

Cooranbong NSW 2265

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 20 +7	MEDIAN PRICE \$810,000 -12%	AVERAGE PRICE \$833,978 -14%
HIGHEST SALE \$1,350,000	LOWEST SALE \$250,000	TOTAL VALUE \$14.83M

POSTCODE 2265 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$765	AVERAGE WEEKLY RENT \$712	OBSERVATIONS 28
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Figures cover the entire 2265 postcode area, not Cooranbong alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$810,000 -12%	AVERAGE PRICE \$833,978 -14%	TOTAL SALES 20 +54%
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PROPERTY TYPE BREAKDOWN

Residentials		10 (50%)
Vacant lands		10 (50%)

KEY MARKET INSIGHTS

- 20 properties settled in Cooranbong NSW 2265 in September 2026 — 10 residential and 10 non-residential (commercial or land).
- The residential median sale price fell 12% to \$810,000, down from \$919,444 in August.
- Residentials accounted for 50% of sales (10 of 20), compared to 50% for vacant lands (10).
- Prices ranged widely — from \$250,000 to \$1,350,000, a spread of \$1,100,000.
- The standout sale was 343 NEWPORT RD at \$1,350,000 on 4 Sep — 67% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
343 NEWPORT RD	Vacant land	\$1,350,000	4 Sep
16 YANGO ST	Residential	\$1,150,000	17 Sep
37 MCCULLOUGH ST	Residential	\$1,088,888	3 Sep
18 DORA ST	Residential	\$1,060,000	16 Sep
55 PATRICK DR	Residential	\$1,021,000	16 Sep
13 WORSNOP ST	Residential	\$815,000	16 Sep
4/31 ALTON RD	Residential	\$805,000	17 Sep
13 WORSNOP ST	Residential	\$800,000	16 Sep
108 A AVONDALE RD	Residential	\$741,000	3 Sep
47 RANCHER AVE	Vacant land	\$658,888	16 Sep
47 RANCHER AVE	Vacant land	\$618,888	16 Sep