# Statement of Information

McGrath



## 288 HOWICK STREET BATHURST NSW 2795

Prepared on **24th July 2026**


**Baden Smith**
McGrath Bathurst

Suites 7 & 9, 73A William Street
Bathurst NSW 2795

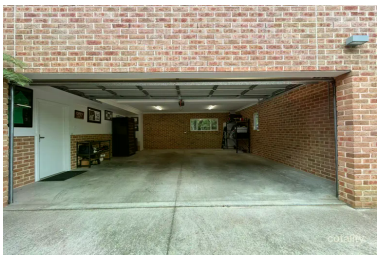
m: 0481 180 151
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badensmith@mcgrath.com.au

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# Comparable Sales

## 1 7A CLEMENTS STREET BATHURST NSW 2795

**Sold $1,085,000**



5 | 2 | 2 | 851m² | 227m²

| | | | |
|---|---|---|---|
| Year Built | 2009 | DOM | 18 |
| Sold Date | 18-Feb-26 | Distance | 0.59km |
| First Listing | Contact Agent | | |
| Last Listing | $1,085,000 | | |

**Notes from your agent**

Similar lot and house size

## 2 368 HOWICK STREET BATHURST NSW 2795

**Sold $1,100,000**



4 | 2 | 2 | 1,031m² | 196m²

| | | | |
|---|---|---|---|
| Year Built | 1940 | DOM | 161 |
| Sold Date | 29-Apr-26 | Distance | 0.47km |
| First Listing | $1,150,000 | | |
| Last Listing | $1,100,000 | | |

**Notes from your agent**

Larger lot size, Smaller character home

## 3 73 MORRISSET STREET BATHURST NSW 2795

**Sold $1,000,000**



4 | 2 | 2 | 588m² | 190m²

| | | | |
|---|---|---|---|
| Year Built | - | DOM | 20 |
| Sold Date | 11-Feb-26 | Distance | 0.56km |
| First Listing | $950,000 - $1,000,000 | | |
| Last Listing | $950,000 - $1,000,000 | | |

**Notes from your agent**

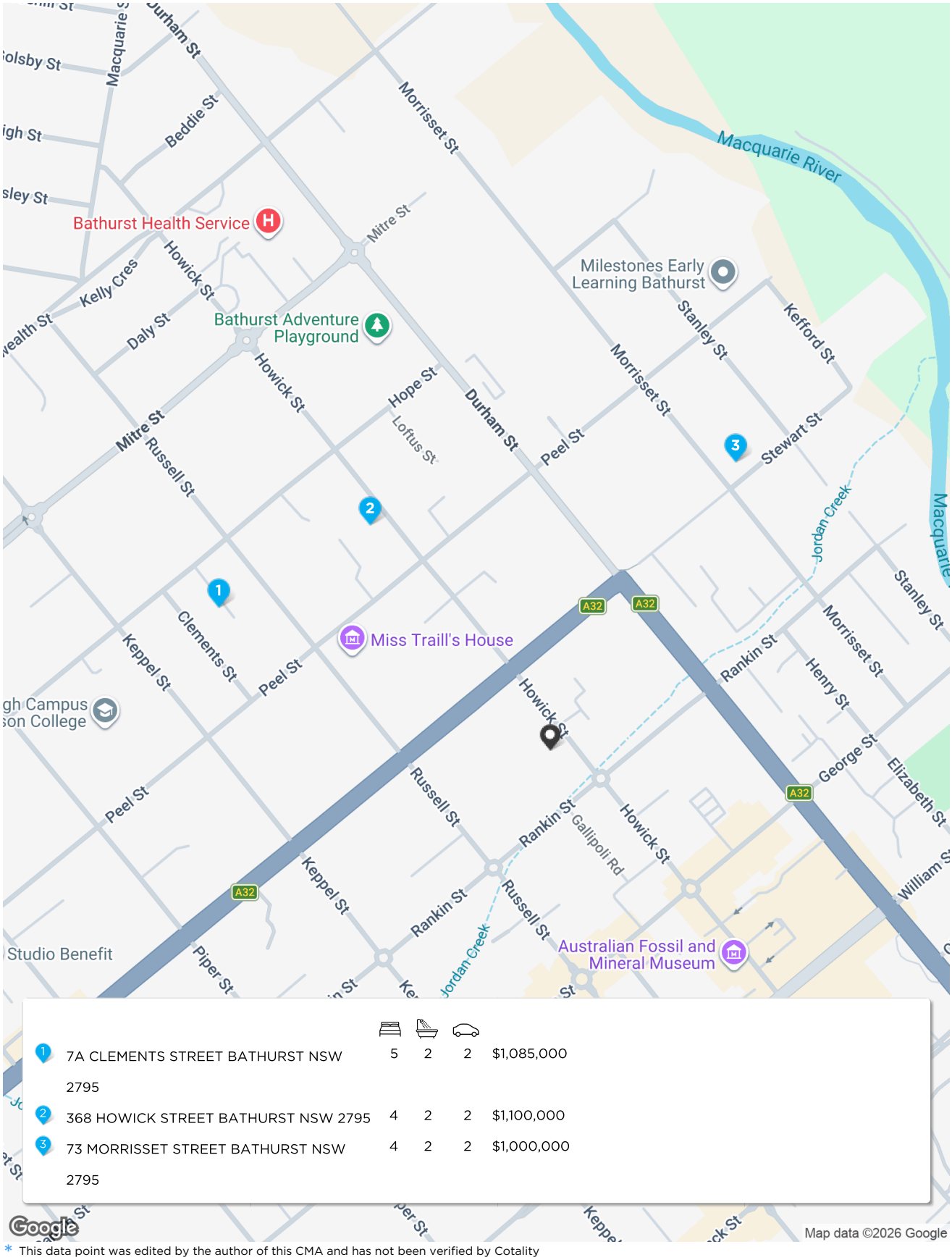
Much smaller lot and house size. More modern interior

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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# Comparables Map: Sales



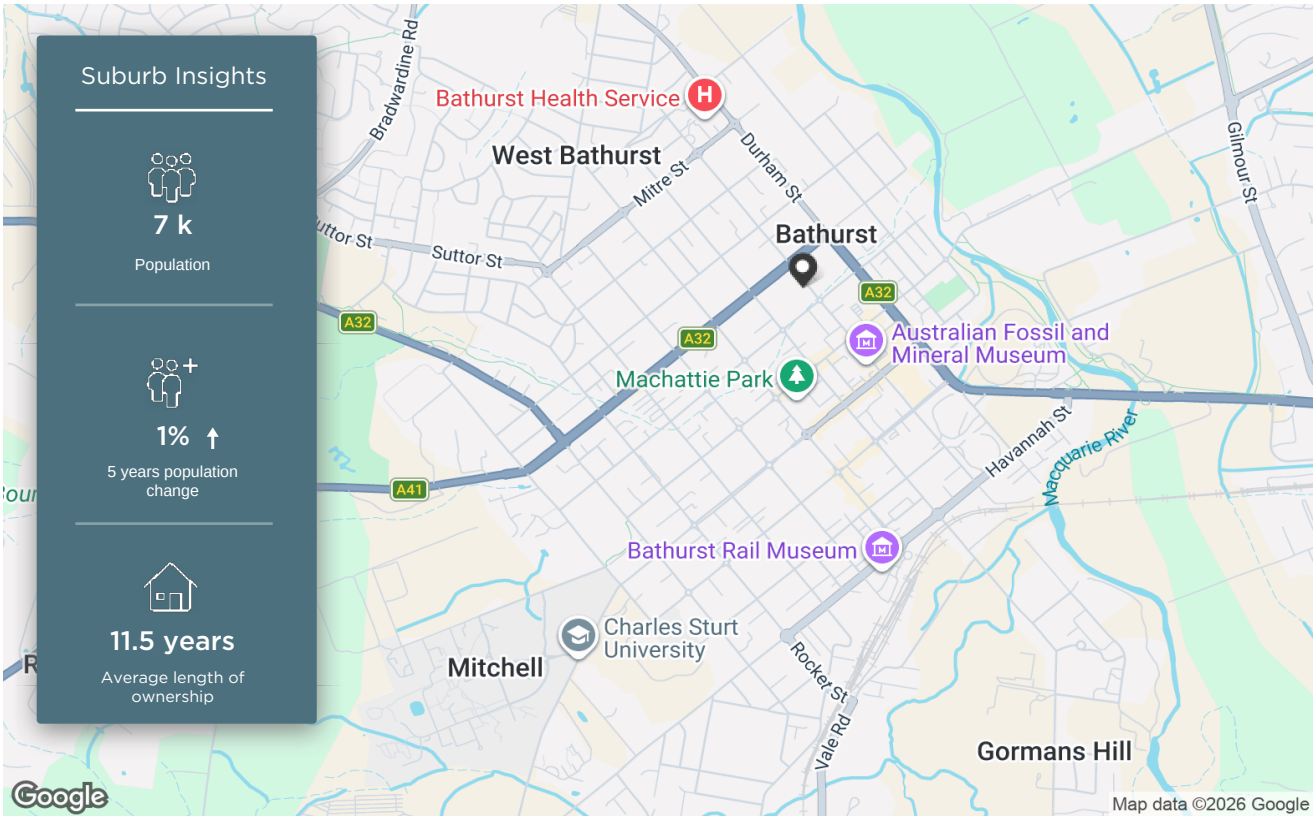

| | | | | |
|---|---|---|---|---|
| 1 7A CLEMENTS STREET BATHURST NSW 2795 | 5 | 2 | 2 | $1,085,000 |
| 2 368 HOWICK STREET BATHURST NSW 2795 | 4 | 2 | 2 | $1,100,000 |
| 3 73 MORRISSET STREET BATHURST NSW 2795 | 4 | 2 | 2 | $1,000,000 |

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# Bathurst

## Demographic



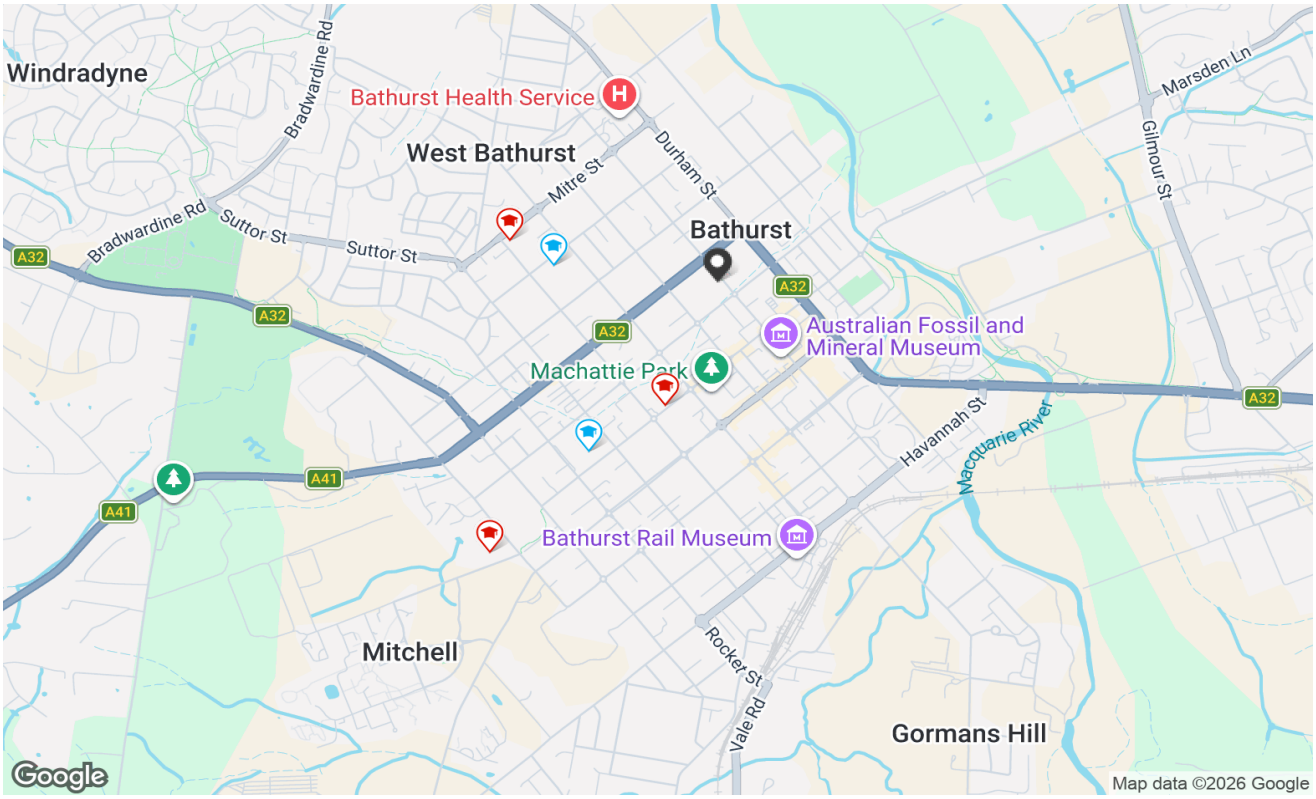

The size of Bathurst is approximately 5.9 square kilometres. There are 17 parks, covering nearly 16.7% of the total area. The population of Bathurst in 2016 was 6932 people. By 2021 the population was 7001 showing a population growth of 1.0% in the area during that time. The predominant age group in Bathurst is 20-29 years. Households in Bathurst are primarily childless couples and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Bathurst work in a professional occupation.In 2021, 43.40% of the homes in Bathurst were owner-occupied compared with 44.00% in 2016.

| HOUSEHOLD STRUCTURE | | HOUSEHOLD OCCUPANCY | | HOUSEHOLD INCOME | | AGE | |
|---|---|---|---|---|---|---|---|
| TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| Single Parents | 22.0 | Owns Outright | 27.8 | 182K+ | 6.9 | 80-89 | 5.8 |
| Other | 2.9 | Renting | 53.5 | 15.6-33.8K | 19.1 | 50-59 | 11.8 |
| Couples with Children | 27.3 | Not Stated | 1.3 | 130-182K | 8.2 | 60-69 | 12.0 |
| Childless Couples | 47.8 | Purchaser | 15.6 | 78-130K | 21.7 | 100+ | 0.0 |
| | | Other | 1.8 | 52-78K | 18.3 | 70-79 | 10.1 |
| | | | | 0-15.6K | 3.8 | 0-9 | 8.9 |
| | | | | 33.8-52K | 16.3 | 10-19 | 8.2 |
| | | | | | | 40-49 | 9.5 |
| | | | | | | 30-39 | 13.8 |
| | | | | | | 20-29 | 17.9 |

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# Local Schools




| | SCHOOL ADDRESS | DISTANCE | SCHOOL TYPE | GENDER | SECTOR | YEARS |
|---|---|---|---|---|---|---|
| | **Cathedral Catholic Primary School** | 0.65km | Primary | Mixed | Non-Government | 0-6 |
| | **Denison College of Secondary Education, Bathurst High Campus**<br>190 Hope Street Bathurst NSW 2795 | 0.76km | Secondary | Mixed | Government | 7-12 |
| | **The Assumption Catholic Primary School**<br>285 Piper Street Bathurst NSW 2795 | 0.99km | Primary | Mixed | Non-Government | 0-6 |
| | **Bathurst Public School**<br>281 George Street Bathurst NSW 2795 | 1.03km | Primary | Mixed | Government | 0-6 |
| | **Carenne School**<br>158 Browning Street Mitchell NSW 2795 | 1.72km | Special | Mixed | Government | - |

Property is within school catchment area  Property is outside school catchment area

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# Recent Market Trends

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|---|---|---|---|---|---|---|
| Apr 2026 | 14 | $667,431 | 1.2% ▲ | 63 | 65 | $525 |
| Mar 2026 | 14 | $659,338 | -0.2% ▼ | 66 | 63 | $520 |
| Feb 2026 | 17 | $660,904 | -0.3% ▼ | 76 | 60 | $520 |
| Jan 2026 | 6 | $662,813 | 1.5% ▲ | 74 | 46 | $520 |
| Dec 2025 | 14 | $652,946 | 2.2% ▲ | 74 | 55 | $520 |
| Nov 2025 | 13 | $638,622 | 2.5% ▲ | 73 | 61 | $500 |
| Oct 2025 | 14 | $623,199 | 0.7% ▲ | 79 | 56 | $500 |
| Sep 2025 | 18 | $618,925 | 0.8% ▲ | 74 | 58 | $500 |
| Aug 2025 | 12 | $614,208 | -0.3% ▼ | 77 | 61 | $500 |
| Jul 2025 | 12 | $615,928 | -0.7% ▼ | 73 | 61 | $495 |
| Jun 2025 | 19 | $620,102 | 0.9% ▲ | 84 | 76 | $492 |
| May 2025 | 25 | $614,389 | 2.0% ▲ | 88 | 85 | $490 |

## Sales by Price - 12 months (House)

| PRICE | NUMBER |
|---|---|
| <200K | 0 |
| $200K-$400K | 8 |
| $400K-$600K | 51 |
| $600K-$800K | 75 |
| $800K-$1M | 23 |
| $1M-$2M | 17 |
| >$2M | 3 |

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# Long Term Market Trends

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|---|---|---|---|---|---|---|
| 2026 | 178 | $660,247 | 6.5% ▲ | 63 | 190 | $530 |
| 2025 | 123 | $620,102 | -0.3% ▼ | 98 | 203 | $492 |
| 2024 | 150 | $622,144 | 8.6% ▲ | 64 | 193 | $460 |
| 2023 | 121 | $572,655 | -8.0% ▼ | 55 | 162 | $440 |
| 2022 | 210 | $622,259 | 34.7% ▲ | 31 | 201 | $415 |
| 2021 | 176 | $461,831 | 22.2% ▲ | 52 | 181 | $360 |
| 2020 | 129 | $377,886 | -3.7% ▼ | 95 | 155 | $340 |
| 2019 | 129 | $392,285 | 5.9% ▲ | 71 | 163 | $327 |
| 2018 | 138 | $370,299 | 5.8% ▲ | 57 | 169 | $325 |
| 2017 | 143 | $349,981 | 12.4% ▲ | 60 | 174 | $320 |
| 2016 | 153 | $311,372 | 2.6% ▲ | 78 | 175 | $300 |
| 2015 | 141 | $303,519 | 2.4% ▲ | 59 | 180 | $300 |
| 2014 | 131 | $296,487 | 9.3% ▲ | 56 | 184 | $320 |
| 2013 | 130 | $271,312 | -0.4% ▼ | 67 | 138 | $315 |
| 2012 | 140 | $272,499 | 0.4% ▲ | 57 | 145 | $295 |
| 2011 | 129 | $271,332 | 7.0% ▲ | 77 | 135 | $270 |
| 2010 | 121 | $253,539 | 8.0% ▲ | 89 | 140 | $260 |
| 2009 | 113 | $234,718 | -2.4% ▼ | 94 | 163 | $230 |
| 2008 | 145 | $240,563 | 1.5% ▲ | 89 | 185 | $240 |
| 2007 | 113 | $237,067 | -1.0% ▼ | 77 | 117 | $225 |

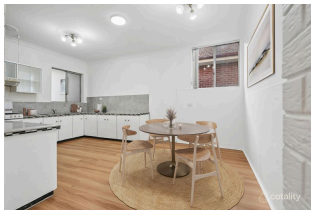
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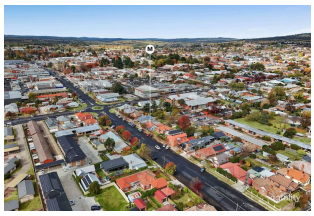
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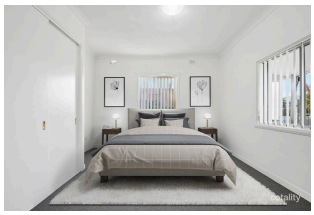
# Summary

## 288 HOWICK STREET BATHURST NSW 2795









### Sale Price Range
$1,180,000

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