SOLD NSW · PROPERTY MARKET REPORT

Gorokan NSW 2263

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -5	$790,000 -2%	$838,529 +11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,760,000	$420,000	$14.26M

POSTCODE 2263 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$659	89

Figures cover the entire 2263 postcode area, not Gorokan alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$790,000 -2%	$838,529 +11%	17 -23%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Gorokan NSW 2263 in October 2026.
- The median sale price fell 2% to $790,000, down from $808,750 in September 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $420,000 to $1,760,000, a spread of $1,340,000.
- The standout sale was 30 WALLARAH RD at $1,760,000 on 13 Oct — 123% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
30 WALLARAH RD	Residential	**$1,760,000**	13 Oct
10 LETT ST	Residential	**$1,170,000**	13 Oct
54 DANBURY AVE	Residential	**$950,000**	8 Oct
2 MORCOMBE CL	Residential	**$916,000**	12 Oct
28 ROBSON AVE	Residential	**$848,500**	16 Oct
10 ODETTE AVE	Residential	**$840,000**	2 Oct
29 HOWELSTON RD	Residential	**$838,000**	21 Oct
40 GEORGINA AVE	Residential	**$825,000**	20 Oct
18 MAXWELL AVE	Residential	**$790,000**	29 Oct
5 A NICHOLS AVE	Residential	**$780,000**	29 Oct
9 SYLVIA AVE	Residential	**$763,000**	19 Oct
54 A OCEAN VIEW RD	Residential	**$762,000**	26 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.