SOLD NSW · PROPERTY MARKET REPORT

Helensburgh NSW 2508

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -13	$1,251,000 -10%	$1,342,412 +4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,900,000	$650,000	$23.47M

POSTCODE 2508 RENTAL MARKET · SEPTEMBER 2026

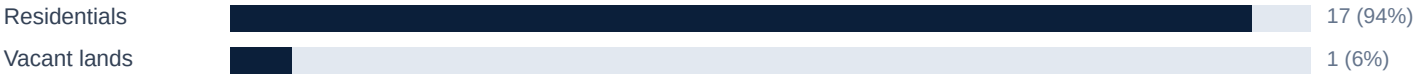
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$740	$794	5

Figures cover the entire 2508 postcode area, not Helensburgh alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,251,000 -10%	$1,342,412 +4%	18 -42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Helensburgh NSW 2508 in August–October 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 10% to $1,251,000, down from $1,386,250 in May–July 2026.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for vacant lands (1).
- Prices ranged widely — from $650,000 to $2,900,000, a spread of $2,250,000.
- The standout sale was 2 BLACKWELL ST at $2,900,000 on 22 Sep — 132% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 BLACKWELL ST	Residential	**$2,900,000**	22 Sep
208 PARKES ST	Residential	**$1,800,000**	20 Oct
8 HALLS RD	Residential	**$1,695,000**	3 Sep
25 LAURINA AVE	Residential	**$1,620,000**	26 Aug
11 HORAN ST	Residential	**$1,400,000**	19 Aug
7 UNDOLA RD	Residential	**$1,320,000**	21 Sep
61 THE RIDGE	Residential	**$1,300,000**	8 Oct
23 CHADWICK GR	Residential	**$1,285,000**	14 Oct
40 HALLS RD	Residential	**$1,251,000**	19 Aug
33 OLD FARM RD	Residential	**$1,250,000**	1 Sep
2 FLETCHER ST	Residential	**$1,200,000**	14 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.