SOLD NSW · PROPERTY MARKET REPORT

Marks point NSW 2280

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +1	$824,000 +14%	$911,727 -12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,300,000	$665,000	$17.33M

POSTCODE 2280 RENTAL MARKET · SEPTEMBER 2026

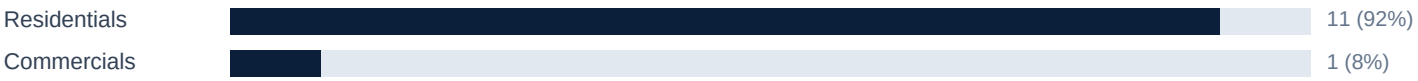
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$667	43

Figures cover the entire 2280 postcode area, not Marks point alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$824,000 +14%	$911,727 -12%	12 +9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Marks point NSW 2280 in August–October 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 14% to $824,000, up from $720,000 in May–July 2026.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from $665,000 to $7,300,000, a spread of $6,635,000.
- The standout sale was 21 EDITH ST at $7,300,000 on 29 Oct — 786% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
21 EDITH ST	Commercial	**$7,300,000**	29 Oct
80 MARKS POINT RD	Residential	**$1,200,000**	13 Aug
52 DOCKER ST	Residential	**$1,200,000**	9 Oct
18 MARKS POINT RD	Residential	**$1,150,000**	7 Sep
16 MARKS POINT RD	Residential	**$1,150,000**	7 Sep
65 MARKS POINT RD	Residential	**$850,000**	7 Aug
12 ASHLEY ST	Residential	**$824,000**	23 Oct
2/1 VILLAGE BAY CL	Residential	**$820,000**	19 Aug
2/9 MARKS POINT RD	Residential	**$780,000**	9 Oct
17/33 HADDON CRES	Residential	**$705,000**	14 Sep
8/88 MARKS POINT RD	Residential	**$685,000**	21 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.