SOLD NSW · PROPERTY MARKET REPORT

Caerleon NSW 2850

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -16	$800,000 +2%	$813,333 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,175,000	$352,000	$10.11M

POSTCODE 2850 RENTAL MARKET · SEPTEMBER 2026

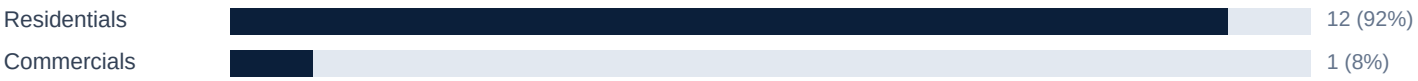
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$644	58

Figures cover the entire 2850 postcode area, not Caerleon alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$800,000 +2%	$813,333 +6%	13 -55%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Caerleon NSW 2850 in August–October 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 2% to $800,000, up from $782,500 in May–July 2026.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for commercials (1).
- Prices ranged widely — from $352,000 to $1,175,000, a spread of $823,000.
- The standout sale was 18 SHEARMAN ST at $1,175,000 on 22 Sep — 47% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
18 SHEARMAN ST	Residential	**$1,175,000**	22 Sep
27 MERAMIE ST	Residential	**$1,090,000**	18 Sep
54 KNOX CRES	Residential	**$885,000**	28 Aug
3 MOORE ST	Residential	**$830,000**	2 Sep
25 MERAMIE ST	Residential	**$800,000**	3 Sep
24 DAVIS CRES	Residential	**$800,000**	18 Sep
15 ENFIELD AVE	Residential	**$800,000**	16 Oct
16 MARGARET LANE	Residential	**$790,000**	10 Aug
3 A SUTTOR AVE	Residential	**$775,000**	13 Oct
20 SUTTOR AVE	Residential	**$750,000**	11 Aug
26 A ENFIELD AVE	Residential	**$695,000**	26 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.