SOLD NSW · PROPERTY MARKET REPORT

Booker bay NSW 2257

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +1	$1,320,000 -3%	$1,639,615 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,100,000	$720,000	$21.32M

POSTCODE 2257 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$708	100

Figures cover the entire 2257 postcode area, not Booker bay alone. Rental period: September 2026.

COMPARED TO JANUARY–MARCH 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,320,000 -3%	$1,639,615 -1%	13 +8%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Booker bay NSW 2257 in April–June 2026.
- The median sale price fell 3% to $1,320,000, down from $1,365,000 in January–March 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $720,000 to $3,100,000, a spread of $2,380,000.
- The standout sale was 30 DAVIS ST at $3,100,000 on 17 Apr — 135% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
30 DAVIS ST	Residential	**$3,100,000**	17 Apr
3 A PETIT ST	Residential	**$3,000,000**	14 May
528 ORANGE GROVE RD	Residential	**$2,200,000**	30 Apr
26 DAVIS ST	Residential	**$2,100,000**	15 May
1/58 BOOKER BAY RD	Residential	**$2,050,000**	10 Apr
2/141 BOOKER BAY RD	Residential	**$1,410,000**	17 Apr
3/2 WEBB RD	Residential	**$1,320,000**	20 Apr
73 A MURRAY ST	Residential	**$1,290,000**	18 Jun
1/19 MURRAY ST	Residential	**$1,275,000**	22 Apr
1/26 BOGAN RD	Residential	**$1,225,000**	14 Apr
6/49 WEBB RD	Residential	**$820,000**	16 Jun
3/50 BOGAN RD	Residential	**$805,000**	13 Apr

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