SOLD NSW · PROPERTY MARKET REPORT

Berala NSW 2141

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21	$820,000	$975,167

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,950,000	$350,000	$20.48M

POSTCODE 2141 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$760	$759	137

Figures cover the entire 2141 postcode area, not Berala alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN

Residentials — 21 (100%)

KEY MARKET INSIGHTS

- 21 properties settled in Berala NSW 2141 in August–October 2026.
- The median sale price for the period was $820,000.
- All 21 recorded sales were residentials.
- Prices ranged widely — from $350,000 to $1,950,000, a spread of $1,600,000.
- The standout sale was 63 FIRST AVE at $1,950,000 on 26 Oct — 138% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
63 FIRST AVE	Residential	**$1,950,000**	26 Oct
75 BRIXTON RD	Residential	**$1,810,000**	17 Aug
21 YORK ST	Residential	**$1,700,000**	10 Aug
13 FIFTH AVE	Residential	**$1,550,000**	7 Sep
32 FIFTH AVE	Residential	**$1,500,000**	27 Oct
76 FOURTH AVE	Residential	**$1,490,000**	12 Aug
10 GREENLEE ST	Residential	**$1,420,000**	6 Aug
54 FOURTH AVE	Residential	**$1,315,000**	28 Sep
35 WRIGHTS AVE	Residential	**$1,300,000**	29 Oct
9/280 PARK RD	Residential	**$908,000**	25 Sep
1/41 WOODBURN RD	Residential	**$820,000**	13 Aug
14/9 ELIZABETH ST	Residential	**$780,000**	7 Aug
1/17 THE CRESCENT	Residential	**$560,000**	7 Sep
26/21 CRAWFORD ST	Residential	**$489,000**	27 Aug
6/103 GRAHAM ST	Residential	**$465,000**	14 Sep
2/111 GRAHAM ST	Residential	**$451,500**	17 Sep
17/27 THE CRESCENT	Residential	**$440,000**	13 Aug
4/35 HYDE PARK RD	Residential	**$405,000**	15 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.