SOLD NSW · PROPERTY MARKET REPORT

Cliftleigh NSW 2321

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +5	$855,000 -2%	$825,105 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,100,000	$64,000	$15.68M

POSTCODE 2321 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$657	99

Figures cover the entire 2321 postcode area, not Cliftleigh alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$855,000 -2%	$825,105 -7%	19 +36%

PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

KEY MARKET INSIGHTS

- 19 properties settled in Cliftleigh NSW 2321 in August–October 2026.
- The median sale price fell 2% to $855,000, down from $871,500 in May–July 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $64,000 to $1,100,000, a spread of $1,036,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
21 BLACKSMITH ST	Residential	**$1,100,000**	16 Sep
1/14 TAMINGA RD	Residential	**$1,087,000**	31 Aug
5 PETERSONS PL	Residential	**$899,000**	25 Sep
14 BUSBY ST	Residential	**$880,000**	21 Sep
13 BROKENWOOD AVE	Residential	**$871,000**	19 Aug
5 HILLTOP GR	Residential	**$868,000**	28 Aug
30 RESERVE RD	Residential	**$865,000**	4 Aug
11 PEARCE ST	Residential	**$860,000**	14 Sep
75 WILLIAM TESTER DR	Residential	**$855,000**	3 Sep
11 SHALISTAN ST	Residential	**$855,000**	1 Sep
14 OAKVALE ST	Residential	**$845,000**	10 Sep
77 WILLIAM TESTER DR	Residential	**$840,000**	28 Aug
15 KELMAN DR	Residential	**$840,000**	18 Sep
138 RADFORD ST	Residential	**$830,000**	5 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.