

Gosford NSW 2250

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 -5	MEDIAN PRICE \$697,500 +1%	AVERAGE PRICE \$716,594 -2%
HIGHEST SALE \$1,220,000	LOWEST SALE \$440,000	TOTAL VALUE \$12.37M

POSTCODE 2250 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$660	AVERAGE WEEKLY RENT \$668	OBSERVATIONS 180
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Figures cover the entire 2250 postcode area, not Gosford alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$697,500 +1%	AVERAGE PRICE \$716,594 -2%	TOTAL SALES 17 -23%
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PROPERTY TYPE BREAKDOWN

Residentials		16 (94%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 17 properties settled in Gosford NSW 2250 in September 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to \$697,500, up from \$687,500 in August.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from \$440,000 to \$1,220,000, a spread of \$780,000.
- The standout sale was 181/80 JOHN WHITEWAY DR at \$1,220,000 on 11 Sep — 75% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
181/80 JOHN WHITEWAY DR	Residential	\$1,220,000	11 Sep
304/89 B JOHN WHITEWAY DR	Residential	\$1,150,000	10 Sep
29 WOLLONG ST	Commercial	\$900,000	9 Sep
12/37 MASONS PDE	Residential	\$800,000	9 Sep
1808/108 DONNISON ST	Residential	\$775,000	11 Sep
2204/108 DONNISON ST	Residential	\$755,000	9 Sep
33/117 JOHN WHITEWAY DR	Residential	\$720,000	7 Sep
406/62 HILLS ST	Residential	\$720,000	17 Sep
607/62 HILLS ST	Residential	\$715,000	14 Sep
53/91 JOHN WHITEWAY DR	Residential	\$680,000	16 Sep
104/2 WILHELMINA ST	Residential	\$651,500	14 Sep