SOLD NSW · PROPERTY MARKET REPORT

Nambucca heads NSW 2448

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
34 -38	$775,000 +3%	$756,435 -59%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,480,000	$70,000	$21.20M

POSTCODE 2448 RENTAL MARKET · SEPTEMBER 2026

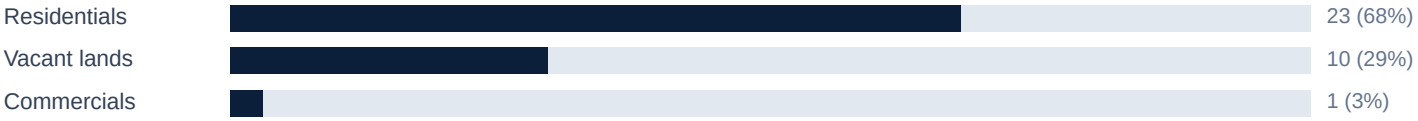
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$500	$480	28

Figures cover the entire 2448 postcode area, not Nambucca heads alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$775,000 +3%	$756,435 -59%	34 -53%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 34 properties settled in Nambucca heads NSW 2448 in August–October 2026 — 23 residential and 11 non-residential (commercial or land).
- The residential median sale price rose 3% to $775,000, up from $750,000 in May–July 2026.
- Residentials accounted for 68% of sales (23 of 34), compared to 29% for vacant lands (10).
- Prices ranged widely — from $70,000 to $1,480,000, a spread of $1,410,000.
- The standout sale was 7 WEST ST at $1,480,000 on 13 Aug — 91% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 WEST ST	Residential	**$1,480,000**	13 Aug
1/26 WELLINGTON DR	Residential	**$990,000**	16 Sep
95 FLORENCE WILMONT DR	Residential	**$955,000**	23 Sep
14 WEST ST	Residential	**$918,000**	1 Sep
8 LEE ST	Residential	**$910,000**	28 Aug
11 KEN HOWARD CRES	Commercial	**$900,000**	25 Sep
16 BELLENGER ST	Residential	**$860,000**	19 Oct
27 BELLWOOD DR	Residential	**$850,000**	1 Sep
14 NAMBUCCA ST	Residential	**$805,000**	22 Sep
16 MANN ST	Residential	**$800,000**	18 Aug

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.