SOLD NSW · PROPERTY MARKET REPORT

West ballina NSW 2478

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -5	$850,000 -1%	$916,188 -72%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,600,000	$195,000	$14.85M

POSTCODE 2478 RENTAL MARKET · SEPTEMBER 2026

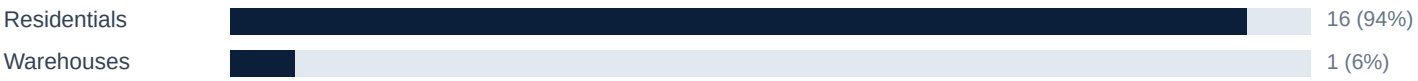
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$817	67

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

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$850,000 -1%	$916,188 -72%	17 -23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in West ballina NSW 2478 in July–September 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 1% to $850,000, down from $860,500 in April–June 2026.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for warehouses (1).
- Prices ranged widely — from $195,000 to $1,600,000, a spread of $1,405,000.
- The standout sale was 34 SMITH DR at $1,600,000 on 28 Sep — 88% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
34 SMITH DR	Residential	**$1,600,000**	28 Sep
77 DOLPHIN DR	Residential	**$1,200,000**	3 Aug
11 BURNS POINT FERRY RD	Residential	**$1,115,000**	17 Jul
74 DOLPHIN DR	Residential	**$1,050,000**	31 Aug
3/19 WATERVIEW CT	Residential	**$950,000**	7 Jul
25 HORIZON DR	Residential	**$925,000**	7 Aug
30 DAYDREAM AVE	Residential	**$865,000**	21 Sep
25 OAKLAND AVE	Residential	**$860,000**	4 Sep
12 RAINBOW AVE	Residential	**$840,000**	26 Aug
2/1 CASEY PL	Residential	**$825,000**	6 Jul
20 DAYDREAM AVE	Residential	**$812,000**	10 Jul

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