

Caerleon NSW 2850

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -2	MEDIAN PRICE \$787,500 0%	AVERAGE PRICE \$832,167 +3%
HIGHEST SALE \$1,140,000	LOWEST SALE \$230,000	TOTAL VALUE \$5.95M

POSTCODE 2850 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$590	AVERAGE WEEKLY RENT \$631	OBSERVATIONS 74
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Figures cover the entire 2850 postcode area, not Caerleon alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$787,500 0%	AVERAGE PRICE \$832,167 +3%	TOTAL SALES 10 -17%
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PROPERTY TYPE BREAKDOWN

Residentials		6 (60%)
Vacant lands		4 (40%)

KEY MARKET INSIGHTS

- 10 properties settled in Caerleon NSW 2850 in July 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price held steady at \$787,500 — consistent with June.
- Residentials accounted for 60% of sales (6 of 10), compared to 40% for vacant lands (4).
- Prices ranged widely — from \$230,000 to \$1,140,000, a spread of \$910,000.
- The standout sale was 12 SHEARMAN ST at \$1,140,000 on 24 Jul — 45% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 SHEARMAN ST	Residential	\$1,140,000	24 Jul
27 SUTOR AVE	Residential	\$855,000	6 Jul
8 MARGARET LANE	Residential	\$800,000	6 Jul
8 KNOX CRES	Residential	\$775,000	31 Jul
5 MOORE ST	Residential	\$763,000	30 Jul
7/6 KNOTT PL	Residential	\$660,000	16 Jul
12 MARGARET LANE	Vacant land	\$260,000	1 Jul
15 DAVIS CRES	Vacant land	\$240,000	29 Jul
15 MOORE ST	Vacant land	\$230,000	15 Jul
14 MOORE ST	Vacant land	\$230,000	30 Jul