

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

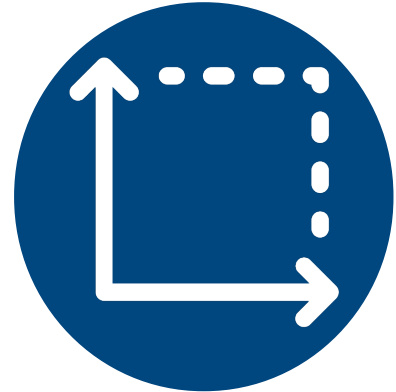
2026 MEDIAN PROPERTY PRICES



HOUSE \$1,050,000



UNIT \$745,000

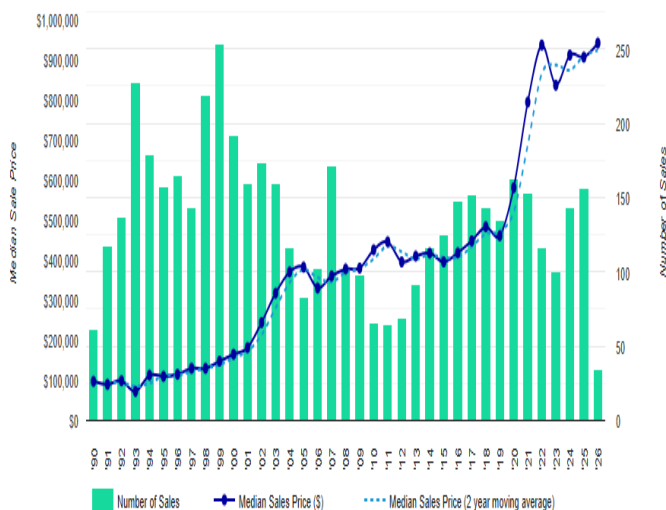


LAND \$600,000

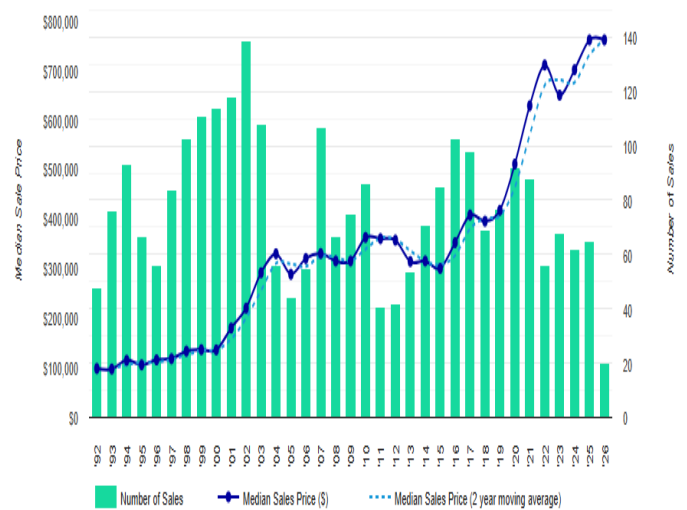
HOUSE SALES IN YAMBA

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



5 THE PARKWAY, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 17

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



1/22 CLARENCE STREET, YAMBA

2 Bed | 2 Bath | 1 Car
Listing Price: \$1,250,000
Days on Market: 29

Land size: 89m2



1 RIVER STREET, YAMBA

5 Bed | 2 Bath | 2 Car
Listing Price: \$1,395,000
Days on Market: 30

Land size: 618m2



1/10 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 48

Land size: 148m2 - Strata
Auction 10/10/26 Passed In > \$1,075,000 - \$1,125,000



1-5/18-19 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 1 Car
Days on Market: 75

Land size: 198m2 - Strata
Contact Agent > \$935,000 - \$970,000



10/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Days on Market: 108

Land size: Strata - 220m2
\$689,000 > \$660,000



24 WOOLI STREET, YAMBA

5 Bed | 2 Bath | 2 Car
Days on Market: 108

Land size: Strata - 202m2
Auction Passed In > By Neg



2/67 WOOLI STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 118

Land size: Strata
Contact Agent



44 THE DRIVE, YAMBA

4 Bed | 3 Bath | 2 Car
Days on Market: 118

Land size: 375m2
\$1.75M-\$1.8M > Auction 29.08.2026 > Motivated Vendor Seeks Offers



18/12 CLARENCE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 118

Land size: Strata
EOI > \$795K > \$760,000 - \$790,000



2/7 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 121

Land size: 255m2 - Strata
By Negotiation



1/7 CLAUDE STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Days on Market: 121

Land size: 162m2 - Strata
By Negotiation



9/8-10 HIGH STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 160

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



11/1 PIPPIE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 198

Land size: 110m2 - Strata
\$900,000 - \$990,000



9/20 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 307

Land size: Strata
\$1,160,000 - \$1,220,000



2/4 QUEEN STREET, YAMBA

2 Bed | 2 Bath | 2 Car
Listing Price: \$1,650,000
Days on Market: 319

Land size: 2,307m2 - Strata



2-2/18-19 PACIFIC PARADE, YAMBA

2 Bed | 2 Bath | 1 Car
Days on Market: 356

Land size: 122m2 - Stata
\$900,000 - \$950,000



7B DUNES COURT, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 554

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



40 YAMBA STREET, YAMBA

2 Bed | 1 Bath
Days on Market: 423

Land size: 500m2

**Auction 9.10.25 > PI (\$850k) > By Neg >
\$1,200,000 - \$1,300,000**

SOLD

Area 2 - Yamba Township



1/44 BEACHSIDE WAY, YAMBA

3 Bed | 2 Bath | 1 Car
\$1,025,000
Sold on: 23/09/2026
Days on Market: 93

By Negotiation



3/5 MULGI STREET, YAMBA

2 Bed | 1 Bath | 1 Car
\$723,000
Sold on: 07/09/2026
Days on Market: 56

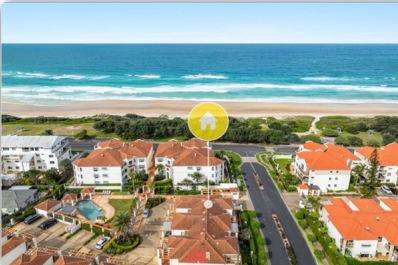
Land size: 132m2
\$730,000 - \$770,000



19 BEACH STREET, YAMBA

3 Bed | 2 Bath | 2 Car
\$1,900,000
Sold on: 26/08/2026
Days on Market: 199

Land size: 1349m2
Auction Passed In > By Negotiation



3/1 BEACHSIDE WAY, YAMBA

3 Bed | 2 Bath | 2 Car
\$960,000
Sold on: 21/08/2026
Days on Market: 30

Land size: 166m2 - Strata
\$900,000 - \$990,000



11 AGER STREET, YAMBA

3 Bed | 2 Bath | 1 Car
\$1,565,000
Sold on: 17/08/2026
Days on Market: 139

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



2 PIPPIE STREET, YAMBA

4 Bed | 2 Bath | 3 Car
\$2,700,000
Sold on: 29/07/2026
Days on Market: 42

Land size: 588m2
By Negotiation



3/4 BREAKERS , YAMBA

3 Bed | 2 Bath | 1 Car
Listing Price: \$1,100,000
Sale Price: \$970,000
Sold on: 26/06/2026
Days on Market: 227

Land size: Strata



4A DUNES COURT , YAMBA

Listing Price: \$1,550,000
Sale Price: \$1,425,000
Sold on: 25/06/2026
Days on Market: 214

Land size: 782m2



5/8 BENT STREET, YAMBA

3 Bed | 2 Bath | 2 Car
\$1,670,000
Sold on: 19/06/2026
Days on Market: 51



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

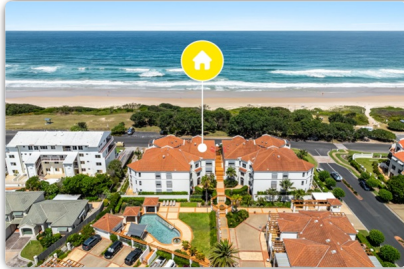
Land size: 538m2
Auction 4.3.26>1.7m>1.87m.



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: 1298

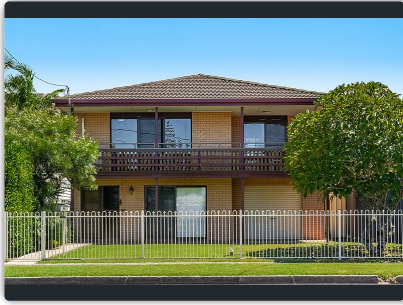
Land size: 640m2
Auction>contact agent>auction>contact agent>1.1-1.2m



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: 238

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



28 COLDSTREAM ST, YAMBA

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

Land size: 672m2
Auction 9.10.25



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



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



4/75 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



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



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

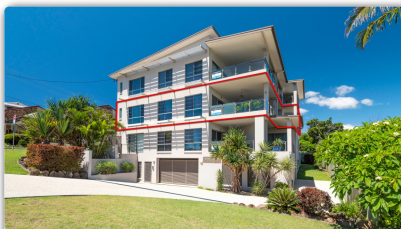
Land size: Strata



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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REAL ESTATE

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and other Yamba real estate agents

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