SOLD NSW · PROPERTY MARKET REPORT

Cooks hill NSW 2300

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -14	$1,036,758 -20%	$1,122,543 -27%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,125,000	$502,000	$14.22M

POSTCODE 2300 RENTAL MARKET · SEPTEMBER 2026

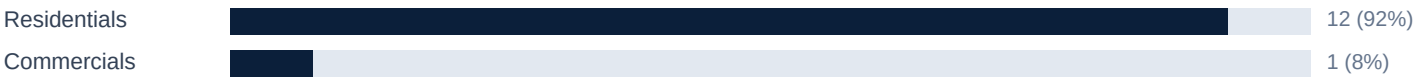
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$713	76

Figures cover the entire 2300 postcode area, not Cooks hill alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,036,758 -20%	$1,122,543 -27%	13 -52%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Cooks hill NSW 2300 in August–October 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 20% to $1,036,758, down from $1,300,000 in May–July 2026.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for commercials (1).
- Prices ranged widely — from $502,000 to $2,125,000, a spread of $1,623,000.
- The standout sale was 99 LAMAN ST at $2,125,000 on 9 Oct — 105% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
99 LAMAN ST	Residential	**$2,125,000**	9 Oct
36 COUNCIL ST	Residential	**$1,625,000**	10 Sep
149 DARBY ST	Residential	**$1,500,000**	12 Oct
32 DAWSON ST	Residential	**$1,410,000**	25 Sep
144 DARBY ST	Residential	**$1,300,000**	14 Aug
75 RAILWAY ST	Residential	**$1,250,000**	25 Sep
6/71 DAWSON ST	Residential	**$823,515**	11 Sep
16/90 BROOKS ST	Residential	**$795,000**	25 Aug
11/16 SWAN ST	Residential	**$750,000**	18 Sep
1/95 UNION ST	Commercial	**$750,000**	28 Sep
107/123 UNION ST	Residential	**$710,000**	1 Oct

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.