Comparative Market Analysis

McGrath



40 LOMBARDY WAY ORANGE NSW 2800

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Comparable Sales

1 4 LOMBARDY WAY ORANGE NSW 2800

Sold $1,075,000



4 | 2 | 2 | 874m² | 214m²

Year Built	2014	DOM	90
Sold Date	13-Feb-26	Distance	0.09km
First Listing	$1,100,000		
Last Listing	$1,100,000		

Notes from your agent

Very comparable to 40 Lombardy Way in its core accommodation, with the same 4 bedrooms and 2 bathrooms. 40 Lombardy Way has the advantage of three living areas, offering more flexibility and additional living space.

2 42 CARWOOLA DRIVE ORANGE NSW 2800

Sold $1,272,500



4 | 2 | 2 | 901m² | 266m²

Year Built	2018	DOM	56
Sold Date	03-Nov-25	Distance	0.11km
First Listing	$1,350,000 - $1,400,000		
Last Listing	$1,272,500		

Notes from your agent

Closely comparable in bedroom, bathroom and garage configuration. 40 Lombardy Way is stronger in terms of living accommodation with three separate living areas.

3 12 CLONTARF CLOSE ORANGE NSW 2800

Sold $1,350,000



4 | 2 | 2 | 904m² | 236m²

Year Built	2024	DOM	113
Sold Date	19-Dec-25	Distance	0.19km
First Listing	$1,390,000-$1,430,000		
Last Listing	$1,350,000 Guide		

Notes from your agent

Similar overall accommodation with four bedrooms, two bathrooms and a double garage. 40 Lombardy Way offers an additional living area, which provides a point of difference.

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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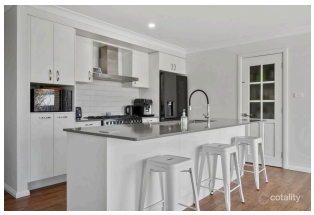
Summary

40 LOMBARDY WAY ORANGE NSW 2800









Sale Price Guide
$1,100,000 - $1,170,000

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