SOLD NSW · PROPERTY MARKET REPORT

Woolgoolga NSW 2456

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
29 -13	$930,000 -1%	$977,880 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,100,000	$405,000	$25.54M

POSTCODE 2456 RENTAL MARKET · SEPTEMBER 2026

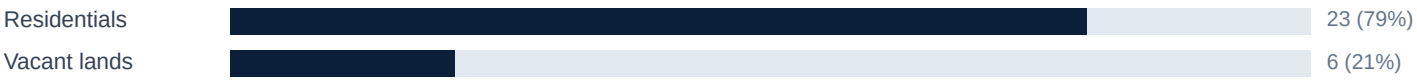
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$700	35

Figures cover the entire 2456 postcode area, not Woolgoolga alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$930,000 -1%	$977,880 -4%	29 -31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 29 properties settled in Woolgoolga NSW 2456 in August–October 2026 — 23 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 1% to $930,000, down from $940,000 in May–July 2026.
- Residentials accounted for 79% of sales (23 of 29), compared to 21% for vacant lands (6).
- Prices ranged widely — from $405,000 to $2,100,000, a spread of $1,695,000.
- The standout sale was 22 OCEAN ST at $2,100,000 on 14 Sep — 126% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 OCEAN ST	Residential	**$2,100,000**	14 Sep
7 CLEAR PL	Residential	**$1,540,000**	13 Aug
40 SUNSET AVE	Residential	**$1,290,000**	19 Oct
15 CARABEEN CL	Residential	**$1,270,000**	20 Aug
160 BARK HUT RD	Residential	**$1,215,000**	16 Oct
2 SHELLY CL	Residential	**$1,140,000**	31 Aug
8 MALDON PL	Residential	**$1,100,000**	22 Oct
15 PARK AVE	Residential	**$1,020,000**	24 Sep
18 MACKAY ST	Residential	**$1,000,000**	27 Aug
28 VISTA CL	Residential	**$992,000**	23 Oct
9 BURLEIGH CRES	Residential	**$985,000**	15 Sep

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.