SOLD NSW · PROPERTY MARKET REPORT

Berkeley vale NSW 2261

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +4	$960,000 -9%	$1,045,938 0%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,940,000	$430,000	$17.29M

POSTCODE 2261 RENTAL MARKET · SEPTEMBER 2026

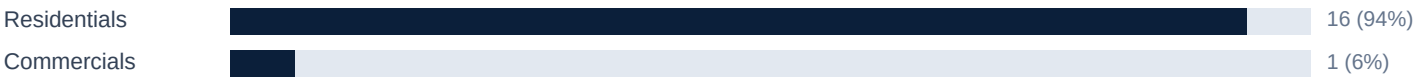
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$672	146

Figures cover the entire 2261 postcode area, not Berkeley vale alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$960,000 -9%	$1,045,938 0%	17 +31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Berkeley vale NSW 2261 in October 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 9% to $960,000, down from $1,050,000 in September 2026.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from $430,000 to $1,940,000, a spread of $1,510,000.
- The standout sale was 23 GREVILLEA CRES at $1,940,000 on 7 Oct — 102% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
23 GREVILLEA CRES	Residential	**$1,940,000**	7 Oct
5 WHITE FIG DR	Residential	**$1,420,000**	6 Oct
34 WHITE FIG DR	Residential	**$1,380,000**	6 Oct
38 WHITE FIG DR	Residential	**$1,305,000**	19 Oct
29 WHITE FIG DR	Residential	**$1,170,000**	27 Oct
22 ALBATROSS RD	Residential	**$1,030,000**	20 Oct
12 JEANNIE CRES	Residential	**$995,000**	27 Oct
27 GLADYS AVE	Residential	**$980,000**	6 Oct
26 JUDITH ANNE DR	Residential	**$940,000**	16 Oct
17 SHANNON PDE	Residential	**$930,000**	19 Oct
25 HILLSIDE DR	Residential	**$910,000**	23 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.