SOLD NSW · PROPERTY MARKET REPORT

Goonellabah NSW 2480

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 0	$786,000 -4%	$753,424 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,350,000	$245,000	$17.17M

POSTCODE 2480 RENTAL MARKET · SEPTEMBER 2026

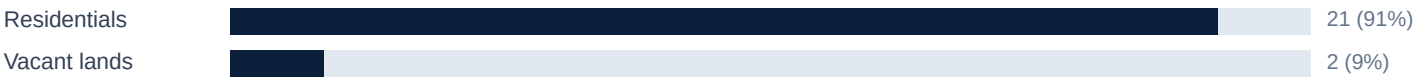
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$576	70

Figures cover the entire 2480 postcode area, not Goonellabah alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$786,000 -4%	$753,424 -8%	23 0%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Goonellabah NSW 2480 in October 2026 — 21 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 4% to $786,000, down from $815,000 in September 2026.
- Residentials accounted for 91% of sales (21 of 23), compared to 9% for vacant lands (2).
- Prices ranged widely — from $245,000 to $1,350,000, a spread of $1,105,000.
- The standout sale was 658 BALLINA RD at $1,350,000 on 20 Oct — 72% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
658 BALLINA RD	Residential	**$1,350,000**	20 Oct
1 SLADE ST	Vacant land	**$1,100,000**	12 Oct
30 TOONGAHRA CCT	Residential	**$1,000,000**	22 Oct
31 CAMELOT RD	Residential	**$950,000**	16 Oct
5 COCKATOO CRST	Residential	**$950,000**	27 Oct
12 PALMVALE DR	Residential	**$895,000**	13 Oct
40 WARATAH WAY	Residential	**$885,000**	20 Oct
42 TRINITY DR	Residential	**$885,000**	26 Oct
12 PARKWALK DR	Residential	**$830,000**	12 Oct
25 HIGHLAND CRES	Residential	**$810,000**	12 Oct
5 JUST ST	Residential	**$810,000**	26 Oct

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