

Dora creek NSW 2264

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +3	MEDIAN PRICE \$599,990 -24%	AVERAGE PRICE \$756,967 -12%
HIGHEST SALE \$1,320,000	LOWEST SALE \$118,800	TOTAL VALUE \$7.02M

POSTCODE 2264 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$680	AVERAGE WEEKLY RENT \$680	OBSERVATIONS 33
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Figures cover the entire 2264 postcode area, not Dora creek alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$599,990 -24%	AVERAGE PRICE \$756,967 -12%	TOTAL SALES 10 +43%
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PROPERTY TYPE BREAKDOWN

Residentials		7 (70%)
Vacant lands		3 (30%)

KEY MARKET INSIGHTS

- 10 properties settled in Dora creek NSW 2264 in June 2026 — 7 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 24% to \$599,990, down from \$790,000 in May.
- Residentials accounted for 70% of sales (7 of 10), compared to 30% for vacant lands (3).
- Prices ranged widely — from \$118,800 to \$1,320,000, a spread of \$1,201,200.
- The standout sale was 248 DORA ST at \$1,320,000 on 18 Jun — 120% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
248 DORA ST	Residential	\$1,320,000	18 Jun
117 NEWPORT RD	Residential	\$1,300,000	2 Jun
6 COWELL ST	Residential	\$1,040,000	30 Jun
89 COORUMBUNG RD	Vacant land	\$649,990	30 Jun
7 BRIGHT CCT	Vacant land	\$649,990	29 Jun
123 COORUMBUNG RD	Residential	\$599,990	23 Jun
20 BRIGHT CCT	Residential	\$499,990	23 Jun
33 BRIGHT CCT	Residential	\$419,990	26 Jun
1 BRIGHT CCT	Vacant land	\$419,990	26 Jun
11 NEWPORT RD	Residential	\$118,800	3 Jun