 in May–July 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $870,000 to $1,585,000, a spread of $715,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 PORTSIDE CL	Residential	**$1,585,000**	12 Oct
10 SKYE CL	Residential	**$1,475,000**	17 Aug
26 MERIDIAN ST	Residential	**$1,430,000**	24 Aug
3 HASTINGS PDE	Residential	**$1,400,000**	25 Sep
12 SKYE CL	Residential	**$1,325,000**	10 Aug
13 KALLAROO RD	Residential	**$1,150,000**	25 Sep
1 VALENCIA ST	Residential	**$1,110,000**	1 Oct
30 KALLAROO RD	Residential	**$956,000**	7 Sep
24 YARRAM RD	Residential	**$935,000**	12 Oct
36 HUNTLY RD	Residential	**$870,000**	23 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.