

East ballina NSW 2478

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +8	MEDIAN PRICE \$1,225,000 -14%	AVERAGE PRICE \$1,308,000 +2%
HIGHEST SALE \$2,000,000	LOWEST SALE \$785,000	TOTAL VALUE \$18.31M

POSTCODE 2478 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$794	OBSERVATIONS 75
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Figures cover the entire 2478 postcode area, not East ballina alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,225,000 -14%	AVERAGE PRICE \$1,308,000 +2%	TOTAL SALES 14 +133%
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PROPERTY TYPE BREAKDOWN

Residentials	14 (100%)
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KEY MARKET INSIGHTS

- 14 properties settled in East ballina NSW 2478 in July 2026.
- The median sale price fell 14% to \$1,225,000, down from \$1,425,000 in June.
- All 14 recorded sales were residentials.
- Prices ranged widely — from \$785,000 to \$2,000,000, a spread of \$1,215,000.
- The standout sale was 46 CEDAR CRES at \$2,000,000 on 10 Jul — 63% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
46 CEDAR CRES	Residential	\$2,000,000	10 Jul
1/43 SILVER GULL DR	Residential	\$1,875,000	29 Jul
69 SILVER GULL DR	Residential	\$1,505,000	17 Jul
3 NORFOLK AVE	Residential	\$1,500,000	8 Jul
12/2 CONDON DR	Residential	\$1,320,000	22 Jul
23 CRAIG ST	Residential	\$1,257,000	23 Jul
25 LAKEVIEW CCT	Residential	\$1,250,000	30 Jul
31 ANDERSON ST	Residential	\$1,200,000	6 Jul
8/79 PINE AVE	Residential	\$1,200,000	27 Jul
3/15 PACIFIC TCE	Residential	\$1,165,000	6 Jul
1/73 SILVER GULL DR	Residential	\$1,150,000	6 Jul
1/9 BEACHFRONT PDE	Residential	\$1,100,000	21 Jul