

Kyogle Market Update 2nd Half 2025



OVERVIEW

In Q2 2025, Kyogle* recorded a median house price of \$505,500 and a median vacant land price of \$371,250. This represents an annual (Q2 2024 – Q2 2025) price softening of -5.6% for houses but a strong 19.8% growth for vacant land. Comparing Q2 2024 and Q2 2025, house sales declined by -12.2% (to 36 sales in Q2 2025) while land sales surged by 66.7% (to only 5 sales in Q2 2025). This reflects strong demand for land, thus, an opportunity for landowners to capitalise on their investments. The small dip in median house price is an opportunity for first home buyers to enter the market. With no new housing supply expected in the coming years, buyers must act fast before house prices recover.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



LAND SALES



LAND MEDIAN PRICE



MARKET CONDITIONS

MEDIAN PRICE
Q2 2025



\$505K



\$371K

SALES

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE



LAND

MEDIAN PRICE
Q2 2025



\$450



\$375

RENTALS

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE

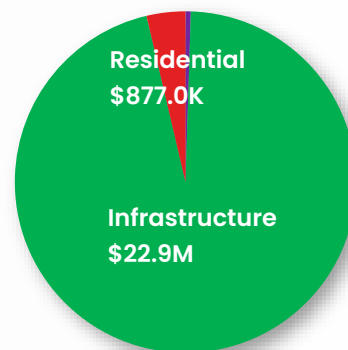


UNIT



FUTURE DEVELOPMENTS

Kyogle[£] plans to see approximately **\$23.9M of new projects commencing construction between 2022 and 2028.**



95.8% of projects planned in Kyogle[£] between 2022–2028 are government-led infrastructure initiatives, which will improve transportation accessibility and generate new jobs. This potentially attracts more people to the area, thus driving up housing demand.

A key development is the Mahoneys Lane No.1 Bridge project (\$1.8M), which will replace the timber bridge with a durable concrete structure. There are several other similar projects, funded by the Government's Fixing Country Bridges Program.

Other projects include:

- 40 Howard Court Units (Residential, \$876K, 3 units)
- 43 Roxy Lane Vehicle Repair Station Conversion (Commercial, \$120K)

There is only one residential project in the 2022–2028 pipeline, due to add 3 units. This is far below demand and not enough to satisfy Q2 2025 sales. This will intensify housing undersupply and drive up prices, for all property types.



3 Units/
Apartments



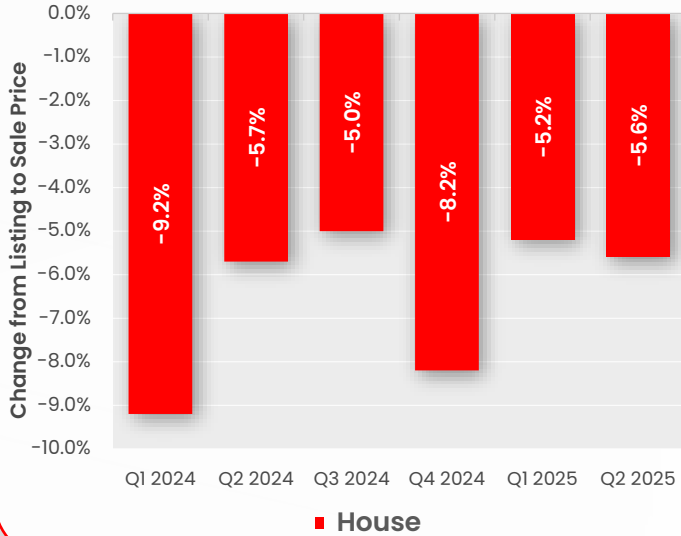
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

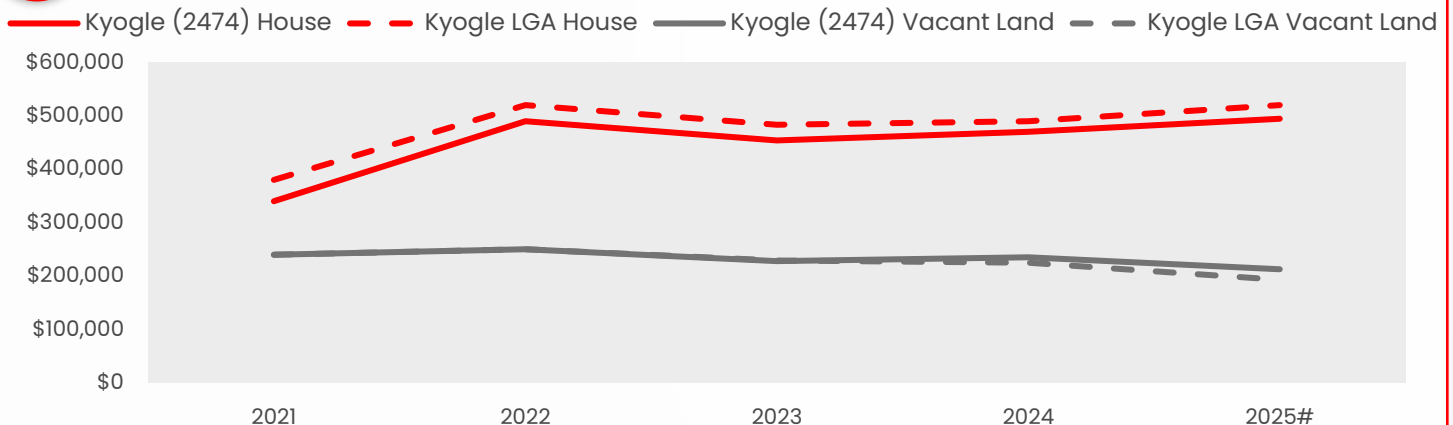
Average vendor discounts between Q2 2024 and Q2 2025 have remained relatively stable, at -5.6% for houses. The house market conditions in Kyogle* still favour buyers, as sellers are willing to accept below the initial listing prices. Together with a slightly softer median house price in Q2 2025, this creates a unique opportunity for buyers. For owners, Q2 2025 discounts are tighter than throughout 2024, thus final sale prices are closer to asking price.

The suburb of Kyogle has historically offered slightly more affordable house prices compared with the Kyogle LGA, while vacant land prices were on par. This continued in 2025#, with prices trending in the same direction.

Most of the houses sold in Kyogle* in 2025#, were in the premium price brackets, with 30.7% of houses sold above \$650,000, benefiting owners. This was followed by 25.6% of sales in the middle price range, of \$450,000 to \$549,999. In contrast, most of land sold were in the most affordable price point (less than \$199,999) and more affordable price range (\$200,000 to \$299,999); accounting for 28.6% of sales. This is positive news for first home buyers, despite median land price increasing in the past 12 months.



MARKET COMPARISON



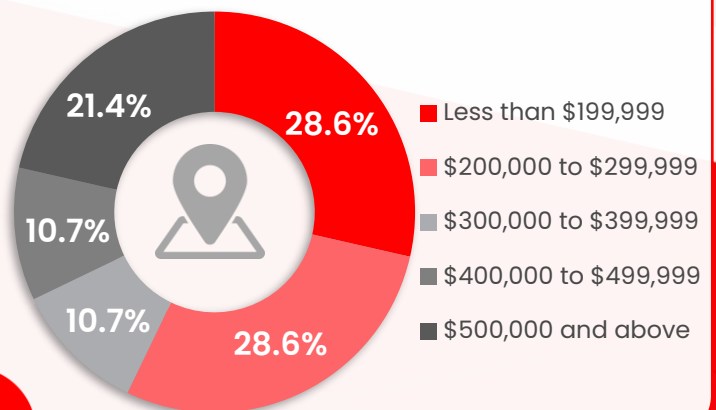
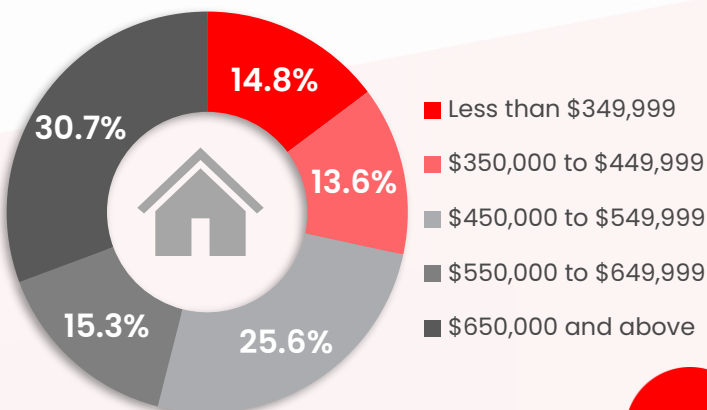
The market comparison graph provides a comparative trend for median price of houses and vacant land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Kyogle.



PRICE BREAKDOWN 2025

HOUSES SOLD

VACANT LAND SOLD





RENTAL GROWTH 2025€

House rental yields in Kyogle[§] were 2.6% as of June 2025, which is lower than NSW North Coast (3.6%) and Gold Coast main (3.8%). That said, median house rental price in Kyogle[§] remained stable in the past 12 months to Q2 2025, at \$450 per week. During this period, the number of houses rented declined significantly, by -53.3% (to only 7 rentals in Q2 2025). The unit market showed the same pattern. The rental market in Kyogle[§] is undersupplied, which is beneficial to investors – especially as Kyogle[§] has a more affordable median house price than Gold Coast.

2+ bedroom houses have provided investors with +6.1% rental growth annually, achieving a median rent of \$435 per week.

Kyogle[§] recorded a vacancy rate of 1.4% in June 2025, above NSW North Coast's 1.0% but below Gold Coast Main's 1.7%. Vacancy rates have decreased slightly in the past 12 months since June 2024, indicating an even tighter rental market. Further, a 1.4% vacancy rate is below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating a quicker occupancy of rental homes. This confirms a sustainable and conducive investment environment in Kyogle[§].

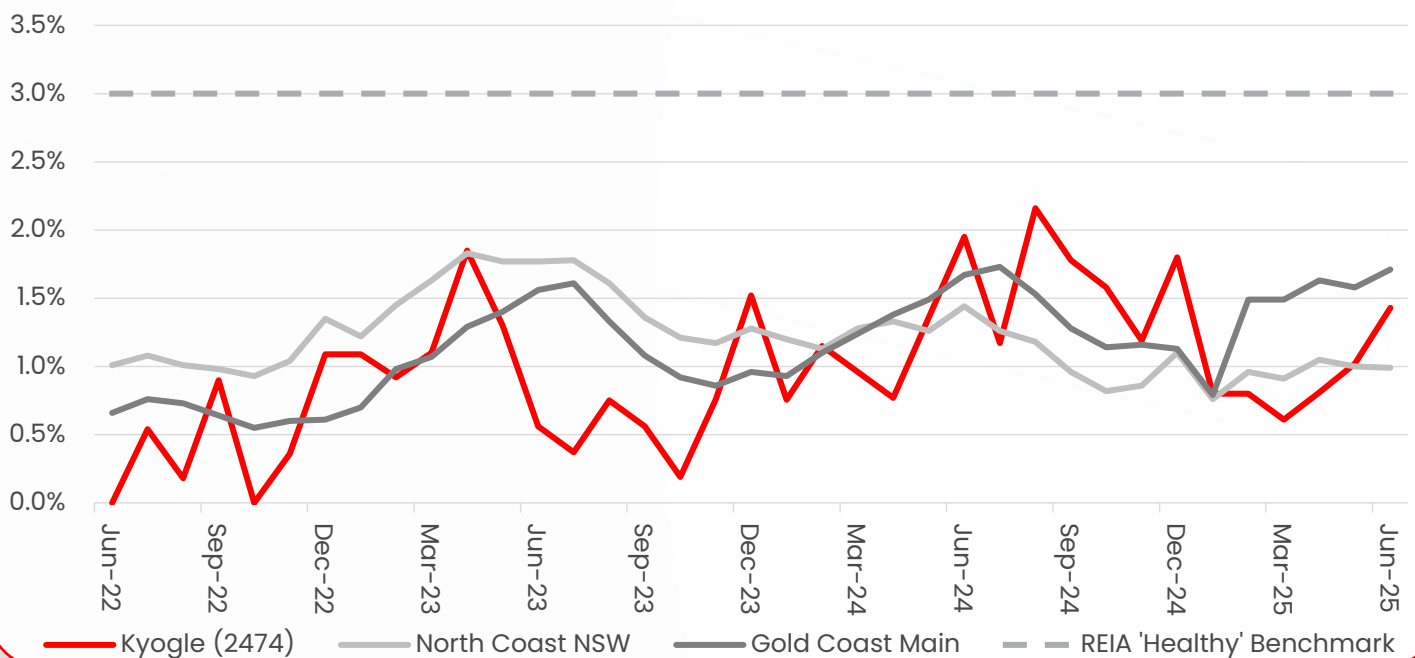
 2 BEDROOMS
+6.1%

 3 BEDROOMS
+1.1%

 4 BEDROOMS
+1.1%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



2.8%

Kyogle[§]



3.6%

NSW North Coast



3.8%

Gold Coast Main



2.7%

Kyogle[§]



4.8%

NSW North Coast



4.9%

Gold Coast Main

CHANGE FROM LAST

12 Months

KEY COMMENTS

- × Kyogle* Large Dwelling Sales
- × Kyogle* Large Dwelling Median Price
- × Kyogle* Rural Land Sales
- × Kyogle* Rural Land Median Price



In the past 12 months to 2025[#], Kyogle* experienced a split market across property types. Large dwellings recorded a significant annual median price decline to \$615,000, creating a timely opportunity for first home buyers. In contrast, rural land median price rose by 10.4% to \$530,000, thus offering favourable conditions for owners looking to capitalise on their investments. Interest in large dwellings have declined significantly in the past 12 months, recording only 17 sales in 2025[#]. This is the lowest number of sales in the past five years, in part due to current economic conditions.

In 2025[#], the dominant proportion of large dwelling sales were in the premium price bracket above \$750,000 (46.2%). Middle price range also performed strongly, with 38.5% large dwellings sold between \$550,000 to \$649,999. This is quite encouraging for owners who are looking to sell, considering median house price has softened overall (in the past 12 months to 2025[#]). Rural land sales were most active in the middle-price bracket between \$450,000 to \$549,999 (50.0%), while the premium market of above \$650,000 and \$550,000–\$649,999 ranges each accounted for 25% of sales. Overall, house and land sales occurred across multiple price brackets, offering buyers greater choice.



\$615K

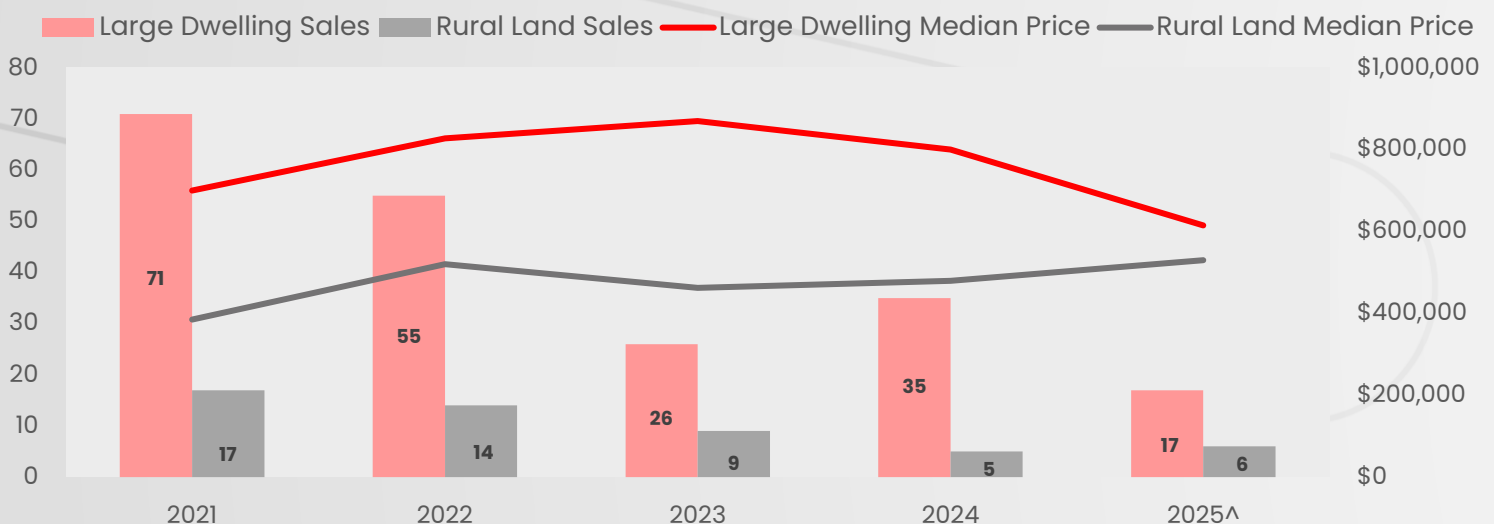
LARGE DWELLING[^]
MEDIAN PRICE



\$530K

RURAL LAND[^]
MEDIAN PRICE

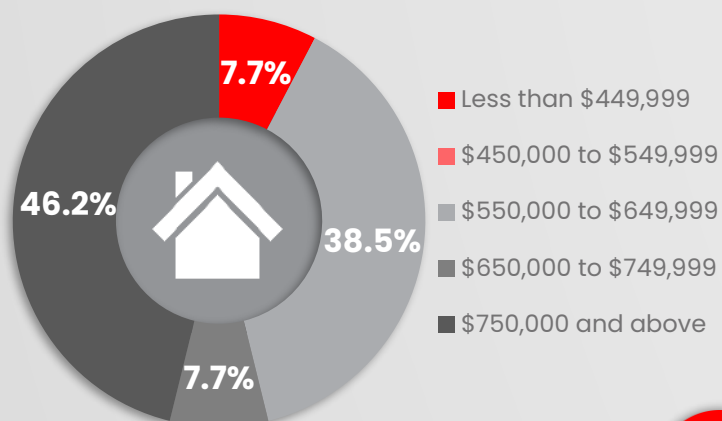
MARKET COMPARISON



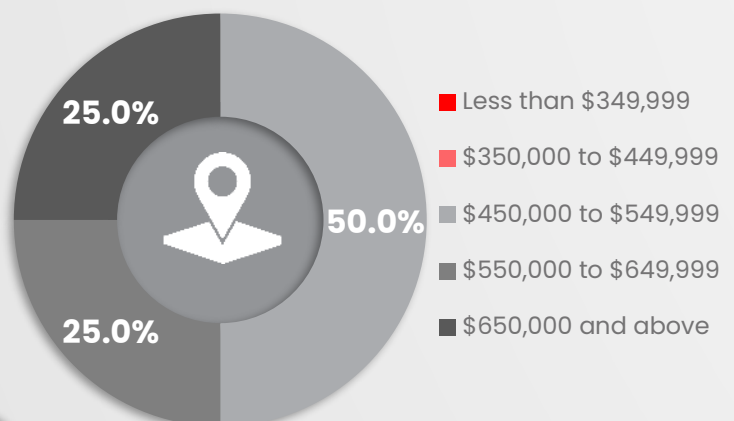
The market comparison graph provides a comparative trend for large dwelling and rural land median prices (over 2 hectares) over the past 5 years in Kyogle*.

PRICE BREAKDOWN

LARGE DWELLINGS SOLD

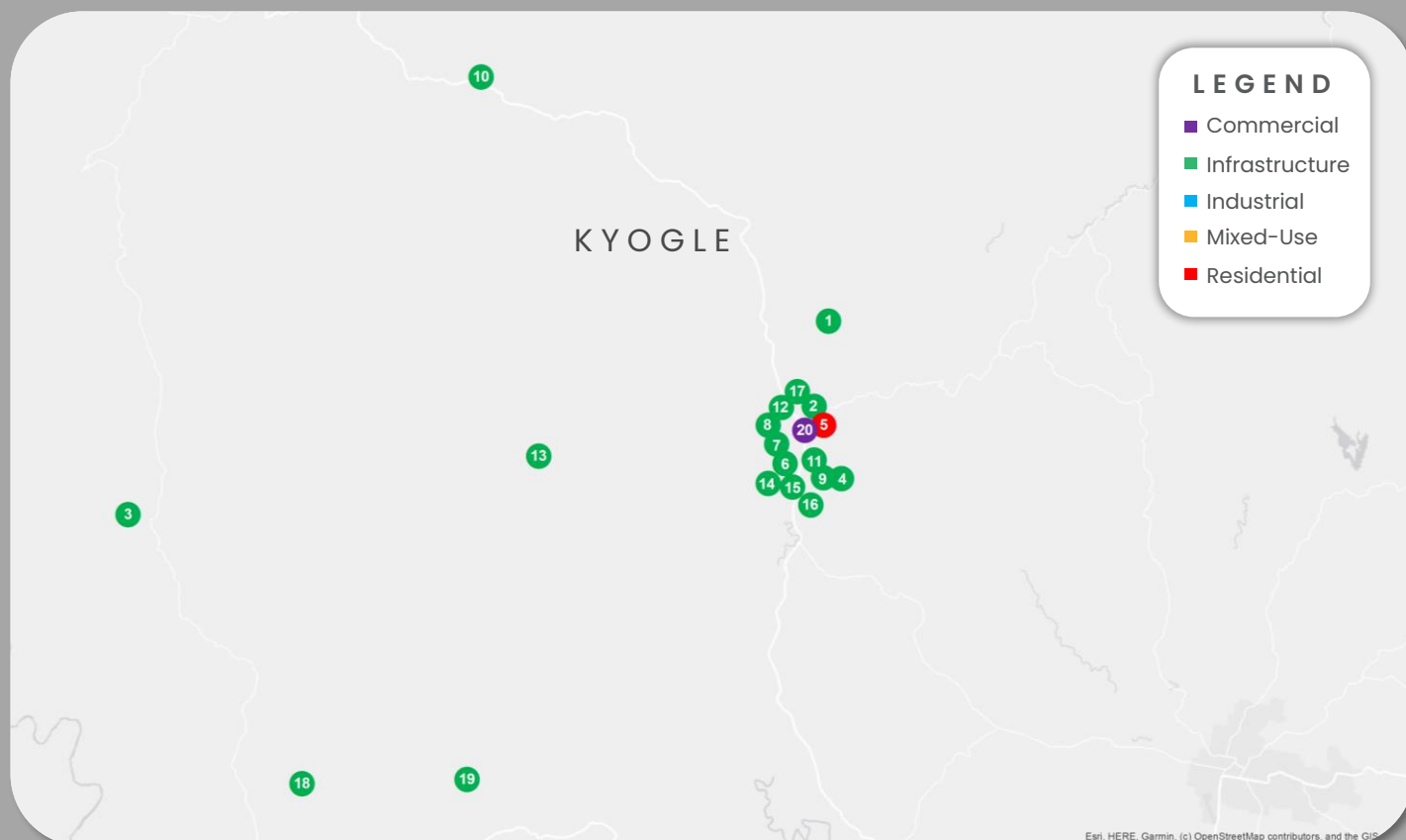


RURAL VACANT LANDS SOLD



PRD.

PROJECT DEVELOPMENT MAP 2022 TO 2028^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Mahoneys Lane No.1 Bridge (Local Government)	Infrastructure	\$1,824,000	18/06/2022
2	Back Creek Bridge (Local Government)	Infrastructure	\$1,755,000	5/06/2022
3	Gambleys Road Bridge (Local Government)	Infrastructure	\$1,129,000	18/09/2022
4	Fawcetts Creek Aerial Sewer Crossing (State Government)	Infrastructure	\$1,003,991	9/12/2024
5	40 Howard Court Units (3 Units)	Residential	\$876,958	18/04/2025
6	Kyogle Council Rock Filled Gabion & Mattresses (Local Government)	Infrastructure	\$850,000	14/07/2023
7	Curtis Dip Bridge (Local Government)	Infrastructure	\$825,000	11/08/2022
8	Yabbra Road Bridge (Local Government)	Infrastructure	\$823,000	7/08/2022
9	Gears Bridge (Local Government)	Infrastructure	\$780,000	11/08/2022
10	Montgomery's Road Bridge (Local Government)	Infrastructure	\$780,000	5/06/2022
11	Wollumbin National Park Bridge Replacements (Local Government)	Infrastructure	\$761,776	10/11/2024
12	Kyogle Council Concrete Works (Local Government)	Infrastructure	\$700,000	11/08/2025
13	Montgomerys Bridge Demolition (Local Government)	Infrastructure	\$700,000	13/10/2025
14	Kyogle Council Pile Installation (Local Government)	Infrastructure	\$650,000	11/08/2025
15	Iron Pot Creek Road 2 & Rf Oreillys Bridges (Local Government)	Infrastructure	\$623,000	1/04/2023
16	Wintertons Bridge (Local Government)	Infrastructure	\$557,000	1/04/2023
17	Kyogle Council Concrete Works (Local Government)	Infrastructure	\$500,000	1/07/2023
18	Secombes No.1 Bridge (Local Government)	Infrastructure	\$483,000	18/12/2022
19	Scofield's Bridge (Local Government)	Infrastructure	\$458,000	11/06/2022
20	43 Roxy Lane Vehicle Repair Station Conversion	Commercial	\$120,000	4/04/2024



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RESEARCH SERVICES

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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Robert Horder



+61 439 135 125



roberthorder@prd.com.au

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PRD Northern Rivers

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+61 2 6632 3380



PRDnorthernrivers@prd.com.au



PRD.com.au/northernrivers/



145 Summerland Way
Kyogle, NSW, 2474

REFERENCES

* Kyogle sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2474, general residential properties only.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

*** Kyogle large dwelling and rural residential data encapsulates aggregate property conditions within the postcode of 2474 for General Residential + Large Lot Residential over 20,000 sqm.

2025 encapsulates sales transactions for 1st Half 2025 (01/01/2025 – 30/06/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q2 2024 (01/04/2024 – 30/06/2024) and Q2 2025 (01/04/2025 – 30/06/2025) house median rent figures.

× Data encapsulates for Rural land and Large Dwellings with over 2 hectares in square metreage measurement only.

¥ Kyogle rental market data encapsulates aggregate property conditions within the postcode of 2474.

§ Rental yields shown are as reported as of June 2025.

△ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburb of Kyogle.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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