# MARKET REPORT

## AREA 2

Yamba Township



firstnational
REAL ESTATE
Yamba

# Local Market Review

The latest published figures for Yamba show **191 house and unit sales over the 12 months to September 2026**, comprising 137 houses and 54 units.

The **median house price was $1,025,000**, with reported annual growth of 10.8%. **Units recorded a median of $765,000**, up 10.1% over the corresponding comparison period. Median selling times were **50 days for houses** and **46 days for units**.

These annual figures provide useful context, although they should not be interpreted as every property increasing in value or as a direct reflection of conditions today. **Changes in the mix of properties sold can influence median prices**, while annual statistics can take time to reflect shifts in buyer confidence and negotiating behaviour.

For sellers, the most useful evidence remains recent comparable sales, competing listings and the response to their own campaign. **Presentation, realistic pricing and a willingness to respond to buyer feedback** remain central to achieving a result.

Yamba's coastal lifestyle continues to be an attraction. For those considering selling, **understanding where their property sits within today's market is the best starting point for a successful campaign**.




**Phone**

**Email**

# SNAPSHOT OF YAMBA PROPERTY MARKET

MEDIAN PROPERTY PRICES

**OCTOBER 2025 – SEPTEMBER 2026**



**HOUSE**

**$1,025,000**



**UNIT**

**$765,000**



**LAND**

**Not available**

Yamba suburb data • Not the full 2464 postcode

Source: realestate.com.au | Land median not verified for this period

# FOR SALE
# Area 2 - Yamba Township



## 1/5 CHURCH STREET, YAMBA

3 Bed | 3 Bath | 1 Car
Days on Market: 7

Land size: 191m2
**Expression Of Interest**



## 1 & 2/7 CLAUDE STREET, YAMBA

5 Bed | 3 Bath | 3 Car
Days on Market: 14

Land size: 974m2
**Forthcoming Auction**



## 3 RIVER STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Listing Price: $1,285,315
Days on Market: 20

Land size: 448.9m2 - New home & land package



## 28 QUEEN STREET, YAMBA

3 Bed | 2 Bath | 3 Car
Days on Market: 15

Land size: 366.8m2
**By Negotiation**



## 5/14-15 CLARENCE STREET, YAMBA

4 Bed | 3 Bath | 2 Car
Days on Market: 26

Land size: 250m2
**Contact Agent**



## 66 THE DRIVE, YAMBA

3 Bed | 2 Bath | 4 Car
Days on Market: 27

Land size: 432.9m2
**$1,350,000 - $1,485,000**



## 2/4 COLDSTREAM STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 27

Land size: 215m2
**Auction 25/11/26**



## 5 THE PARKWAY, YAMBA

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

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



## 1/22 CLARENCE STREET, YAMBA

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

Land size: 89m2
**Guide: $1,250,000**



## 1 RIVER STREET, YAMBA

5 Bed | 2 Bath | 2 Car
Days on Market: 55

Land size: 618m2
**$1.35M > $1,295,000**



## 1/10 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 73

Land size: 148m2 - Strata
**Auction 10/10/26 Passed In > $1.075M-**
**$1.125M > $1,000,000 - $1,050,000**



## 1-5/18-19 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 1 Car
Days on Market: 100

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



## 10/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Days on Market: 133

Land size: Strata - 220m2
**$689,000 > $660,000 > $630,000**




## 2/67 WOOLI STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 143

Land size: Strata
**Contact Agent**



## 18/12 CLARENCE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 143

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



## 2/7 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 146

Land size: 255m2 - Strata
**By Negotiation**



## 1/7 CLAUDE STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Days on Market: 146

Land size: 162m2 - Strata
**By Negotiation**



## 11/1 PIPPIE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 223

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



## 9/20 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 332

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: 344

Land size: 2,307m2 - Strata



## 2-2/18-19 PACIFIC PARADE, YAMBA

2 Bed | 2 Bath | 1 Car
Days on Market: 381

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




## 7B DUNES COURT, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 579

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: 448

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

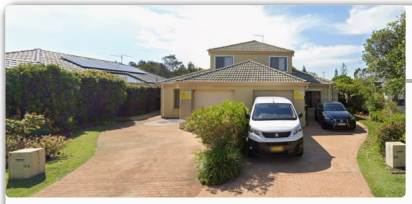
Land size: 375m2
**$1.75M-$1.8M > Auction 29.08.2026 >**
**Motivated Vendor Seeks Offers**



## 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

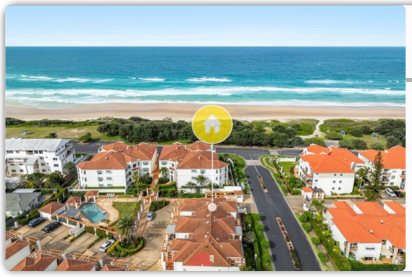
Land size: 132m2
**$730,000 - $770,000**



## 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

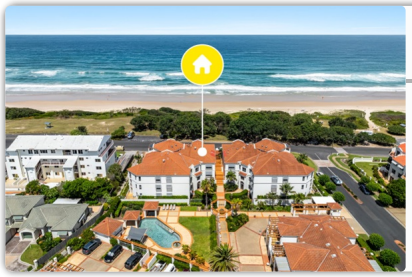
Land size: 538m2
**Auction 4.3.26>1.7m>1.87m.**



## 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: 1323

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: 263

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

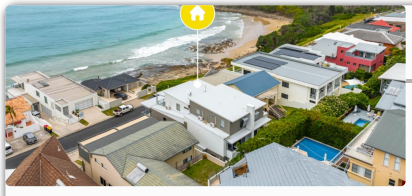
Land size: 271m2
**Auction**



## 2/5 BEACH ST, YAMBA

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

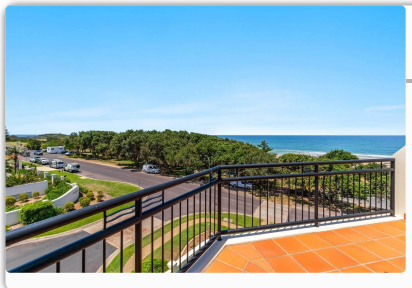
Land size: Strata
**By Negotiation**



## 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

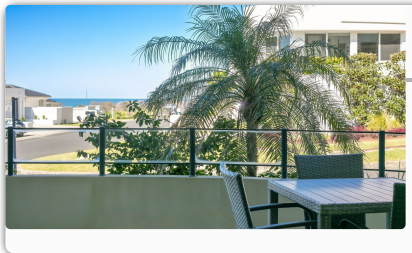
Land size: Strata
**By Neg**



## 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

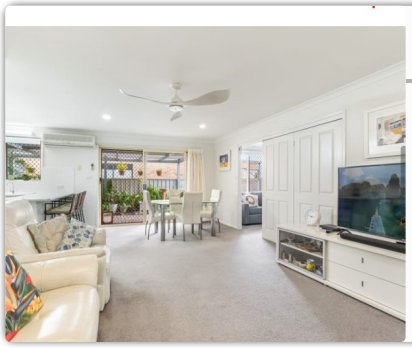
Land size: 328m2
**Auction 9.10.25**



## 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

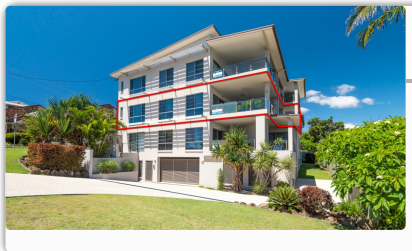
Land size: Strata



## 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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