SOLD NSW · PROPERTY MARKET REPORT

Gosford NSW 2250

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -12	$620,000 -7%	$610,536 -12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$830,000	$280,000	$6.72M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not Gosford alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$620,000 -7%	$610,536 -12%	11 -52%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Gosford NSW 2250 in October 2026.
- The median sale price fell 7% to $620,000, down from $665,750 in September 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $280,000 to $830,000, a spread of $550,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1305/108 DONNISON ST	Residential	**$830,000**	16 Oct
2301/108 DONNISON ST	Residential	**$820,000**	14 Oct
8/37 MASONS PDE	Residential	**$801,000**	16 Oct
207/8 ST GEORGE ST	Residential	**$625,000**	22 Oct
2/62 HILLS ST	Residential	**$620,000**	7 Oct
509/25 MANN ST	Residential	**$620,000**	12 Oct
14/293 MANN ST	Residential	**$550,000**	21 Oct
26/62 BEANE ST	Residential	**$549,900**	16 Oct
409/20 KENDALL ST	Residential	**$510,000**	12 Oct
28/62 BEANE ST	Residential	**$510,000**	22 Oct
3/6 BURNS CRES	Residential	**$280,000**	7 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.