



**BLUEYS**  
BEACH

## COMPARABLE SALES LIST

Please find below a list of Sales from Blueys Beach and Boomerang Beach over the last 3 years:

### **6 Karnang Drive, Boomerang Beach**

\$2,350,000 in September 2025

Area: 956m<sup>2</sup>

<https://www.realestate.com.au/property/6-karnang-dr-boomerang-beach-nsw-2428/>

House & improvements value: Approx \$500,000

Land m<sup>2</sup> rate = \$1,935/m<sup>2</sup>

Contemporary single story three bedroom home with single garage and swimming pool - no ocean views.

### **61 Boomerang Drive, Boomerang Beach**

\$1,865,000 sold in June 2025

Area: 682m<sup>2</sup>

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-147790008>

H & I value - \$650,000

Land m<sup>2</sup> rate - \$1,781/m<sup>2</sup>

8 year old single story four bedroom home with double garage - no ocean views.

### **5 Karnang Drive, Boomerang Beach**

\$2,950,000 in December 2024

Area: 672m<sup>2</sup>

<https://www.realestate.com.au/property/5-karnang-dr-boomerang-beach-nsw-2428/>

House & improvements value: Approx \$1,250,000

Land m<sup>2</sup> rate = \$2,529/m<sup>2</sup>

### **12 Croll Street, Blueys Beach**

\$1,300,000 settlement expected end of October – sale agreed in early 2024

Area: 544m<sup>2</sup>

<https://www.realestate.com.au/property/12-croll-st-blueys-beach-nsw-2428/>

House & improvements value: Land only no house

Land m<sup>2</sup> rate = \$2,390/m<sup>2</sup>

### **12 Headland Road, Boomerang Beach**

\$2,325,000 in August 2024

Area: 689m<sup>2</sup>

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-145283732>

House & improvements value: Approx \$325k

Land m<sup>2</sup> rate = \$2,902/m<sup>2</sup>

Old weatherboard beach house with views south along Blueys Beach requires major renovation

### **117 Newman Avenue, Blueys Beach**

\$3,000,000 in April 2024

Area: 1217m<sup>2</sup>

<https://www.realestate.com.au/property/117-newman-ave-blueys-beach-nsw-2428/>

House & improvements value: Land only  
Land m2 rate = \$2,465/m2

**17 Newman Avenue, Blueys Beach**

\$3,000,000 in March 2024

Area: 533m2

<https://www.realestate.com.au/property/17-newman-ave-blueys-beach-nsw-2428/>

House & improvements value: \$750k

Land m2 rate = \$4,221/m2

Standard block size for Blueys Beach – old two storey weatherboard house

**11 Coast Avenue, Boomerang Beach**

\$2,175,000 in November 2023

Area: 709m2

<https://www.realestate.com.au/property/11-coast-ave-boomerang-beach-nsw-2428/>

House & improvements value: \$500k

Land m2 rate = \$2,362/m2

Single storey weatherboard house one block back from the beach on larger than normal lot size

**119 Boomerang Drive, Boomerang Beach**

\$1,800,000 in November 2023

Area: 600m2

<https://www.realestate.com.au/property/11-coast-ave-boomerang-beach-nsw-2428/>

House & improvements value: \$400k

Land m2 rate = \$2,333/m2

Very old two storey light weight construction dwelling

**29 Headland Road, Boomerang Beach**

\$2,535,000 in July 2023

Area: 649m2

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-141092688>

House & improvements value: \$550k

Land m2 rate = \$3,059/m2

Small timber weatherboard house

Prices at “Blueys” sit between \$975,000 and \$2,500,000 for land only and our average \$/m2 for land is \$2,435. The sits well below the comparable sales of 17 Newman Street (\$4,221/m2) and 29 Headland Road (\$3,059/m2). At the current price list all lots should experience strong capital growth.

On our website [blueys.com.au](https://blueys.com.au) we have put together a collection of builders who can build a variety houses for you. Addenbrooke also offer project management services to help deliver your dream home. All up House & Land packages start under \$1,750,000.