SOLD NSW · PROPERTY MARKET REPORT

Woy woy NSW 2256

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 +6	$925,000 -7%	$877,944 -21%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,120,000	$425,000	$18.43M

POSTCODE 2256 RENTAL MARKET · SEPTEMBER 2026

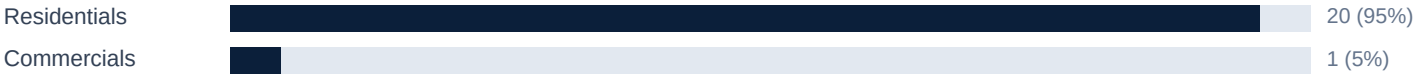
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$675	$674	37

Figures cover the entire 2256 postcode area, not Woy woy alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$925,000 -7%	$877,944 -21%	21 +40%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Woy woy NSW 2256 in October 2026 — 20 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 7% to $925,000, down from $1,000,000 in September 2026.
- Residentials accounted for 95% of sales (20 of 21), compared to 5% for commercials (1).
- Prices ranged widely — from $425,000 to $1,120,000, a spread of $695,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
113 MOANA ST	Residential	**$1,120,000**	13 Oct
89 OCEAN BEACH RD	Residential	**$1,050,000**	28 Oct
78 MACKENZIE AVE	Residential	**$1,027,880**	2 Oct
8 MACKENZIE AVE	Residential	**$990,000**	9 Oct
4/9 VICTORIA RD	Residential	**$985,000**	8 Oct
4/3 MELBA RD	Residential	**$950,000**	19 Oct
76 PATON ST	Residential	**$950,000**	19 Oct
210 BURGE RD	Residential	**$950,000**	23 Oct
1/259 BURGE RD	Residential	**$931,000**	22 Oct
195 NORTH BURGE RD	Residential	**$930,000**	13 Oct
52 CAMELLIA CIR	Residential	**$920,000**	8 Oct
25 DOROTHY AVE	Residential	**$870,000**	22 Oct
11 RAWSON RD	Commercial	**$870,000**	19 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.