

Cooks hill NSW 2300

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +3	MEDIAN PRICE \$1,230,000 -24%	AVERAGE PRICE \$1,355,936 -16%
HIGHEST SALE \$2,800,000	LOWEST SALE \$590,300	TOTAL VALUE \$17.14M

POSTCODE 2300 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$817	OBSERVATIONS 83
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Figures cover the entire 2300 postcode area, not Cooks hill alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$1,230,000 -24%	AVERAGE PRICE \$1,355,936 -16%	TOTAL SALES 12 +33%
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PROPERTY TYPE BREAKDOWN

Residential		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Cooks hill NSW 2300 in May 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 24% to \$1,230,000, down from \$1,620,000 in April.
- Residential accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$590,300 to \$2,800,000, a spread of \$2,209,700.
- The standout sale was 76 DAWSON ST at \$2,800,000 on 8 May — 128% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
76 DAWSON ST	Residential	\$2,800,000	8 May
93 DARBY ST	Commercial	\$2,225,000	26 May
69 BRUCE ST	Residential	\$2,075,000	4 May
53 A UNION ST	Residential	\$1,700,000	27 May
404/125 UNION ST	Residential	\$1,300,000	1 May
114 BULL ST	Residential	\$1,230,000	15 May
107 LAMAN ST	Residential	\$1,230,000	14 May
6/220 DARBY ST	Residential	\$1,100,000	6 May
14/54 CORLETTE ST	Residential	\$1,030,000	13 May
208/185 DARBY ST	Residential	\$1,020,000	8 May
206/185 DARBY ST	Residential	\$840,000	11 May