

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](#)

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SNAPSHOT OF YAMBA PROPERTY MARKET

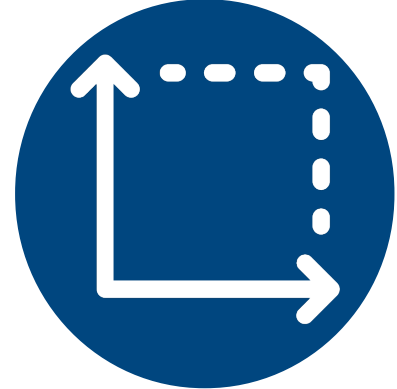
2026 MEDIAN PROPERTY PRICES



HOUSE \$1,050,000



UNIT \$745,000

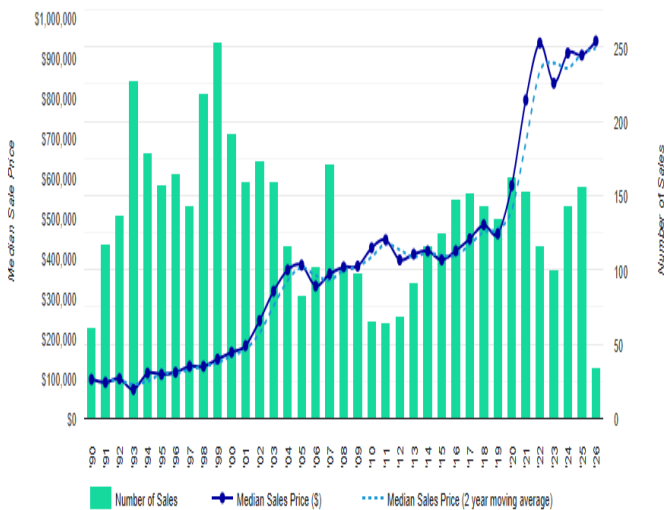


LAND \$600,000

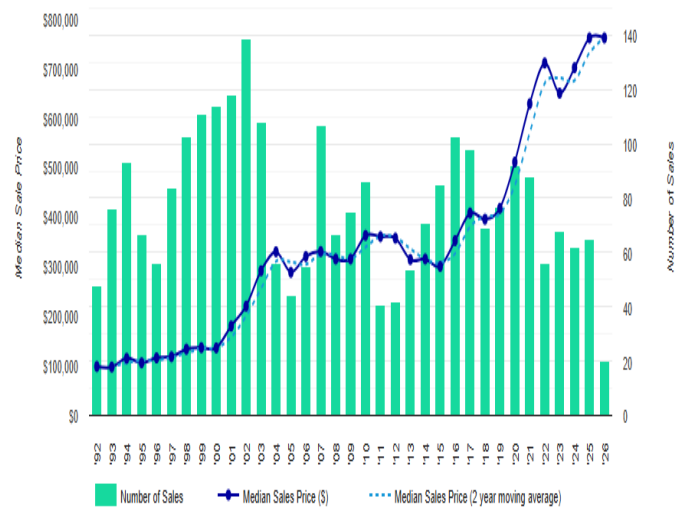
HOUSE SALES IN YAMBA

UNIT SALES IN YAMBA

Sales & Growth Chart



Sales & Growth Chart



* Data sourced from realestate.com.au and Pricfinder. 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



3/4-8 BEACHSIDE WAY, YAMBA

3 Bed | 1 Bath | 2 Car
Days on Market: 6

Land size: Strata - 142m2
\$975,000 - \$1,075,000



5 THE PARKWAY, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 21

Land size: 571.5m2
\$1,400,000 - \$1,500,000



9 8-10 HIGH STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 39

Land size: Strata
\$725,000 > By Neg



5/8 BENT STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 47

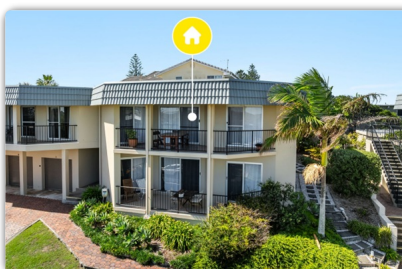
Land size: 210m2 - Strata
Contact Agent



11 AGER STREET, YAMBA

3 Bed | 2 Bath | 1 Car
Days on Market: 76

Land size: 506m2
\$1.775m-\$1.875m > \$1.575m



11/1 PIPPIE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 77

Land size: 110m2 - Strata
By Neg



54B WOOLI STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 88

Land size: 561.1m2
By Neg > \$885k - \$925k



19 BEACH ST, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 127

Land size: 1349m2
Auction 1.4.26> By Negotiation



SANDS 9, YAMBA

3 Bed | 2 Bath | 2 Car
Listing Price: \$1,220,000
Days on Market: 186

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



2/4 QUEEN STREET, YAMBA

2 Bed | 2 Bath | 2 Car
Listing Price: \$1,650,000
Days on Market: 198

Land size: 2,307m2 - Strata



4A DUNES CT, YAMBA

Listing Price: \$1,550,000
Days on Market: 204

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: 216

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



3 RIVER ST, YAMBA

Listing Price: \$950,000
Days on Market: 243

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



BREAKERS 2/2, YAMBA

2 Bed | 2 Bath | 1 Car
Days on Market: 238

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



40 YAMBA ST, YAMBA

2 Bed | 1 Bath
Days on Market: 302

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: 384

Land size: Strata
Contact Agent > \$760k



7B DUNES COURT, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 433

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



COVE 19, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 878

Land size: Strata
Auction 24.2.24 PI > Contact Agent

SOLD

Area 2 - Yamba Township



13 CONVENT LANE, YAMBA

3 Bed | 1 Bath | 4 Car
\$1,800,000
Sold on: 16/05/2026
Days on Market: 104

Land size: 395m2
2095000>1995000>Auction



43 CLARENCE ST, YAMBA

4 Bed | 3 Bath | 3 Car
\$3,380,000
Sold on: 16/05/2026
Days on Market: 38

Land size: 488.2m2
Auction



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

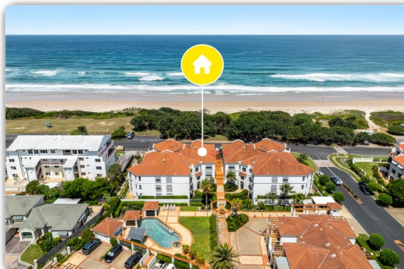
Land size: 538m2
Auction 4.3.26>1.7m>1.87m.



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: 1177

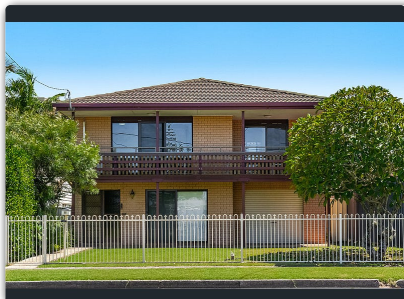
Land size: 640m2
Auction>contact agent>auction>contact agent>1.1-1.2m



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: 117

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

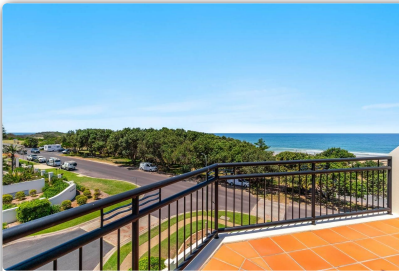
Land size: Strata
By Negotiation



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

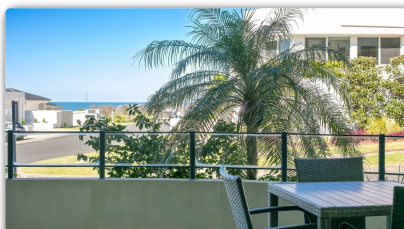
Land size: Strata
By Neg



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



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

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