

SUBURB REPORT

Port Macquarie, NSW — Suburb Research Report

Available public suburb data, confidence notes, risk flags and due-diligence checklist. Research support only.

Port Macquarie, NSW

Data Confidence: High — Multiple core metrics available including price, rent/yield and population indicators.

METRIC	VALUE	NOTES
Median House Price	\$860,000	2026 public data
Median Unit Price	—	2026
Weekly Rent	\$380	2026 data
Gross Yield (indicative)	2.3%	Median rent ÷ price × 100
Renter Proportion	44.2%	of suburb residents
Vacancy Rate	1.0%	Lower = tighter rental market
Population	47,693	Suburb residents
Median Household Income	\$66,664/yr	ABS Census
Schools in suburb	7	5 primary · 2 secondary

RECENT SETTLED SALES

ADDRESS	SOLD	PRICE	TYPE	LAND
13 Tasman Rd, Port Macquarie NSW 2444	2026-06-11	\$690,000	Residence	—
276 Hastings River Dr, Port Macquarie NSW 2444	2026-06-11	\$520,000	Residence	—
137 River Park Rd, Port Macquarie NSW 2444	2026-06-10	\$3,200,000	Residence	1,384 m ²
262 Hastings River Dr, Port Macquarie NSW 2444	2026-06-10	\$600,000	Residence	1,894 m ²
13 Rush Lily View, Port Macquarie NSW 2444	2026-06-10	\$690,000	Vacant Land	956 m ²
47 Ackroyd St, Port Macquarie NSW 2444	2026-06-10	\$620,000	Residence	—

Source: NSW Valuer-General. Individual settled transactions, most recent first.

RISK & SIGNAL NOTES

Low vacancy 1.0% — tight rental market

Due Diligence Checklist — Port Macquarie

- Verify current asking rents via listing sites (Domain, REA)
 - Review recent comparable sales in the suburb
 - Check local vacancy rates via rental property managers
 - Confirm council rates and strata/body corporate fees
 - Obtain building and pest inspection reports
 - Review flood, fire and insurance zone maps
 - Check local planning overlays and zoning
 - Verify employment drivers and distance from services
 - Obtain independent legal and financial advice
 - Run full cashflow model with your actual borrowing rate
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Prepared by Coastline Property Partners as general research support. Independent legal and financial advice recommended before any property decision.

Data sourced from Australian government public records via PropertyScoutAU.