

Gorokan NSW 2263

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -3	MEDIAN PRICE \$812,500 +2%	AVERAGE PRICE \$777,273 -14%
HIGHEST SALE \$954,500	LOWEST SALE \$515,000	TOTAL VALUE \$8.55M

POSTCODE 2263 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$560	AVERAGE WEEKLY RENT \$592	OBSERVATIONS 83
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Figures cover the entire 2263 postcode area, not Gorokan alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$812,500 +2%	AVERAGE PRICE \$777,273 -14%	TOTAL SALES 11 -21%
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PROPERTY TYPE BREAKDOWN

Residential		11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Gorokan NSW 2263 in September 2026.
- The median sale price rose 2% to \$812,500, up from \$796,000 in August.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$515,000 to \$954,500, a spread of \$439,500.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 MERREDALE AVE	Residential	\$954,500	4 Sep
7 KALULAH AVE	Residential	\$905,000	16 Sep
47 BRENNON RD	Residential	\$870,000	3 Sep
3 VENA AVE	Residential	\$855,000	14 Sep
48 MAXWELL AVE	Residential	\$845,000	3 Sep
53 MARY ST	Residential	\$812,500	11 Sep
13 DURHAM RD	Residential	\$768,000	16 Sep
11 MELROSE AVE	Residential	\$725,000	4 Sep
33 GASCOIGNE RD	Residential	\$655,000	11 Sep
41 OCEAN VIEW RD	Residential	\$645,000	17 Sep
4/48 OCEAN VIEW RD	Residential	\$515,000	1 Sep