SOLD NSW · PROPERTY MARKET REPORT

Dover heights NSW 2030

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -13	$5,875,000 -31%	$5,501,786 -30%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$13,000,000	$700,000	$77.72M

POSTCODE 2030 RENTAL MARKET · SEPTEMBER 2026

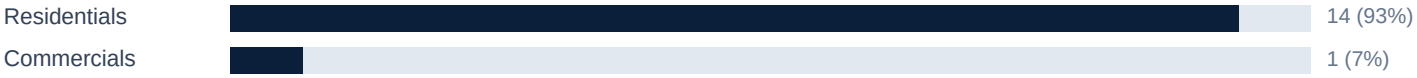
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,200	$1,947	31

Figures cover the entire 2030 postcode area, not Dover heights alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$5,875,000 -31%	$5,501,786 -30%	15 -46%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Dover heights NSW 2030 in July–September 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 31% to $5,875,000, down from $8,575,000 in April–June 2026.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for commercials (1).
- Prices ranged widely — from $700,000 to $13,000,000, a spread of $12,300,000.
- The standout sale was 12 LORD HOWE ST at $13,000,000 on 4 Aug — 121% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 LORD HOWE ST	Residential	**$13,000,000**	4 Aug
50 A GILBERT ST	Residential	**$8,500,000**	21 Sep
50 B GILBERT ST	Residential	**$8,000,000**	30 Sep
177 MILITARY RD	Residential	**$7,815,000**	14 Aug
82 LIVERPOOL ST	Residential	**$7,400,000**	21 Sep
254 MILITARY RD	Residential	**$7,000,000**	11 Sep
20 MYUNA RD	Residential	**$6,500,000**	21 Sep
2/2 ELVINA ST	Residential	**$5,250,000**	17 Aug
14 MACLEAY ST	Residential	**$3,450,000**	10 Jul
301 MILITARY RD	Residential	**$3,200,000**	2 Sep
27/56 MILITARY RD	Residential	**$1,900,000**	7 Aug

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · July–September 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.