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



16 HARWOOD STREET, YAMBA

7 Bed | 3 Bath | 4 Car
Days on Market: 6

Land size: 499m2
By Negotiation



1/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Listing Price: $645,000
Days on Market: 14

Land size: 160m2



1/5 CHURCH STREET, YAMBA

3 Bed | 3 Bath | 1 Car
Days on Market: 21

Land size: 191m2
Expression Of Interest



1 & 2/7 CLAUDE STREET, YAMBA

5 Bed | 3 Bath | 3 Car
Days on Market: 28

Land size: 974m2
Forthcoming Auction



3 RIVER STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Listing Price: $1,285,315
Days on Market: 34

Land size: 448.9m2 - New home & land package



28 QUEEN STREET, YAMBA

3 Bed | 2 Bath | 3 Car
Days on Market: 29

Land size: 366.8m2
By Negotiation



5/14-15 CLARENCE STREET, YAMBA

4 Bed | 3 Bath | 2 Car
Days on Market: 40

Land size: 250m2
Contact Agent



66 THE DRIVE, YAMBA

3 Bed | 2 Bath | 4 Car
Days on Market: 41

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



2/4 COLDSTREAM STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 41

Land size: 215m2
Auction 25/11/26



5 THE PARKWAY, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 56

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



1/22 CLARENCE STREET, YAMBA

2 Bed | 2 Bath | 1 Car
Days on Market: 68

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



1/10 CLAUDE STREET, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 87

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



5-1/18-19 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 1 Car
Days on Market: 114

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



10/17A BEACH STREET, YAMBA

2 Bed | 1 Bath | 2 Car
Days on Market: 147

Land size: Strata - 220m2
$689K > $660K > $630K > $600,000



2/67 WOOLI STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 157

Land size: Strata
Contact Agent > $689,000



18/12 CLARENCE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 157

Land size: Strata
EOI > $795K > $760K - $790K > $730,000 - $760,000



2/7 CLAUDE STREET, YAMBA

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

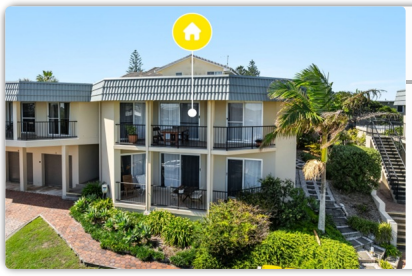
Land size: 255m2 - Strata
By Negotiation



1/7 CLAUDE STREET, YAMBA

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

Land size: 162m2 - Strata
By Negotiation



11/1 PIPPIE STREET, YAMBA

2 Bed | 1 Bath | 1 Car
Days on Market: 237

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



9/20 PACIFIC PARADE, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 346

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



2/4 QUEEN STREET, YAMBA

2 Bed | 2 Bath | 2 Car
Days on Market: 358

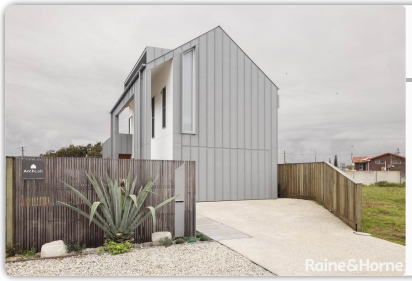
Land size: 2,307m2 - Strata
$1.65M > $1,450,000



2-2/18-19 PACIFIC PARADE, YAMBA

2 Bed | 2 Bath | 1 Car
Days on Market: 395

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



7B DUNES COURT, YAMBA

3 Bed | 2 Bath | 2 Car
Days on Market: 593

Land size: 444m2
Auction 10.5.25 > PI > $2.25M-$2.45M > By Negotiation



40 YAMBA STREET, YAMBA

2 Bed | 1 Bath
Days on Market: 462

Land size: 500m2
Auction 9.10.25 > PI ($850k) > By Neg > $1,200,000 - $1,300,000

SOLD
Area 2 - Yamba Township



1 RIVER STREET, YAMBA

5 Bed | 2 Bath | 2 Car
$1,150,000
Sold on: 12/11/2026
Days on Market: 59

Land size: 618m2
$1.35M > $1.295M



44 THE DRIVE, YAMBA

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

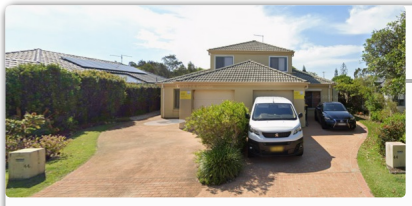
Land size: 375m2
$1.75M-$1.8M > Auction 29.08.2026 > Motivated Vendor Seeks Offers



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

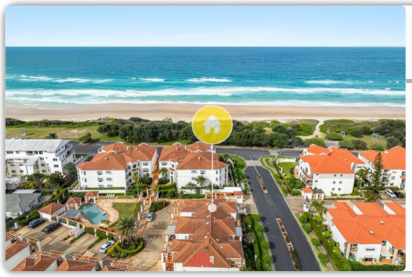
Land size: 132m2
$730,000 - $770,000



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

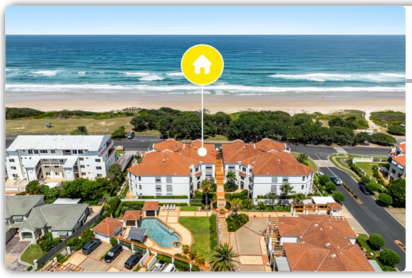
Land size: 538m2
Auction 4.3.26>1.7m>1.87m.



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: 1337

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: 277

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

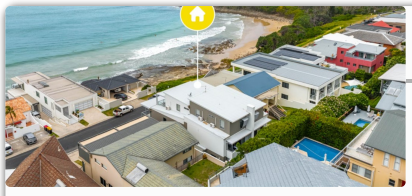
Land size: 271m2
Auction



2/5 BEACH ST, YAMBA

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

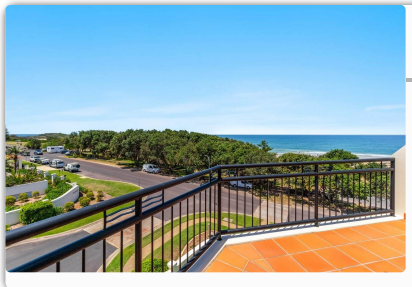
Land size: Strata
By Negotiation



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

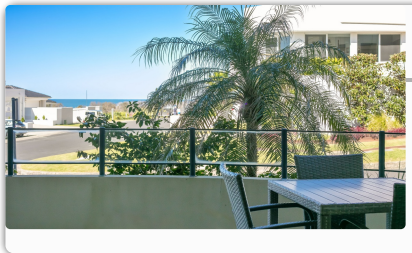
Land size: Strata
By Neg



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

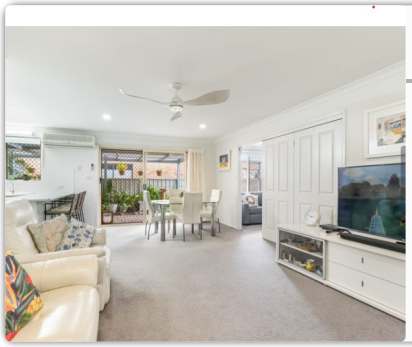
Land size: 328m2
Auction 9.10.25



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

first national REAL ESTATE Yamba

E info@fnyamba.com.au
P 6646 2299
W 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.