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

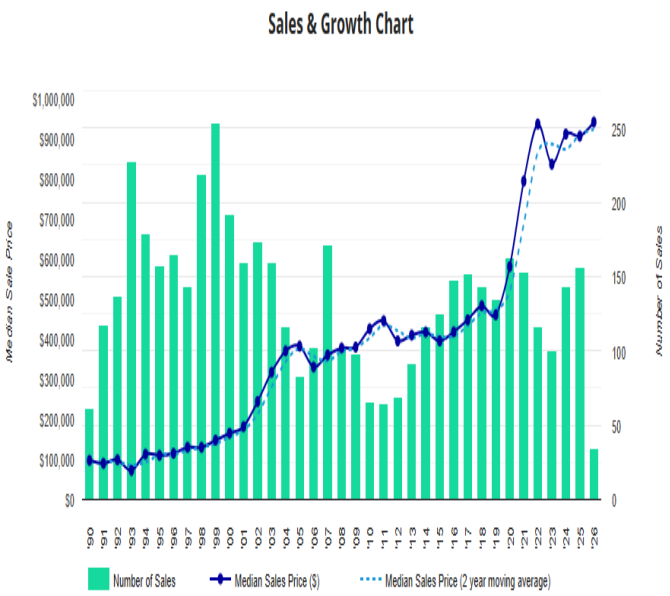
2026 MEDIAN PROPERTY PRICES

HOUSE $1,050,000

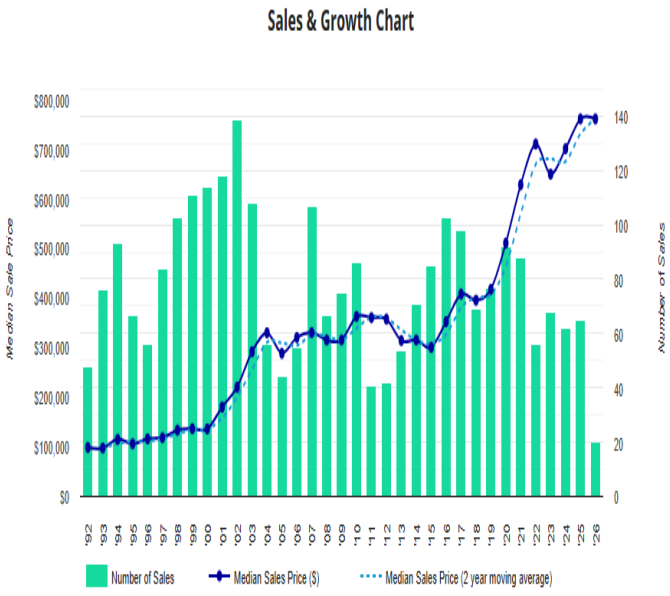
UNIT $745,000

LAND $600,000

HOUSE SALES IN YAMBA



UNIT SALES IN YAMBA



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

5/14-15 CLARENCE STREET, YAMBA

4 Bed | 3 Bath | 2 Car
Land size: 250m2
Days on Market: 13
Contact Agent

66 THE DRIVE, YAMBA

3 Bed | 2 Bath | 4 Car
Land size: 432.9m2
Days on Market: 14
$1,350,000 - $1,485,000

2/4 COLDSTREAM STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: 215m2
Days on Market: 14
Auction

5 THE PARKWAY, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: 571.5m2
Days on Market: 29
$1,400,000 - $1,500,000

1/22 CLARENCE STREET, YAMBA

2 Bed | 2 Bath | 1 Car
Land size: 89m2
Listing Price: $1,250,000
Days on Market: 41

1 RIVER STREET, YAMBA

5 Bed | 2 Bath | 2 Car
Land size: 618m2
Listing Price: $1,395,000
Days on Market: 42

1/10 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: 148m2 - Strata
Days on Market: 60
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
Land size: 198m2 - Strata
Days on Market: 87
Contact Agent > $935,000 - $970,000

10/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Land size: Strata - 220m2
Days on Market: 120
$689,000 > $660,000 > $630,000

2/67 WOOLI STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Land size: Strata
Days on Market: 130
Contact Agent

18/12 CLARENCE STREET, YAMBA

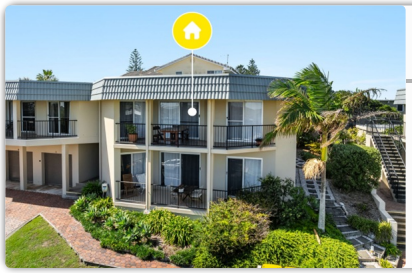
2 Bed | 1 Bath | 1 Car
Land size: Strata
Days on Market: 130
EOI > $795K > $760,000 - $790,000

2/7 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: 255m2 - Strata
Days on Market: 133
By Negotiation

1/7 CLAUDE STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Land size: 162m2 - Strata
Days on Market: 133
By Negotiation



11/1 PIPPIE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 210

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

9/20 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 319

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: 331

Land size: 2,307m2 - Strata

2-2/18-19 PACIFIC PARADE, YAMBA

2 Bed | 2 Bath | 1 Car
Days on Market: 368

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

7B DUNES COURT, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 566

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: 435

Land size: 500m2

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

SOLD
Area 2 - Yamba Township

44 THE DRIVE, YAMBA

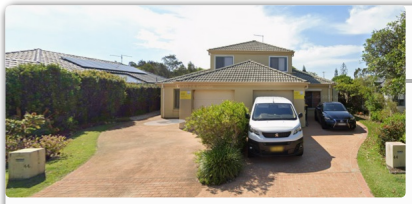
4 Bed | 3 Bath | 2 Car
$1,660,000
Sold on: 16/10/2026
Days on Market: 120

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

24 WOOLI STREET, YAMBA

5 Bed | 2 Bath | 2 Car
$1,251,996
Sold on: 14/10/2026
Days on Market: 108

Land size: 202m2
Auction Passed In > By Neg



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

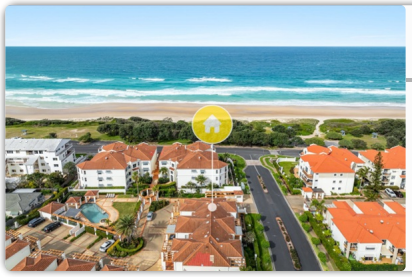
2 Bed | 1 Bath | 1 Car
$723,000
Sold on: 07/09/2026
Days on Market: 56

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

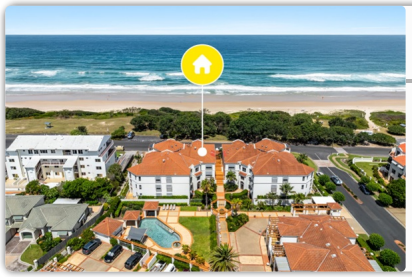
10 Bed | 5 Bath | 5 Car
$1,600,000
Sold on: 01/05/2026
Days on Market: 88

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: 1310

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: 250

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

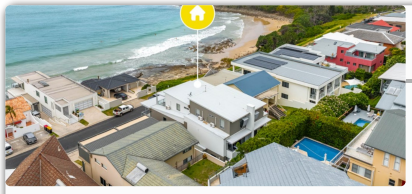
3 Bed | 2 Bath | 2 Car
$850,000
Sold on: 25/03/2026
Days on Market: 30

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

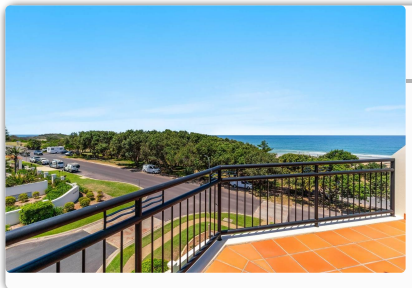
Land size: Strata
By Negotiation



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
Land size: Strata
Listing Price: $1,550,000
$1.45-$1.55m > $1.25-$1.35m
Sale Price: $1,265,000
Sold on: 24/02/2026
Days on Market: 376

1/6 OCEAN ST, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: Strata
$5,500,000
By Neg
Sold on: 25/02/2026
Days on Market: 150

9/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Land size: 160m2 over 55's Village
Listing Price: $649,000
Sale Price: $649,000
Sold on: 25/02/2026
Days on Market: 18

1 BENT STREET

4 Bed | 4 Bath | 3 Car
Land size: 1001m2
Listing Price: $2,990,000
Auction 9.10.25 > PI ($2.2) > $2.99 > Auction 3.12.25 PI > Auction 4.2.26
Sale Price: $2,400,000
Sold on: 13/02/2026
Days on Market: 165

2 BENT ST, YAMBA

2 Bed | 1 Bath | 3 Car
Land size: 1089m2
$2,150,000
Auction 4.2.26
Sold on: 04/02/2026
Days on Market: 53

16 OCEAN ST, YAMBA

5 Bed | 2 Bath | 1 Car
Land size: 488m2
$6,950,000
Auction 4.2.26
Sold on: 04/02/2026
Days on Market: 58

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
Land size: Strata
$710,000
Sold on: 28/11/2025
Days on Market: 9

46 THE DRIVE, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: 375m2
Listing Price: $1,275,000
Sale Price: $1,275,000
Sold on: 28/11/2025
Days on Market: 1

BREAKERS 6/2, YAMBA

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

15 PACIFIC PDE, YAMBA

4 Bed | 2 Bath | 4 Car
Land size: 506m2
$4,170,000
Auction 5.11.25
Sold on: 05/11/2025
Days on Market: 50

13 RIVER ST, YAMBA

5 Bed | 3 Bath | 2 Car
Land size: 562m2
$1,731,000
Auction 5.11.25
Sold on: 05/11/2025
Days on Market: 37

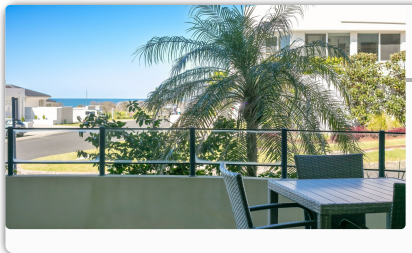
2/7 PACIFIC PDE, YAMBA

3 Bed | 2 Bath | 2 Car
Land size: Strata
$1,550,000
By Neg
Sold on: 03/11/2025
Days on Market: 48

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

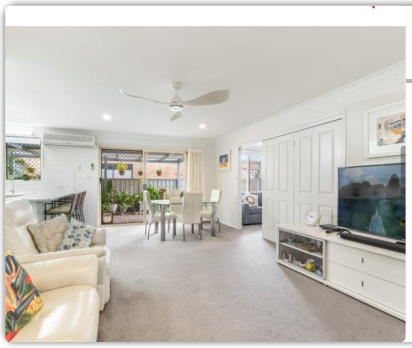
3 Bed | 2 Bath | 2 Car
$1,235,000
Sold on: 09/10/2025
Days on Market: 36

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

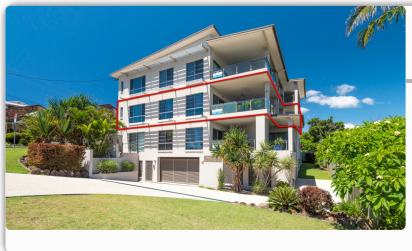
Land size: Strata



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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