SOLD NSW · PROPERTY MARKET REPORT

East gosford NSW 2250

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -1	$906,000 -1%	$991,500 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,100,000	$518,000	$21.50M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

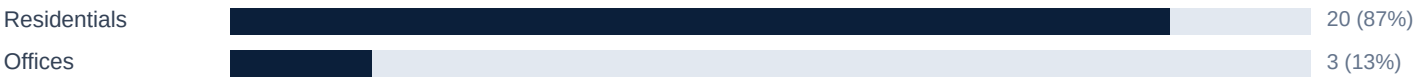
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not East gosford alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$906,000 -1%	$991,500 -3%	23 -4%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in East gosford NSW 2250 in August–October 2026 — 20 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 1% to $906,000, down from $917,500 in May–July 2026.
- Residentials accounted for 87% of sales (20 of 23), compared to 13% for offices (3).
- Prices ranged widely — from $518,000 to $2,100,000, a spread of $1,582,000.
- The standout sale was 12 CAROLINE ST at $2,100,000 on 23 Oct — 132% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 CAROLINE ST	Residential	**$2,100,000**	23 Oct
50 LUSHINGTON ST	Residential	**$1,480,000**	5 Aug
9 FREDERICK ST	Residential	**$1,325,000**	25 Sep
1 WHITE ST	Residential	**$1,300,000**	9 Sep
51 LUSHINGTON ST	Residential	**$1,140,000**	11 Sep
10 RUBIE CRES	Residential	**$1,100,000**	6 Aug
14/17 BROUGHAM ST	Residential	**$1,000,000**	28 Aug
1/55 RUSSELL ST	Residential	**$970,000**	6 Aug
2/35 MELBOURNE ST	Residential	**$950,000**	12 Oct
3/38 B WATTLE ST	Residential	**$912,000**	14 Oct
7/17 WHITE ST	Residential	**$900,000**	1 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.