

# MARKET REPORT

## AREA 2

Yamba Township



**firstnational**  
REAL ESTATE  
Yamba

## Local Market Review

The Yamba market has commenced 2026 with a more measured level of activity compared to the previous financial year, recording a total of 63 sales for the first quarter — comprising 36 houses, 20 units and 7 parcels of land.

When looking at median prices, homes over the quarter transacted at \$1,050,000, representing approximately **9.4% growth** from the previous financial year. Unit prices also saw a solid increase, with a median of \$795,000 — up around **10.4%**. Vacant land remained relatively stable, with a median around \$600,000, reflecting a slight softening of approximately **0.4%**.

During this period, days on market have extended slightly across all sectors. Houses averaged 65 days (ranging from 15 to 379 days), units averaged 93 days (16 to 375 days), and land averaged 86 days. This indicates a more considered buyer approach, with well-priced and well-presented properties still achieving stronger results within shorter timeframes.

Despite a slower transactional pace compared to the previous financial year, price growth — particularly in the housing and unit sectors — highlights continued demand and confidence in the Yamba market. The region's lifestyle appeal remains a key driver, and while buyers are taking more time in their decision-making, quality properties continue to attract strong interest.

There are always opportunities for successful transactions in our vibrant coastal community, particularly for sellers who align their pricing and presentation with current market conditions.



**Phone**

**Email**

# SNAPSHOT OF YAMBA PROPERTY MARKET

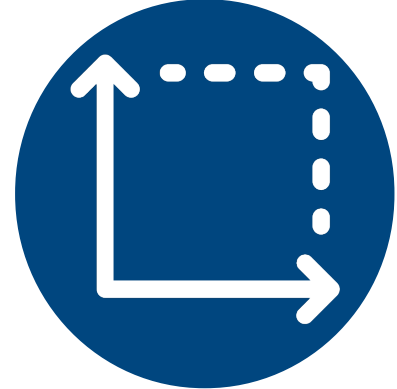
## 2026 MEDIAN PROPERTY PRICES



HOUSE \$1,050,000



UNIT \$745,000

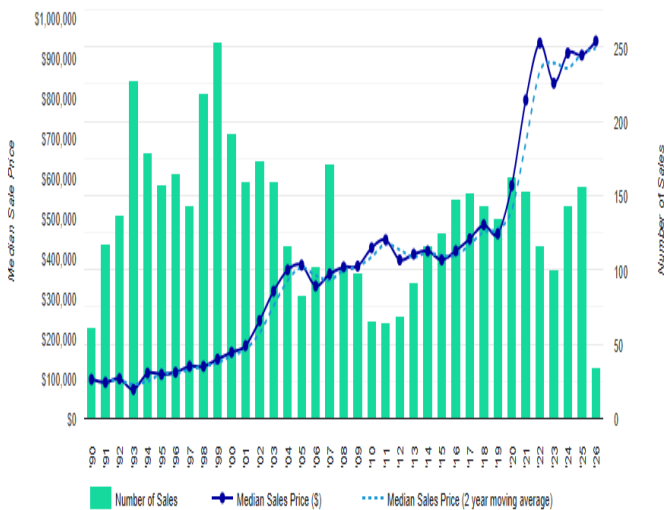


LAND \$600,000

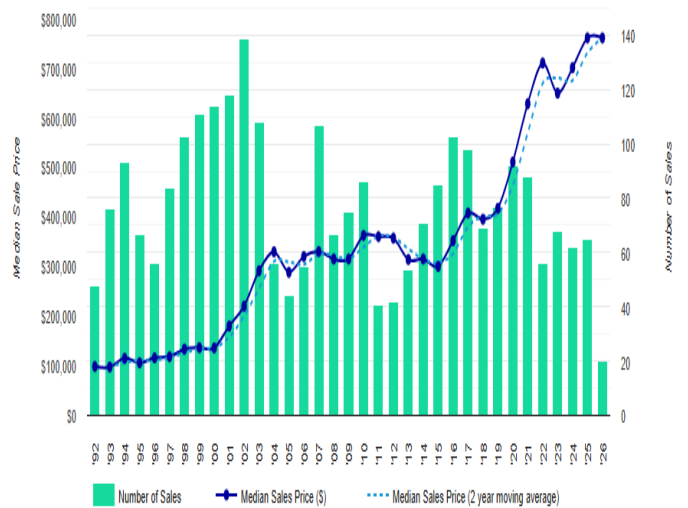
## HOUSE SALES IN YAMBA

## UNIT SALES IN YAMBA

Sales & Growth Chart



Sales & Growth Chart



\* Data sourced from realestate.com.au and Pricerfinder. First National Yamba & Iluka strives to provide the most accurate information but does not guarantee the accuracy, reliability or currency of the information.

# FOR SALE

## Area 2 - Yamba Township



### 9 8-10 HIGH STREET, YAMBA

2 Bed | 1 Bath | 1 Car  
Listing Price: \$725,000  
Days on Market: 5



### 43 CLARENCE ST, YAMBA

4 Bed | 3 Bath | 3 Car  
Days on Market: 34

Land size: 488.2m2  
**Auction**



### 11 AGER STREET, YAMBA

3 Bed | 2 Bath | 1 Car  
Days on Market: 42

Land size: 506m2  
**1775000-1875000**



### 54B WOOLI STREET, YAMBA

2 Bed | 1 Bath | 1 Car  
Days on Market: 54

Land size: 561.1m2  
**By negotiation**



### 2/6 CLARENCE ST, YAMBA

2 Bed | 1 Bath | 1 Car  
Days on Market: 90

Land size: Strata  
**EOI>1110000**



### 19 BEACH ST, YAMBA

3 Bed | 2 Bath | 2 Car  
Days on Market: 93

Land size: 1349m2  
**Auction 1.4.26**



### 13 CONVENT LANE, YAMBA

3 Bed | 1 Bath | 4 Car  
Days on Market: 100

Land size: 395m2  
**2095000 > 1995000**



### SANDS 9, YAMBA

3 Bed | 2 Bath | 2 Car  
Listing Price: \$1,220,000  
Days on Market: 152

Land size: Strata  
**\$1.16-\$1.22**



### 4A DUNES CT, YAMBA

Listing Price: \$1,550,000  
Days on Market: 170

Land size: 782m2  
**\$1.5-\$1.55**



### 3/4 BREAKERS, YAMBA

3 Bed | 2 Bath | 1 Car  
Listing Price: \$1,100,000  
Days on Market: 182

Land size: Strata  
**\$1.1m > Contact agent > \$975-\$1.025 > 975-995**



### 3 RIVER ST, YAMBA

Listing Price: \$950,000  
Days on Market: 209

Land size: 449m2  
**\$950k > By Neg**



### BREAKERS 2/2, YAMBA

2 Bed | 2 Bath | 1 Car  
Days on Market: 204

Land size: Strata  
**\$900-\$950k**



### 40 YAMBA ST, YAMBA

2 Bed | 1 Bath  
Days on Market: 268

Land size: 500m2  
**Auction 9.10.25 > PI (\$850k) > By Neg**



### 18/12 CLARENCE STREET, YAMBA

2 Bed | 1 Bath | 1 Car  
Days on Market: 350

Land size: Strata  
**Contact Agent > \$760k**



### 7B DUNES COURT, YAMBA

3 Bed | 2 Bath | 2 Car  
Days on Market: 399

Land size: 444m2  
**Auction 10.5.25 > PI > \$2.25-\$2.45m > By Neg (new agent)**



### 7/1 MULGI ST, YAMBA

3 Bed | 2 Bath | 2 Car  
Days on Market: 415

Land size: Strata  
**\$1,700,000**



### 10/1 MULGI ST, YAMBA

3 Bed | 2 Bath | 2 Car  
Days on Market: 415

Land size: Strata  
**\$1,275,000**



### **BREAKERS 2-2, YAMBA**

2 Bed | 2 Bath | 1 Car  
Days on Market: 443

Land size: Strata  
**By Neg > \$900-\$950k**



### **COVE 19, YAMBA**

3 Bed | 2 Bath | 2 Car  
Days on Market: 844

Land size: Strata  
**Auction 24.2.24 PI > Contact Agent**

**SOLD**  
**Area 2 - Yamba Township**



**2/10 BEACHSIDE WAY, YAMBA**

3 Bed | 2 Bath | 1 Car  
\$1,150,000  
Sold on: 11/05/2026  
Days on Market: 38

Land size: 159m2  
**Auction**



**31 WOOLI STREET, YAMBA**

10 Bed | 5 Bath | 5 Car  
\$1,600,000  
Sold on: 01/05/2026  
Days on Market: 88

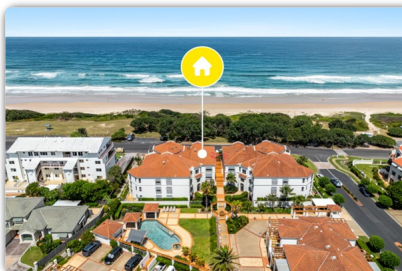
Land size: 538m2  
**Auction 4.3.26>1.7m>1.87m.**



**5B DUNES COURT, YAMBA**

\$1,310,000  
Sold on: 01/05/2026  
Days on Market: 267

Land size: 523m2  
**Auction>by Neg>1.3-1.4m**



**9/1 18-19 PACIFIC PARADE, YAMBA**

3 Bed | 2 Bath | 2 Car  
\$1,285,000  
Sold on: 29/04/2026  
Days on Market: 51

Land size: 123m2  
**By negotiation**



**29 QUEEN STREET, YAMBA**

5 Bed | 2 Bath | 2 Car  
\$1,550,000  
Sold on: 29/04/2026  
Days on Market: 29

Land size: 714.5m2  
**Auction**



### 3 HIGH STREET, YAMBA

3 Bed | 1 Bath | 2 Car  
\$1,350,000  
Sold on: 29/04/2026  
Days on Market: 26

Land size: 398m2  
**Auction**



### 48 WOOLI STREET, YAMBA

4 Bed | 2 Bath | 2 Car  
\$1,010,000  
Days on Market: 1143

Land size: 640m2  
**Auction>contact agent>auction>contact agent>1.1-1.2m**



### 64 20-21 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 2 Car  
\$1,100,000  
Sold on: 09/04/2026  
Days on Market: 18

**By negotiation**



### 55 WOOLI STREET, YAMBA

3 Bed | 2 Bath | 1 Car  
\$1,275,000  
Days on Market: 83

Land size: 613m2  
**Auction**



### 3 NAUTILUS PLACE, YAMBA

3 Bed | 2 Bath | 2 Car  
\$1,165,000  
Sold on: 04/03/2026  
Days on Market: 29

Land size: 449.9m2  
**Auction**



### 5/5 MULGI STREET, YAMBA

3 Bed | 2 Bath | 2 Car  
\$850,000  
Sold on: 25/03/2026  
Days on Market: 30

Land size: 271m2  
**Auction**



### 2/5 BEACH ST, YAMBA

2 Bed | 1 Bath | 2 Car  
\$705,000  
Sold on: 09/03/2026  
Days on Market: 42

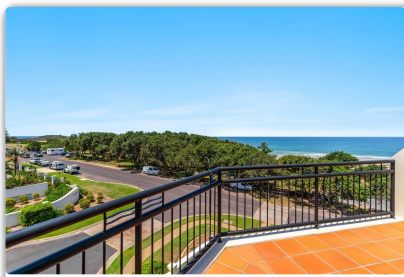
Land size: Strata  
**By Negotiation**



### 2/5 OCEAN STREET, YAMBA

2 Bed | 2 Bath | 1 Car  
\$2,360,000  
Sold on: 04/03/2026  
Days on Market: 39

Land size: 141m2  
**Auction>Sold Privately**



### 10/20 PACIFIC PDE, YAMBA

3 Bed | 2 Bath | 2 Car  
Listing Price: \$1,550,000  
Sale Price: \$1,265,000  
Sold on: 24/02/2026  
Days on Market: 376

Land size: Strata  
**\$1.45-\$1.55m > \$1.25-\$1.35m**



### 1/6 OCEAN ST, YAMBA

3 Bed | 2 Bath | 2 Car  
\$5,500,000  
Sold on: 25/02/2026  
Days on Market: 150

Land size: Strata  
**By Neg**



### 9/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 1 Car  
Listing Price: \$649,000  
Sale Price: \$649,000  
Sold on: 25/02/2026  
Days on Market: 18

Land size: 160m2 over 55's Village



### 1 BENT STREET

4 Bed | 4 Bath | 3 Car  
Listing Price: \$2,990,000  
Sale Price: \$2,400,000  
Sold on: 13/02/2026  
Days on Market: 165

Land size: 1001m2  
**Auction 9.10.25 > PI (\$2.2) > \$2.99 > Auction 3.12.25 PI > Auction 4.2.26**



### 2 BENT ST, YAMBA

2 Bed | 1 Bath | 3 Car  
\$2,150,000  
Sold on: 04/02/2026  
Days on Market: 53

Land size: 1089m2  
**Auction 4.2.26**



### 16 OCEAN ST, YAMBA

5 Bed | 2 Bath | 1 Car  
\$6,950,000  
Sold on: 04/02/2026  
Days on Market: 58

Land size: 488m2  
**Auction 4.2.26**



### 13 AGER ST, YAMBA

4 Bed | 2 Bath | 2 Car  
\$2,070,000  
Sold on: 03/02/2026  
Days on Market: 380

Land size: 503m2  
**Auction 26.2.25 > By Neg > Auction 4.2.26**



### 5A DUNES CT, YAMBA

\$1,290,000  
Sold on: 21/01/2026  
Days on Market: 710

Land size: 525m2  
**By Neg > Auction > Contact Agent**



### 81 YAMBA ST, YAMBA

5 Bed | 3 Bath | 4 Car  
Listing Price: \$2,250,000  
Sale Price: \$2,300,000  
Sold on: 16/12/2025  
Days on Market: 27

Land size: 505m2



### 1/4 BREAKERS, YAMBA

2 Bed | 2 Bath | 1 Car  
\$820,000  
Sold on: 08/12/2025  
Days on Market: 29

Land size: Strata  
**Contact agent**



### 54 YAMBA ST, YAMBA

3 Bed | 2 Bath | 1 Car  
\$1,850,000  
Sold on: 08/12/2025

Land size: 322m2



### 8 HENSON LANE, YAMBA

2 Bed | 1 Bath  
\$1,700,000  
Sold on: 03/12/2025  
Days on Market: 38

Land size: 514m2

**Auction 3.12.25**



### 6/2 BEACHSIDE WAY, YAMBA

2 Bed | 1 Bath | 1 Car  
\$710,000  
Sold on: 28/11/2025  
Days on Market: 9

Land size: Strata



### 46 THE DRIVE, YAMBA

3 Bed | 2 Bath | 2 Car  
Listing Price: \$1,275,000  
Sale Price: \$1,275,000  
Sold on: 28/11/2025  
Days on Market: 1

Land size: 375m2



### BREAKERS 6/2, YAMBA

2 Bed | 1 Bath | 1 Car  
\$710,000  
Sold on: 21/11/2025  
Days on Market: 89

Land size: Strata



### 15 PACIFIC PDE, YAMBA

4 Bed | 2 Bath | 4 Car  
\$4,170,000  
Sold on: 05/11/2025  
Days on Market: 50

Land size: 506m2

**Auction 5.11.25**



### 13 RIVER ST, YAMBA

5 Bed | 3 Bath | 2 Car  
\$1,731,000  
Sold on: 05/11/2025  
Days on Market: 37

Land size: 562m2

**Auction 5.11.25**



### 2/7 PACIFIC PDE, YAMBA

3 Bed | 2 Bath | 2 Car  
\$1,550,000  
Sold on: 03/11/2025  
Days on Market: 48

Land size: Strata  
**By Neg**



### 4 BENT ST, YAMBA

6 Bed | 5 Bath | 6 Car  
\$3,600,000  
Sold on: 24/10/2025  
Days on Market: 40

Land size: 986m2  
**By Neg**



### COVE 9, YAMBA

1 Bed | 1 Bath | 1 Car  
\$650,000  
Sold on: 31/10/2025  
Days on Market: 109

Land size: Strata  
**\$745 > \$689k**



### 3/67 WOOLI ST, YAMBA

2 Bed | 1 Bath | 1 Car  
Listing Price: \$660,000  
Sale Price: \$680,000  
Sold on: 22/10/2025  
Days on Market: 22

Land size: Strata



### 42 THE DRIVE, YAMBA

4 Bed | 3 Bath | 2 Car  
Listing Price: \$1,600,000  
Sale Price: \$1,550,000  
Sold on: 15/10/2025  
Days on Market: 16

Land size: 420m2



### 28 COLDSTREAM ST, YAMBA

\$1,850,000  
Sold on: 09/10/2025  
Days on Market: 45

Land size: 672m2  
**Auction 9.10.25**



### BREAKERS 3/4, YAMBA

2 Bed | 2 Bath | 1 Car  
\$780,000  
Sold on: 02/10/2025  
Days on Market: 49

Land size: Strata  
**Contact Agent**



### 4 CLAUDE ST, YAMBA

3 Bed | 2 Bath | 2 Car  
\$1,235,000  
Sold on: 09/10/2025  
Days on Market: 36

Land size: 328m2  
**Auction 9.10.25**



### 4/75 YAMBA ST, YAMBA

2 Bed | 2 Bath | 1 Car  
\$765,000  
Sold on: 09/10/2025  
Days on Market: 31

Land size: Strata  
**Auction 9.10.25**



### 8/25 COLDSTREAM ST, YAMBA

3 Bed | 2 Bath | 2 Car  
Listing Price: \$1,375,000  
Sale Price: \$1,325,000  
Sold on: 12/09/2025  
Days on Market: 46

Land size: Strata



### 6/17A BEACH ST, YAMBA

2 Bed | 1 Bath | 1 Car  
Listing Price: \$690,000  
Sale Price: \$625,000  
Sold on: 19/09/2025  
Days on Market: 210

Land size: Strata  
**\$690k > \$680k > \$670-\$700k > \$600-\$650k**



### 2/33 CLARENCE ST, YAMBA

4 Bed | 2 Bath | 3 Car  
\$3,550,000  
Sold on: 11/09/2025  
Days on Market: 9

Land size: Strata  
**By Neg**



**first  
national**  
REAL ESTATE

Yamba

**E** [info@fnyamba.com.au](mailto:info@fnyamba.com.au)

**P** 6646 2299

**W** [realestateyamba.com.au](http://realestateyamba.com.au)

This market report includes properties sold by First National Real Estate Yamba  
and other Yamba real estate agents

*Disclaimer: We have, in preparing this document, used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements. Recipients should make their own enquiries to verify the information contained in this document.*