

Kyogle Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Kyogle* recorded a median house price of \$652,500 and a median vacant land price of \$300,000. This represents an annual (Q4 2024 – Q4 2025) price growth of 20.8% for houses and 20.0% for vacant land. Comparing Q4 2024 and Q4 2025, total sales increased by 3.8% for houses (to 27 sales in Q4 2025) and surged by 50.0% for vacant land (to 6 sales in Q4 2025). This indicates strong demand for both property types. Combined with lower interest rates in 2025, this has contributed to continued price growth. Thus, now is an ideal opportunity for owners to capitalise on their investments. Without any new houses in the horizon (only 3 units planned from 2022 onwards), buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



| | YEAR | HALF YEAR |
|--------------------|------|-----------|
| HOUSE SALES | ↑ | ↓ |
| HOUSE MEDIAN PRICE | ↑ | ↑ |
| HOUSE RENTAL PRICE | ↑ | ↑ |

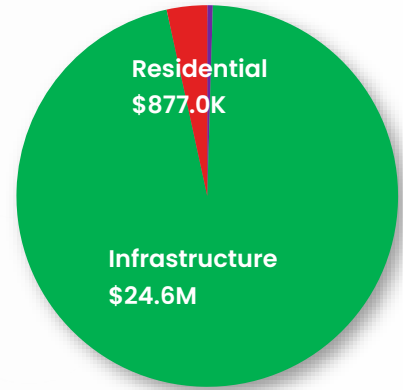


| | | |
|-------------------|---|---|
| LAND SALES | ↑ | ↑ |
| LAND MEDIAN PRICE | ↑ | ↓ |



FUTURE DEVELOPMENTS

Kyogle[£] plans to see approximately **\$25.6M of new projects commencing construction from 2022 onwards.**



96.1% of projects planned in Kyogle[£] from 2022 onwards are government-led infrastructure initiatives, which will improve transportation accessibility and generate new jobs. This potentially attracts more people to live in Kyogle[£], thus driving up demand for housing.

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 pipeline, due to add 3 units. This is not enough to satisfy Q4 2025 sales, of 27 sales. A housing undersupply is likely, which will push up house prices.



3 Units/
Apartments



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



\$652K



\$300K

SALES

AVERAGE DAYS
ON MARKET Q4 2025



85
HOUSE



154
LAND

MEDIAN PRICE
Q4 2025



\$500



\$385

RENTALS

AVERAGE DAYS
ON MARKET Q4 2025



27
HOUSE



9
UNIT



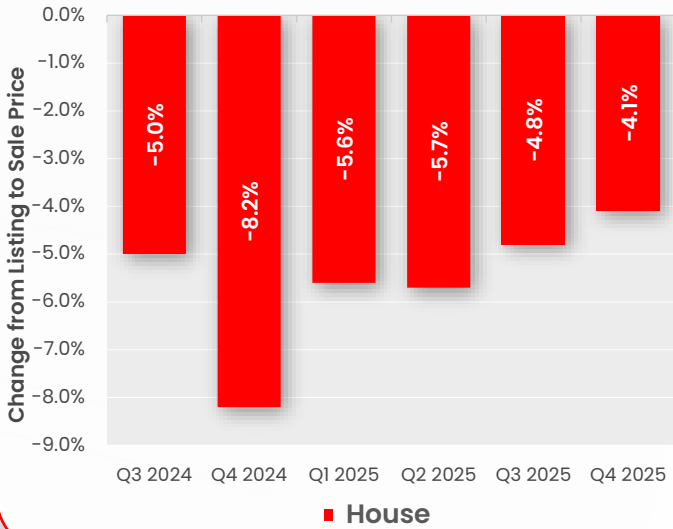
AVERAGE VENDOR DISCOUNT*

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.

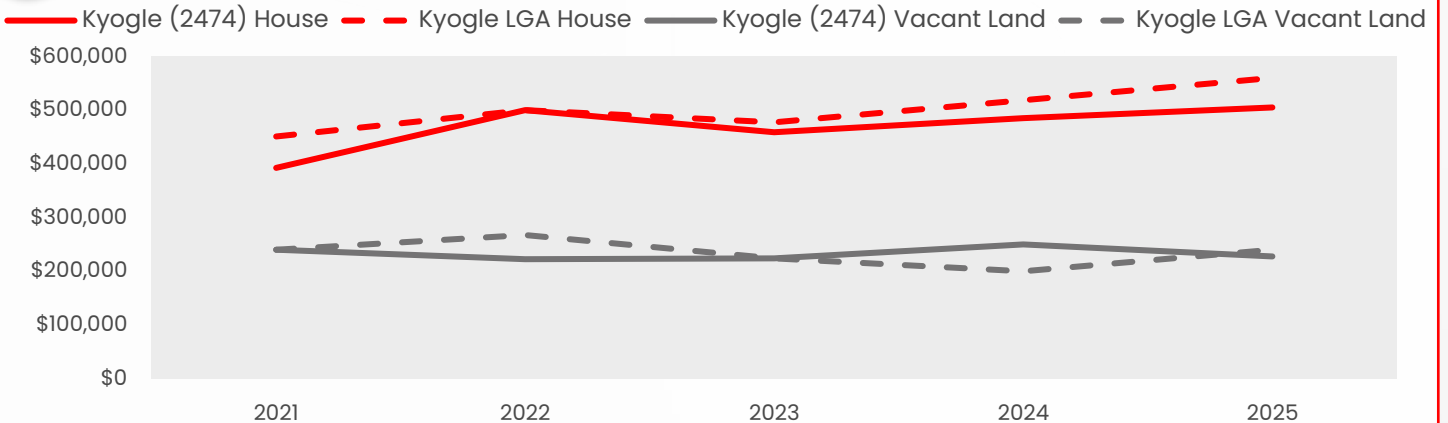
Average vendor discounts between Q4 2024 and Q4 2025 have halved to -4.1% for houses (from -8.2% in Q4 2024). The house market conditions in Kyogle* still favour buyers, as sellers are still willing to accept offers below the initial listing prices. Q4 2025 marks the tightest vendor discount to date. Without any new housing supply planned, buyers need to act quickly before discounts tighten even more.

The suburb of Kyogle has historically offered slightly more affordable house prices compared with the Kyogle LGA, while vacant land prices were on par over the past 5 years. This continued in 2025, with both the suburb and the LGA median prices trending in the same direction.

Most of the houses sold in Kyogle* in 2025 were in the most affordable price point, with 28.4% of houses sold less than \$499,999. This was followed by 24.1% of sales in the more affordable price range, of \$500,000 to \$599,999. This is positive news for first home buyers, despite the median house price increasing in the past 12 months. In contrast, most of land sales were in the premium price point (above \$400,000), accounting for 37.5% of sales. Overall, Kyogle* offers housing opportunities for all budgets.



MARKET COMPARISON



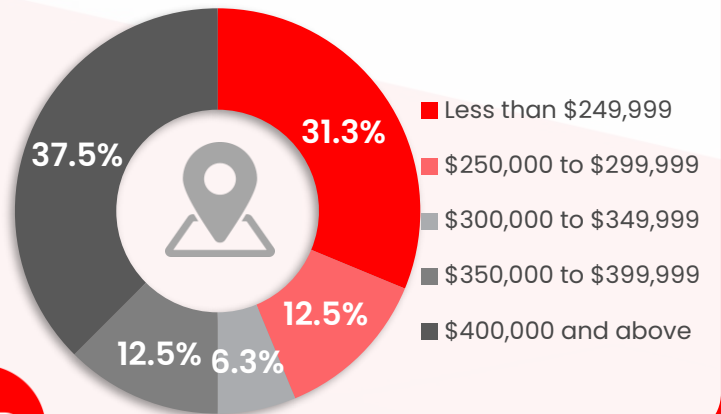
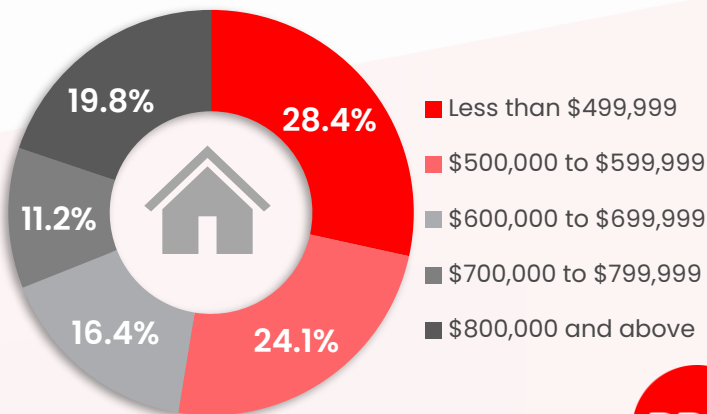
The market comparison graph provides a comparative trend for median price of houses and vacant land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Kyogle.



PRICE BREAKDOWN 2025

HOUSES SOLD

VACANT LAND SOLD






RENTAL GROWTH 2025€

House rental yield in Kyogle[€] was 2.4% as of December 2025, which is lower than Gold Coast Main (3.5%). That said, median house rental price grew by 4.2% in the past 12 months to Q4 2025, to \$500 per week; along with a 6.7% increase in the number of houses rented (to 16 rentals). This confirms a highly demanded house rental market in Kyogle[€]. Further, with a more affordable entry price compared to the Gold Coast, Kyogle[€] is an attractive investment alternative.

4+ bedroom houses have provided investors with a significant +15.4% rental growth annually, achieving a median rent of \$600 per week.

Kyogle[€] recorded a vacancy rate of 1.3% in December 2025, on par with Gold Coast Main's 1.3%. Vacancy rates have decreased slightly in the past 12 months, indicating an even tighter rental market. Furthermore, a 1.3% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Kyogle[€]. This confirms a sustainable and conducive investment environment for investors in Kyogle[€], even with higher median prices (thus, entry price) in the past 12 months to Q4 2025.

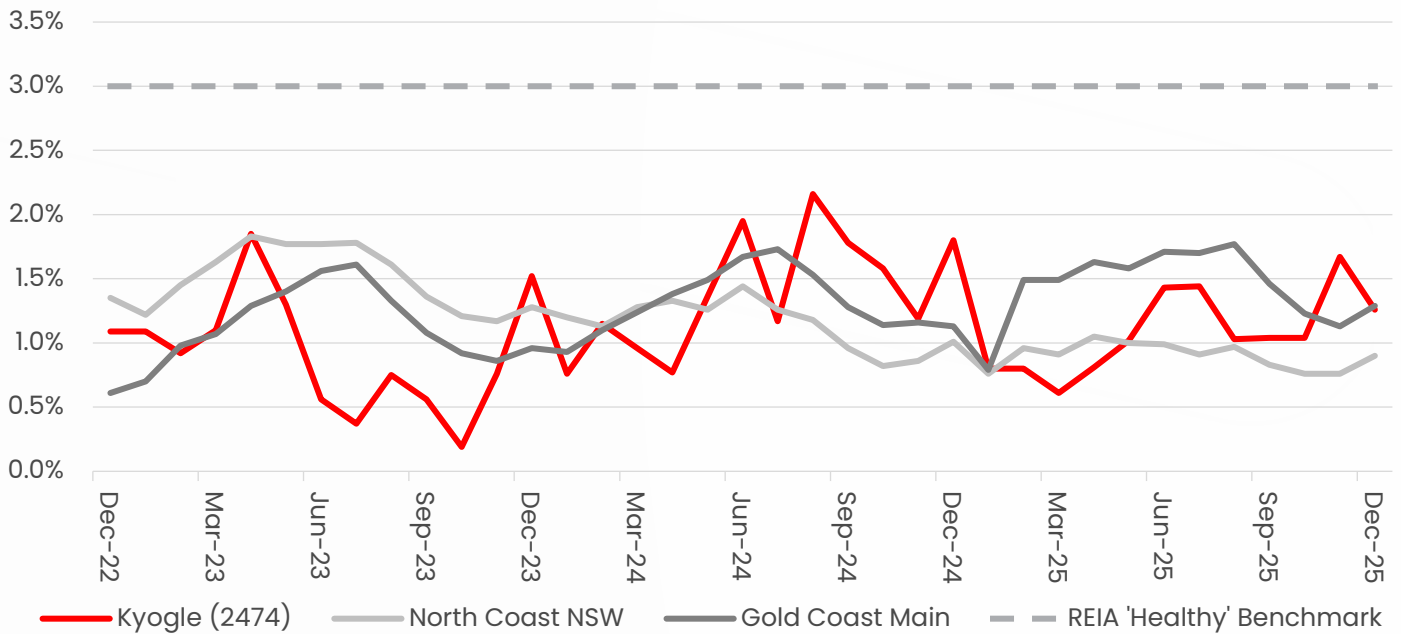
 2 BEDROOMS
+6.1%

 3 BEDROOMS
+8.7%

 4 BEDROOMS
+15.4%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



2.4%

Kyogle[€]



3.4%

NSW North Coast



3.5%

Gold Coast Main



2.7%

Kyogle[€]



4.9%

NSW North Coast



4.0%

Gold Coast Main

CHANGE FROM LAST

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

Annual



KEY COMMENTS

In the 12 months to 2025, Kyogle* experienced a split market between its large dwelling and rural land markets. The large dwellings market saw a significant annual median price growth, to \$950,000 in 2025. This creates an opportunity for owners looking to capitalise on their investments. In contrast, rural land median prices softened by -11.5%, to \$425,000 in 2025, creating an opportunity for first home buyers. Large dwelling sales increased to 44 in 2025, signalling a highly demanded market, due to lower interest rates.

In 2025, the dominant proportion of large dwelling sales were in the most affordable price point, of less than \$799,999 (44.7%). This is positive news for first home buyers. That said the premium market also performed strongly, with 21.1% of large dwellings selling above \$1,100,000. This highlights a continued demand for higher-end properties. Rural land sales were most active in the middle-price bracket between \$350,000 and \$449,999 (40.0%) and the upper-price bracket between \$450,000 and \$549,999 (40.0%). Overall, house and land sales occurred across multiple price points, offering buyers a greater choice in the market.



\$950K

LARGE DWELLING[^]
MEDIAN PRICE

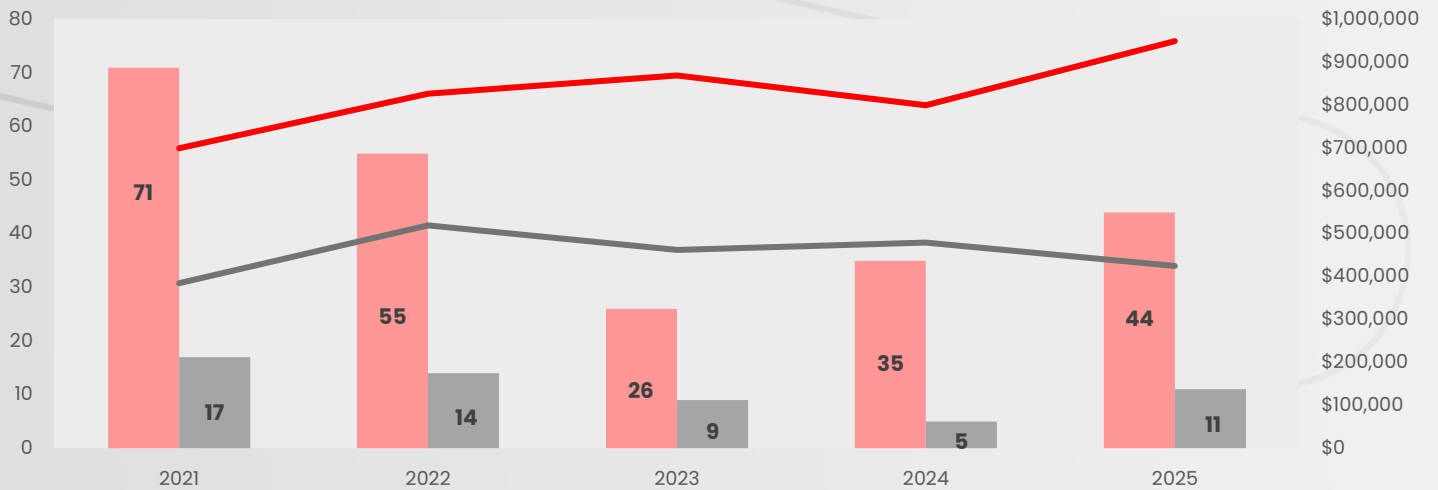


\$425K

RURAL LAND[^]
MEDIAN PRICE

MARKET COMPARISON

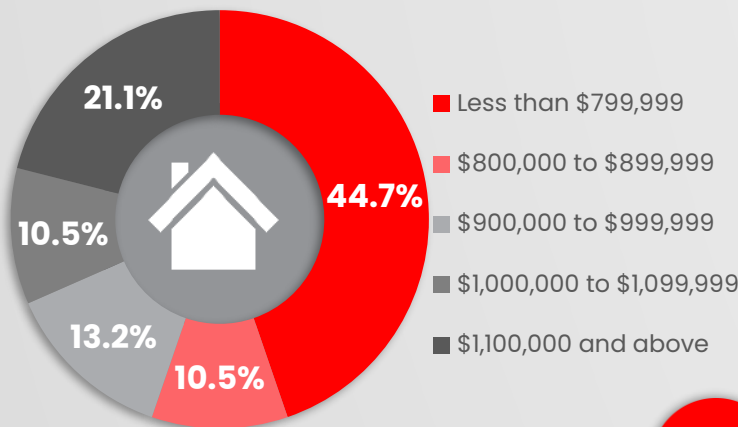
Large Dwelling Sales Rural Land Sales Large Dwelling Median Price Rural Land Median Price



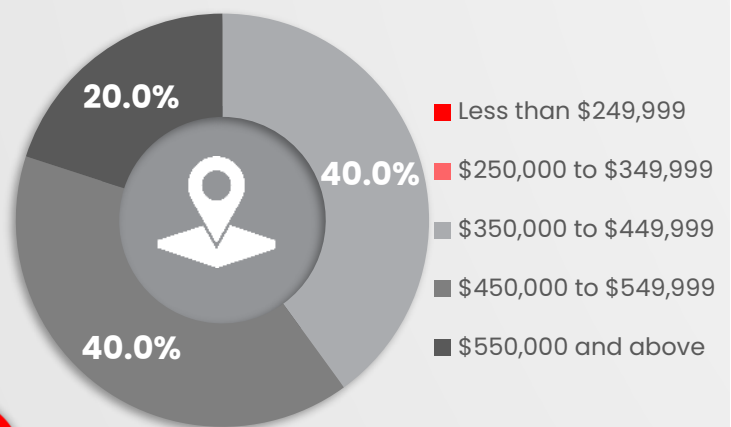
The market comparison graph provides a comparative trend for large dwelling and rural land median prices (over 2 hectares) over the past 5 years in Kyogle*.

PRICE BREAKDOWN

LARGE DWELLINGS SOLD

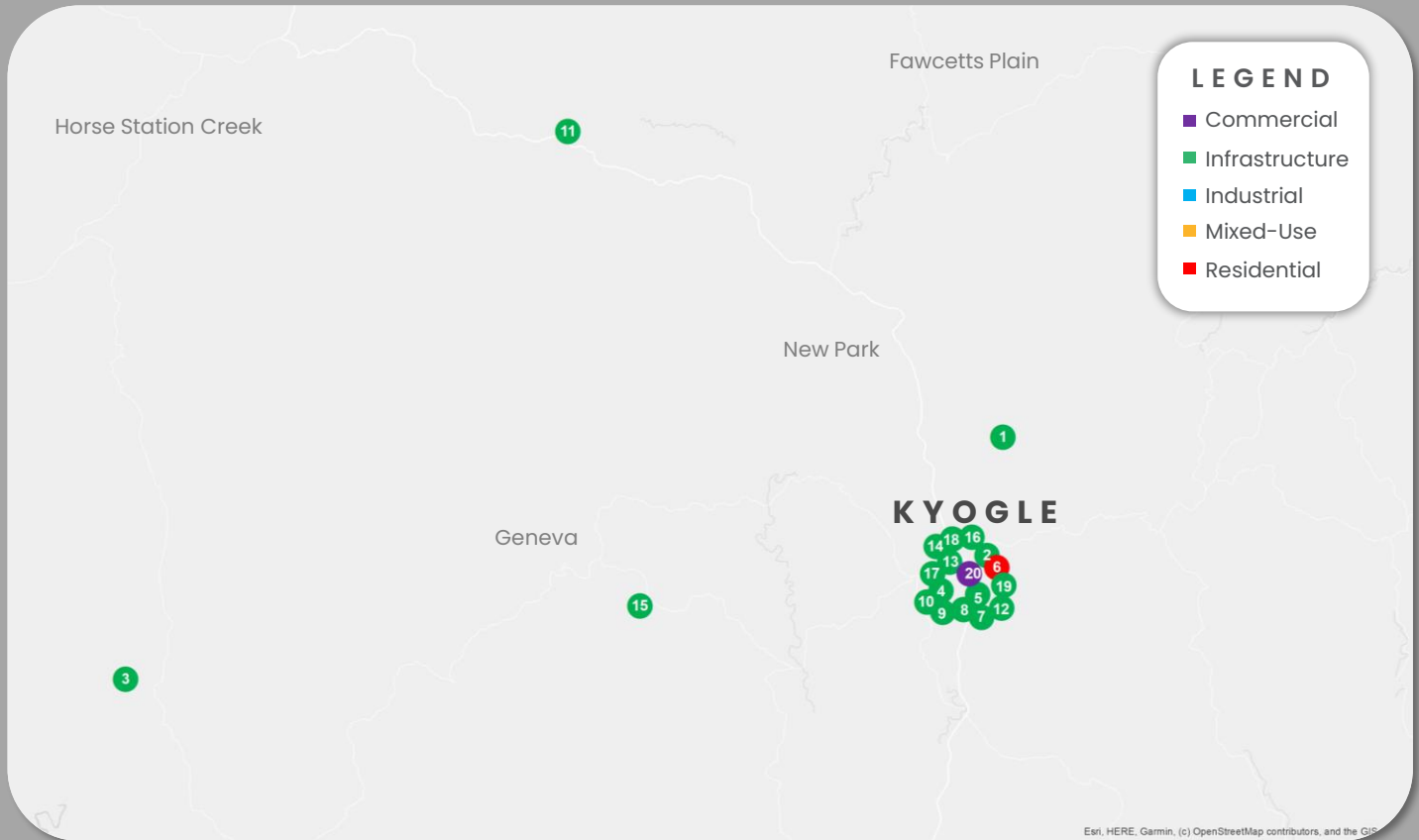


RURAL VACANT LANDS SOLD



PRD.

PROJECT DEVELOPMENT MAP 2022 Onwards ^A



Eri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS

| # | 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 | Rous County Council Tree Removal Drainage & Earthworks (State Government) | Infrastructure | \$1,000,000 | 10/08/2026 |
| 6 | 40 Howard Court Units (3 Units) | Residential | \$876,958 | 18/04/2025 |
| 7 | Kyogle Council Rock Filled Gabion & Mattresses (Local Government) | Infrastructure | \$850,000 | 14/07/2023 |
| 8 | Curtis Dip Bridge (Local Government) | Infrastructure | \$825,000 | 11/08/2022 |
| 9 | Yabbra Road Bridge (Local Government) | Infrastructure | \$823,000 | 7/08/2022 |
| 10 | Gears Bridge (Local Government) | Infrastructure | \$780,000 | 11/08/2022 |
| 11 | Montgomery's Road Bridge (Local Government) | Infrastructure | \$780,000 | 5/06/2022 |
| 12 | Wollumbin National Park Bridge Replacements (Local Government) | Infrastructure | \$761,776 | 10/11/2024 |
| 13 | Kyogle Off Stream Storage Facility Sludge Lagoon & Landslip Remediation (State Government) | Infrastructure | \$750,000 | 13/04/2026 |
| 14 | Kyogle Council Concrete Works (Local Government) | Infrastructure | \$700,000 | 11/08/2025 |
| 15 | Montgomerys Bridge Demolition (Local Government) | Infrastructure | \$700,000 | 13/10/2025 |
| 16 | Kyogle Council Pile Installation (Local Government) | Infrastructure | \$650,000 | 11/08/2025 |
| 17 | Iron Pot Creek Road 2 & RF Oreillys Bridges (Local Government) | Infrastructure | \$623,000 | 1/04/2023 |
| 18 | Wintertons Bridge (Local Government) | Infrastructure | \$557,000 | 1/04/2023 |
| 19 | Kyogle Council Concrete Works (Local Government) | Infrastructure | \$500,000 | 1/07/2023 |
| 20 | 43 Roxy Lane Vehicle Repair Station Conversion | Commercial | \$120,000 | 4/04/2024 |

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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 the full year 2025 (01/01/2025 – 31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) 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 December 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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