

Forest hill NSW 2651

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +2	MEDIAN PRICE \$468,000 -28%	AVERAGE PRICE \$512,333 -22%
HIGHEST SALE \$860,000	LOWEST SALE \$228,000	TOTAL VALUE \$4.41M

POSTCODE 2651 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$500	AVERAGE WEEKLY RENT \$518	OBSERVATIONS 5
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Figures cover the entire 2651 postcode area, not Forest hill alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$468,000 -28%	AVERAGE PRICE \$512,333 -22%	TOTAL SALES 10 +25%
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PROPERTY TYPE BREAKDOWN

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

KEY MARKET INSIGHTS

- 10 properties settled in Forest hill NSW 2651 in July 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 28% to \$468,000, down from \$652,500 in June.
- Residential accounted for 60% of sales (6 of 10), compared to 40% for vacant lands (4).
- Prices ranged widely — from \$228,000 to \$860,000, a spread of \$632,000.
- The standout sale was 22 LACEBARK DR at \$860,000 on 1 Jul — 84% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 LACEBARK DR	Residential	\$860,000	1 Jul
36 MELALEUCA DR	Residential	\$785,000	28 Jul
100 ALLONBY AVE	Residential	\$651,000	22 Jul
37 BRUNSKILL AVE	Vacant land	\$540,000	2 Jul
8 SILKWOOD ST	Residential	\$285,000	9 Jul
6 BLACKWOOD CCT	Vacant land	\$275,000	1 Jul
17 BLACKWOOD CCT	Vacant land	\$270,000	1 Jul
19 BLACKWOOD CCT	Residential	\$265,000	8 Jul
14 BLACKWOOD CCT	Vacant land	\$255,000	1 Jul
20 BLACKWOOD CCT	Residential	\$228,000	2 Jul