SOLD NSW · PROPERTY MARKET REPORT

Bilambil heights NSW 2486

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -17	$1,215,000 -7%	$1,955,588 +44%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$13,500,000	$545,000	$36.83M

POSTCODE 2486 RENTAL MARKET · SEPTEMBER 2026

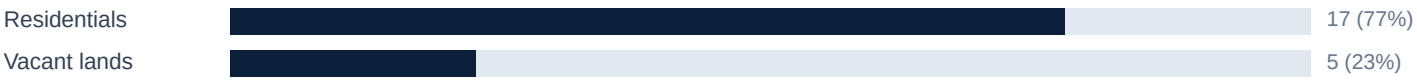
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$925	$914	47

Figures cover the entire 2486 postcode area, not Bilambil heights alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,215,000 -7%	$1,955,588 +44%	22 -44%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Bilambil heights NSW 2486 in August–October 2026 — 17 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 7% to $1,215,000, down from $1,300,000 in May–July 2026.
- Residentials accounted for 77% of sales (17 of 22), compared to 23% for vacant lands (5).
- Prices ranged widely — from $545,000 to $13,500,000, a spread of $12,955,000.
- The standout sale was 300 MCALLISTERS RD at $13,500,000 on 4 Sep — 1011% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
300 MCALLISTERS RD	Residential	**$13,500,000**	4 Sep
5 DIANE CRES	Residential	**$1,820,000**	4 Sep
90 MCALLISTERS RD	Residential	**$1,680,000**	28 Sep
4 BUENAVISTA DR	Residential	**$1,450,000**	11 Sep
13 LAKE TAHOE DR	Residential	**$1,380,000**	15 Oct
40 VAIL CT	Residential	**$1,350,000**	28 Sep
7 BANORA TCE	Residential	**$1,330,000**	29 Oct
1 A SIERRA VISTA BVD	Vacant land	**$1,300,000**	27 Oct
5 BANORA TCE	Residential	**$1,250,000**	12 Oct
22 SIERRA VISTA BVD	Residential	**$1,215,000**	5 Aug
21 BUENAVISTA DR	Residential	**$1,180,000**	4 Aug

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.