SOLD NSW · PROPERTY MARKET REPORT

Cooranbong NSW 2265

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
57 -5	$890,444 -1%	$909,285 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,625,000	$250,000	$48.22M

POSTCODE 2265 RENTAL MARKET · SEPTEMBER 2026

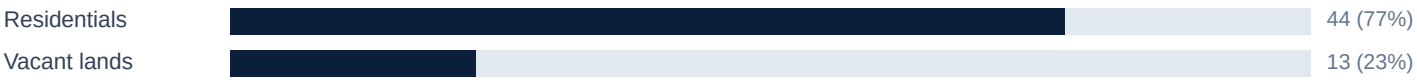
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$680	32

Figures cover the entire 2265 postcode area, not Cooranbong alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$890,444 -1%	$909,285 +6%	57 -8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 57 properties settled in Cooranbong NSW 2265 in August–October 2026 — 44 residential and 13 non-residential (commercial or land).
- The residential median sale price fell 1% to $890,444, down from $900,000 in May–July 2026.
- Residentials accounted for 77% of sales (44 of 57), compared to 23% for vacant lands (13).
- Prices ranged widely — from $250,000 to $1,625,000, a spread of $1,375,000.
- The standout sale was 302 FREEMANS DR at $1,625,000 on 2 Oct — 82% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
302 FREEMANS DR	Residential	**$1,625,000**	2 Oct
343 NEWPORT RD	Vacant land	**$1,350,000**	4 Sep
12 YELLOW ROBIN LANE	Residential	**$1,325,000**	28 Sep
6 FERRIS ST	Residential	**$1,288,889**	12 Aug
33 TIMBER JINKER RD	Residential	**$1,250,000**	28 Aug
16 YANGO ST	Residential	**$1,150,000**	17 Sep
151 CARROLL CCT	Residential	**$1,130,000**	22 Oct
37 MCCULLOUGH ST	Residential	**$1,088,888**	3 Sep
51 MCCULLOUGH ST	Residential	**$1,088,888**	25 Sep
18 DORA ST	Residential	**$1,060,000**	16 Sep
6 RAVEN WAY	Residential	**$1,058,000**	14 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.