SOLD NSW · PROPERTY MARKET REPORT

Googong NSW 2620

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -10	$930,000 +13%	$1,119,095 +28%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,100,000	$480,000	$23.98M

POSTCODE 2620 RENTAL MARKET · SEPTEMBER 2026

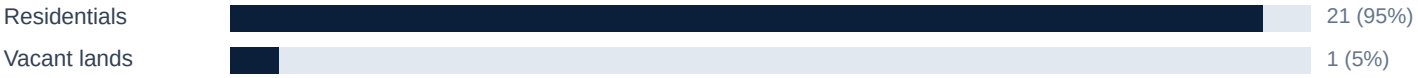
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$565	$596	110

Figures cover the entire 2620 postcode area, not Googong alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$930,000 +13%	$1,119,095 +28%	22 -31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Googong NSW 2620 in October 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 13% to $930,000, up from $825,000 in September 2026.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for vacant lands (1).
- Prices ranged widely — from $480,000 to $3,100,000, a spread of $2,620,000.
- The standout sale was 732 B OLD COOMA RD at $3,100,000 on 16 Oct — 233% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
732 B OLD COOMA RD	Residential	**$3,100,000**	16 Oct
58 MCCAULEY AVE	Residential	**$1,480,000**	6 Oct
51 JAMES ST	Residential	**$1,475,000**	16 Oct
18 BOBAC ST	Residential	**$1,460,000**	28 Oct
14 BAILEY CRES	Residential	**$1,450,000**	23 Oct
9 NEWCOMBE ST	Residential	**$1,150,000**	14 Oct
36 CARVER ST	Residential	**$1,115,000**	12 Oct
12 SARAH ST	Residential	**$1,100,000**	6 Oct
256 GLENROCK DR	Residential	**$1,100,000**	28 Oct
5 ALBION ST	Residential	**$1,040,000**	9 Oct
5 BRAMWELL BEND	Residential	**$930,000**	14 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.