SOLD NSW · PROPERTY MARKET REPORT

East ballina NSW 2478

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -9	$1,170,000 -6%	$1,235,875 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$725,000	$24.72M

POSTCODE 2478 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$817	67

Figures cover the entire 2478 postcode area, not East ballina alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,170,000 -6%	$1,235,875 -3%	20 -31%

PROPERTY TYPE BREAKDOWN

Residentials — 20 (100%)

KEY MARKET INSIGHTS

- 20 properties settled in East ballina NSW 2478 in August–October 2026.
- The median sale price fell 6% to $1,170,000, down from $1,250,000 in May–July 2026.
- All 20 recorded sales were residentials.
- Prices ranged widely — from $725,000 to $2,600,000, a spread of $1,875,000.
- The standout sale was 79 BAYVIEW DR at $2,600,000 on 14 Sep — 122% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
79 BAYVIEW DR	Residential	**$2,600,000**	14 Sep
9 PACIFIC TCE	Residential	**$2,000,000**	4 Sep
44 CEDAR CRES	Residential	**$1,880,000**	12 Oct
4 MELALEUCA PL	Residential	**$1,445,000**	29 Sep
7 JAMESON AVE	Residential	**$1,400,000**	28 Aug
18 WATTLE CRES	Residential	**$1,390,000**	7 Aug
9 JAMESON AVE	Residential	**$1,280,000**	7 Aug
3/1 BEACHFRONT PDE	Residential	**$1,210,000**	18 Sep
3 TOMKI PL	Residential	**$1,195,000**	20 Oct
5/1 SHORT ST	Residential	**$1,175,000**	7 Sep
2/11 BARWEN ST	Residential	**$1,165,000**	21 Aug
105 LINKS AVE	Residential	**$1,150,000**	28 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.