

# Beresfield NSW 2322

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

|                                           |                                                     |                                                      |
|-------------------------------------------|-----------------------------------------------------|------------------------------------------------------|
| TOTAL SALES<br><b>13</b><br><div>+6</div> | MEDIAN PRICE<br><b>\$787,500</b><br><div>+13%</div> | AVERAGE PRICE<br><b>\$767,250</b><br><div>-47%</div> |
| HIGHEST SALE<br><b>\$3,225,000</b>        | LOWEST SALE<br><b>\$245,000</b>                     | TOTAL VALUE<br><b>\$14.00M</b>                       |

POSTCODE 2322 RENTAL MARKET · AUGUST 2026

|                                    |                                     |                           |
|------------------------------------|-------------------------------------|---------------------------|
| MEDIAN WEEKLY RENT<br><b>\$670</b> | AVERAGE WEEKLY RENT<br><b>\$669</b> | OBSERVATIONS<br><b>83</b> |
|------------------------------------|-------------------------------------|---------------------------|

Figures cover the entire 2322 postcode area, not Beresfield alone. Rental period: August 2026.

COMPARED TO JULY 2026

|                                                     |                                                      |                                             |
|-----------------------------------------------------|------------------------------------------------------|---------------------------------------------|
| MEDIAN PRICE<br><b>\$787,500</b><br><div>+13%</div> | AVERAGE PRICE<br><b>\$767,250</b><br><div>-47%</div> | TOTAL SALES<br><b>13</b><br><div>+86%</div> |
|-----------------------------------------------------|------------------------------------------------------|---------------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residentials | <div></div> | 8 (62%) |
| Warehouses   | <div></div> | 3 (23%) |
| Commercials  | <div></div> | 2 (15%) |

KEY MARKET INSIGHTS

- 13 properties settled in Beresfield NSW 2322 in August 2026 — 8 residential and 5 non-residential (commercial or land).
- The residential median sale price rose 13% to \$787,500, up from \$697,500 in July.
- Residentials accounted for 62% of sales (8 of 13), compared to 23% for warehouses (3).
- Prices ranged widely — from \$245,000 to \$3,225,000, a spread of \$2,980,000.
- The standout sale was 36 ENTERPRISE DR at \$3,225,000 on 6 Aug — 310% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS          | TYPE        | SOLD PRICE  | DATE   |
|------------------|-------------|-------------|--------|
| 36 ENTERPRISE DR | Warehouse   | \$3,225,000 | 6 Aug  |
| 7 BALOOK DR      | Commercial  | \$2,200,000 | 7 Aug  |
| 4/26 BALOOK DR   | Commercial  | \$1,672,000 | 27 Aug |
| 79 PASEDNA CRES  | Residential | \$878,000   | 21 Aug |
| 87 PASEDNA CRES  | Residential | \$850,000   | 6 Aug  |
| 37 ADDISON ST    | Residential | \$805,000   | 31 Aug |
| 12 BERESFORD AVE | Residential | \$800,000   | 12 Aug |
| 13 A GREVILLE ST | Residential | \$775,000   | 13 Aug |
| 45 ADDISON ST    | Residential | \$750,000   | 26 Aug |
| 10 BERESFORD AVE | Residential | \$660,000   | 11 Aug |