SOLD NSW · PROPERTY MARKET REPORT

Dora creek NSW 2264

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -8	$821,000 +4%	$1,280,039 +58%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,650,000	$469,990	$15.02M

POSTCODE 2264 RENTAL MARKET · SEPTEMBER 2026

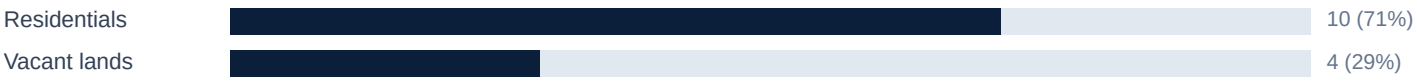
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$625	$635	40

Figures cover the entire 2264 postcode area, not Dora creek alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$821,000 +4%	$1,280,039 +58%	14 -36%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in Dora creek NSW 2264 in August–October 2026 — 10 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 4% to $821,000, up from $790,000 in May–July 2026.
- Residentials accounted for 71% of sales (10 of 14), compared to 29% for vacant lands (4).
- Prices ranged widely — from $469,990 to $4,650,000, a spread of $4,180,010.
- The standout sale was 106 STINGAREE POINT DR at $4,650,000 on 13 Aug — 466% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
106 STINGAREE POINT DR	Residential	**$4,650,000**	13 Aug
64 BAKER ST	Residential	**$1,610,000**	19 Oct
1 NEWPORT RD	Residential	**$1,450,000**	9 Oct
94 COORUMBUNG RD	Residential	**$890,000**	28 Sep
66 NEWPORT RD	Residential	**$822,000**	2 Oct
14 MINNIE ST	Residential	**$820,000**	15 Sep
15 GARDINER ST	Residential	**$755,000**	26 Aug
36 DORA ST	Residential	**$700,000**	1 Oct
6 NARENTA ST	Residential	**$633,400**	13 Oct
5 DELHI RD	Vacant land	**$599,990**	11 Sep
11 BRIGHT CCT	Vacant land	**$599,990**	11 Sep

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.