SOLD NSW · PROPERTY MARKET REPORT

Five dock NSW 2046

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +9	$1,240,000 -29%	$1,585,308 -14%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,835,000	$645,000	$25.36M

POSTCODE 2046 RENTAL MARKET · SEPTEMBER 2026

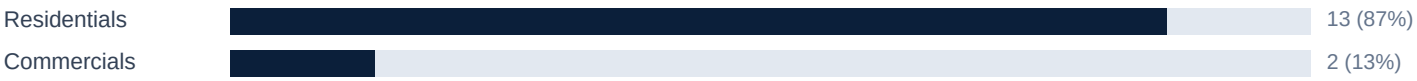
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$964	84

Figures cover the entire 2046 postcode area, not Five dock alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,240,000 -29%	$1,585,308 -14%	15 +150%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Five dock NSW 2046 in October 2026 — 13 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 29% to $1,240,000, down from $1,745,000 in September 2026.
- Residentials accounted for 87% of sales (13 of 15), compared to 13% for commercials (2).
- Prices ranged widely — from $645,000 to $2,835,000, a spread of $2,190,000.
- The standout sale was 26 WEST ST at $2,835,000 on 6 Oct — 129% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
26 WEST ST	Residential	**$2,835,000**	6 Oct
86 GREAT NORTH RD	Commercial	**$2,500,000**	29 Oct
2 PRESTON AVE	Residential	**$2,410,000**	28 Oct
28 SUTTON ST	Residential	**$2,401,000**	9 Oct
9 GREAT NORTH RD	Residential	**$2,395,000**	6 Oct
12 LAVENDER ST	Residential	**$2,350,000**	22 Oct
161 FIRST AVE	Commercial	**$2,250,000**	23 Oct
525 LYONS RD W	Residential	**$1,900,000**	1 Oct
95/63 A BARNSTAPLE RD	Residential	**$1,240,000**	19 Oct
143/63 A BARNSTAPLE RD	Residential	**$1,100,000**	29 Oct
3/32 HARRIS RD	Residential	**$950,000**	6 Oct

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