

West ballina NSW 2478

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +3	MEDIAN PRICE \$850,000 -3%	AVERAGE PRICE \$883,556 -11%
HIGHEST SALE \$1,200,000	LOWEST SALE \$560,000	TOTAL VALUE \$8.61M

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 West ballina alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$850,000 -3%	AVERAGE PRICE \$883,556 -11%	TOTAL SALES 10 +43%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (90%)
Vacant lands		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in West ballina NSW 2478 in April 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 3% to \$850,000, down from \$875,000 in March.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from \$560,000 to \$1,200,000, a spread of \$640,000.
- The standout sale was 4 MARINA PL at \$1,200,000 on 2 Apr — 41% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 MARINA PL	Residential	\$1,200,000	2 Apr
6 SPINNAKER CRES	Residential	\$1,175,000	23 Apr
3 HOWARD CRES	Residential	\$975,000	20 Apr
10 RAINBOW AVE	Residential	\$885,000	24 Apr
14 SUNSET AVE	Residential	\$850,000	20 Apr
12/3 SUNSET AVE	Residential	\$792,000	24 Apr
14/111 KALINGA ST	Residential	\$785,000	20 Apr
11/131 KALINGA ST	Residential	\$730,000	2 Apr
SMITH DR	Vacant land	\$660,000	9 Apr
5/13 SUNNYBANK DR	Residential	\$560,000	30 Apr