SOLD NSW · PROPERTY MARKET REPORT

Beresfield NSW 2322

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$810,000 +11%	$785,500 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,700,000	$258,750	$14.56M

POSTCODE 2322 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$693	71

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$810,000 +11%	$785,500 +7%	10 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Beresfield NSW 2322 in October 2026 — 4 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 11% to $810,000, up from $727,500 in September 2026.
- Residentials accounted for 40% of sales (4 of 10), compared to 40% for warehouses (4).
- Prices ranged widely — from $258,750 to $5,700,000, a spread of $5,441,250.
- The standout sale was 48 ENTERPRISE DR at $5,700,000 on 28 Oct — 604% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
48 ENTERPRISE DR	Warehouse	**$5,700,000**	28 Oct
13 KINTA DR	Warehouse	**$3,850,000**	15 Oct
81 PASEDENA CRES	Residential	**$877,000**	19 Oct
23 LISTER AVE	Residential	**$825,000**	22 Oct
58 ADDISON ST	Residential	**$795,000**	15 Oct
12 DELPRAT AVE	Residential	**$645,000**	6 Oct
5/18 CRAFTSMAN CL	Commercial	**$631,000**	29 Oct
4/18 CRAFTSMAN CL	Commercial	**$550,000**	6 Oct
24/13 BALOOK DR	Warehouse	**$425,700**	27 Oct
13/13 BALOOK DR	Warehouse	**$258,750**	22 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.