



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 2025 (exact date TBC)

Area: 956m²

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

House & improvements value: Approx \$500,000

Land m² rate = \$1,935/m²

5 Karnang Drive, Boomerang Beach

\$2,950,000 in December 2024

Area: 672m²

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

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

Land m² rate = \$2,529/m²

12 Croll Street, Blueys Beach

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

Area: 544m²

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

House & improvements value: Land only no house

Land m² rate = \$2,390/m²

12 Headland Road, Boomerang Beach

\$2,325,000 in August 2024

Area: 689m²

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

House & improvements value: Approx \$500k

Land m² rate = \$2,649/m²

Old weatherboard beach house with views south along Blueys Beach

117 Newman Avenue, Blueys Beach

\$3,000,000 in April 2024

Area: 1217m²

<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 \$1,200,000 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 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.