SOLD NSW · PROPERTY MARKET REPORT

Beverly hills NSW 2209

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -20	$1,240,000 -27%	$1,389,938 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,500,000	$700,000	$24.90M

POSTCODE 2209 RENTAL MARKET · SEPTEMBER 2026

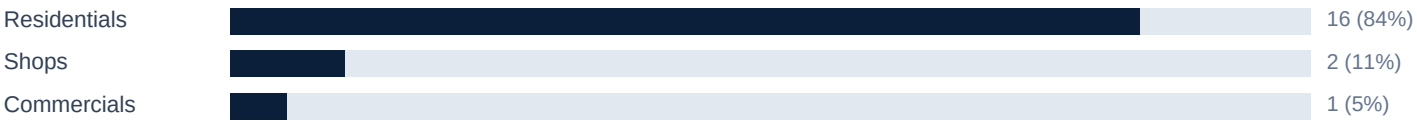
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$690	$753	32

Figures cover the entire 2209 postcode area, not Beverly hills alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,240,000 -27%	$1,389,938 -11%	19 -51%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in Beverly hills NSW 2209 in August–October 2026 — 16 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 27% to $1,240,000, down from $1,705,000 in May–July 2026.
- Residentials accounted for 84% of sales (16 of 19), compared to 11% for shops (2).
- Prices ranged widely — from $700,000 to $2,500,000, a spread of $1,800,000.
- The standout sale was 32 MERCURY ST at $2,500,000 on 23 Sep — 102% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
32 MERCURY ST	Residential	**$2,500,000**	23 Sep
29 A JUNCTION RD	Residential	**$2,370,000**	7 Aug
78 WELFARE AVE S	Residential	**$2,250,000**	5 Aug
10 GARDEN GR	Residential	**$1,855,000**	25 Aug
123 TALLAWALLA ST	Residential	**$1,780,000**	6 Oct
13 WIGGINS AVE	Residential	**$1,775,000**	24 Sep
15 LEE AVE	Residential	**$1,700,000**	30 Sep
48 COOLOONGATTA RD	Residential	**$1,570,000**	7 Sep
498 KING GEORGES RD	Shop	**$1,138,000**	27 Oct
6/19 HAMPDEN ST	Residential	**$910,000**	7 Oct

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