SOLD NSW · PROPERTY MARKET REPORT

Forest hill NSW 2651

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -4	$625,000 -4%	$567,545 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$860,000	$228,000	$7.84M

POSTCODE 2651 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$540	$563	4

Figures cover the entire 2651 postcode area, not Forest hill alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$625,000 -4%	$567,545 -11%	16 -20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Forest hill NSW 2651 in July–September 2026 — 11 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 4% to $625,000, down from $652,500 in April–June 2026.
- Residentials accounted for 69% of sales (11 of 16), compared to 31% for vacant lands (5).
- Prices ranged widely — from $228,000 to $860,000, a spread of $632,000.

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
65 ELDERSHAW DR	Residential	**$712,000**	31 Aug
20 ELIZABETH AVE	Residential	**$710,000**	25 Aug
100 ALLONBY AVE	Residential	**$651,000**	22 Jul
64 ALLONBY AVE	Residential	**$625,000**	12 Aug
18 ELIZABETH AVE	Residential	**$607,000**	18 Sep
37 BRUNSKILL AVE	Vacant land	**$540,000**	2 Jul
7 SIMPSON AVE	Residential	**$515,000**	22 Sep
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

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · July–September 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.