SOLD NSW · PROPERTY MARKET REPORT

Berridale NSW 2628

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -3	$580,000 -6%	$591,091 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,090,000	$250,000	$7.18M

POSTCODE 2628 RENTAL MARKET · SEPTEMBER 2026

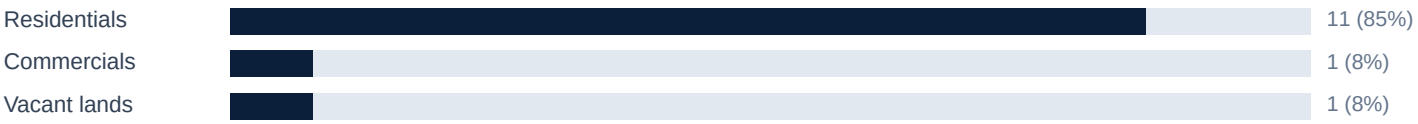
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$465	$464	6

Figures cover the entire 2628 postcode area, not Berridale alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$580,000 -6%	$591,091 -4%	13 -19%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Berridale NSW 2628 in July–September 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 6% to $580,000, down from $620,000 in April–June 2026.
- Residentials accounted for 85% of sales (11 of 13), compared to 8% for commercials (1).
- Prices ranged widely — from $250,000 to $1,090,000, a spread of $840,000.
- The standout sale was 3 CREEK ST at $1,090,000 on 21 Sep — 88% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 CREEK ST	Residential	**$1,090,000**	21 Sep
4 MACKAY ST	Residential	**$868,000**	31 Jul
17 KIPARRA DR	Residential	**$720,000**	15 Jul
9 ROBERSON ST	Residential	**$690,000**	28 Aug
38 MARY ST	Residential	**$645,000**	7 Aug
53 MYACK ST	Residential	**$580,000**	7 Jul
MYACK ST	Residential	**$444,000**	14 Aug
1 QUARTZ PL	Commercial	**$429,000**	24 Jul
6/5 GUNGARLIN ST	Residential	**$405,000**	11 Aug
17 ROBERSON ST	Residential	**$400,000**	10 Jul

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