

Woolgoolga NSW 2456

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +2	MEDIAN PRICE \$1,000,000 -17%	AVERAGE PRICE \$1,043,607 -21%
HIGHEST SALE \$1,540,000	LOWEST SALE \$405,000	TOTAL VALUE \$9.86M

POSTCODE 2456 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$695	AVERAGE WEEKLY RENT \$637	OBSERVATIONS 34
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Figures cover the entire 2456 postcode area, not Woolgoolga alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,000,000 -17%	AVERAGE PRICE \$1,043,607 -21%	TOTAL SALES 12 +20%
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PROPERTY TYPE BREAKDOWN

Residential		7 (58%)
Vacant lands		5 (42%)

KEY MARKET INSIGHTS

- 12 properties settled in Woolgoolga NSW 2456 in August 2026 — 7 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 17% to \$1,000,000, down from \$1,200,000 in July.
- Residential accounted for 58% of sales (7 of 12), compared to 42% for vacant lands (5).
- Prices ranged widely — from \$405,000 to \$1,540,000, a spread of \$1,135,000.
- The standout sale was 7 CLEAR PL at \$1,540,000 on 13 Aug — 54% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 CLEAR PL	Residential	\$1,540,000	13 Aug
15 CARABEEN CL	Residential	\$1,270,000	20 Aug
2 SHELLY CL	Residential	\$1,140,000	31 Aug
18 MACKAY ST	Residential	\$1,000,000	27 Aug
9 OCEAN ST	Residential	\$920,000	10 Aug
22 A ARKAN AVE	Residential	\$910,000	14 Aug
55 WOOPY DR	Vacant land	\$560,000	25 Aug
47 WOOPY DR	Vacant land	\$530,000	13 Aug
49 WOOPY DR	Vacant land	\$530,000	31 Aug
2/12 QUEEN ST	Residential	\$525,250	17 Aug
45 WOOPY DR	Vacant land	\$525,000	24 Aug