

Berkeley vale NSW 2261

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 -6	MEDIAN PRICE \$935,000 -12%	AVERAGE PRICE \$969,923 -7%
HIGHEST SALE \$1,190,000	LOWEST SALE \$650,000	TOTAL VALUE \$13.26M

POSTCODE 2261 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$630	AVERAGE WEEKLY RENT \$692	OBSERVATIONS 125
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Figures cover the entire 2261 postcode area, not Berkeley vale alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$935,000 -12%	AVERAGE PRICE \$969,923 -7%	TOTAL SALES 14 -30%
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PROPERTY TYPE BREAKDOWN

Residentials		13 (93%)
Commercials		1 (7%)

KEY MARKET INSIGHTS

- 14 properties settled in Berkeley vale NSW 2261 in July 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to \$935,000, down from \$1,060,000 in June.
- Residentials accounted for 93% of sales (13 of 14), compared to 7% for commercials (1).
- Prices ranged widely — from \$650,000 to \$1,190,000, a spread of \$540,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
23 KINGSFORD SMITH DR	Residential	\$1,190,000	27 Jul
5 JULIE ST	Residential	\$1,175,000	13 Jul
12 KURRABA PDE	Residential	\$1,065,000	1 Jul
16 DONEGAL RD	Residential	\$1,050,000	16 Jul
36 PLATYPUS RD	Residential	\$975,000	20 Jul
18 JEAN AVE	Residential	\$950,000	6 Jul
88 SHANNON PDE	Residential	\$935,000	21 Jul
8 B RAMONA ST	Residential	\$920,000	13 Jul
8 KENMARE AVE	Residential	\$890,000	10 Jul
6 ALBATROSS RD	Residential	\$880,000	23 Jul
49 ELAINE AVE	Residential	\$875,000	13 Jul
14 HENRY PARKES DR	Residential	\$855,000	31 Jul
4 PLATYPUS RD	Residential	\$849,000	2 Jul