

Comparable Sales

1 14 SMITH STREET MOLONG NSW 2866



3 1 3 1,059m² -
 Year Built - DOM 44
 Sold Date 28-May-26 Distance 0.36km
 First Listing \$620,000 - \$640,000
 Last Listing \$620,000 - \$640,000

Sold \$630,000

Property is in a similar area, and the land size is also similar. It has multiple shed/storage spaces, and the home is bigger and presents well.

2 21 WELLINGTON STREET MOLONG NSW 2866



3 1 3 1,113m² 131m²
 Year Built - DOM 1
 Sold Date 22-Jun-26 Distance 0.09km
 First Listing \$710,000
 Last Listing \$710,000

Sold \$710,000

Property is in the same direct area with similar land size. Home is brick with multiple shed space and solar installed.

3 117 EDWARD STREET MOLONG NSW 2866



3 2 4 788m² 160m²
 Year Built - DOM 45
 Sold Date 15-Sep-26 Distance 0.35km
 First Listing \$690,000-\$710,000
 Last Listing \$690,000-\$710,000

Sold \$700,000

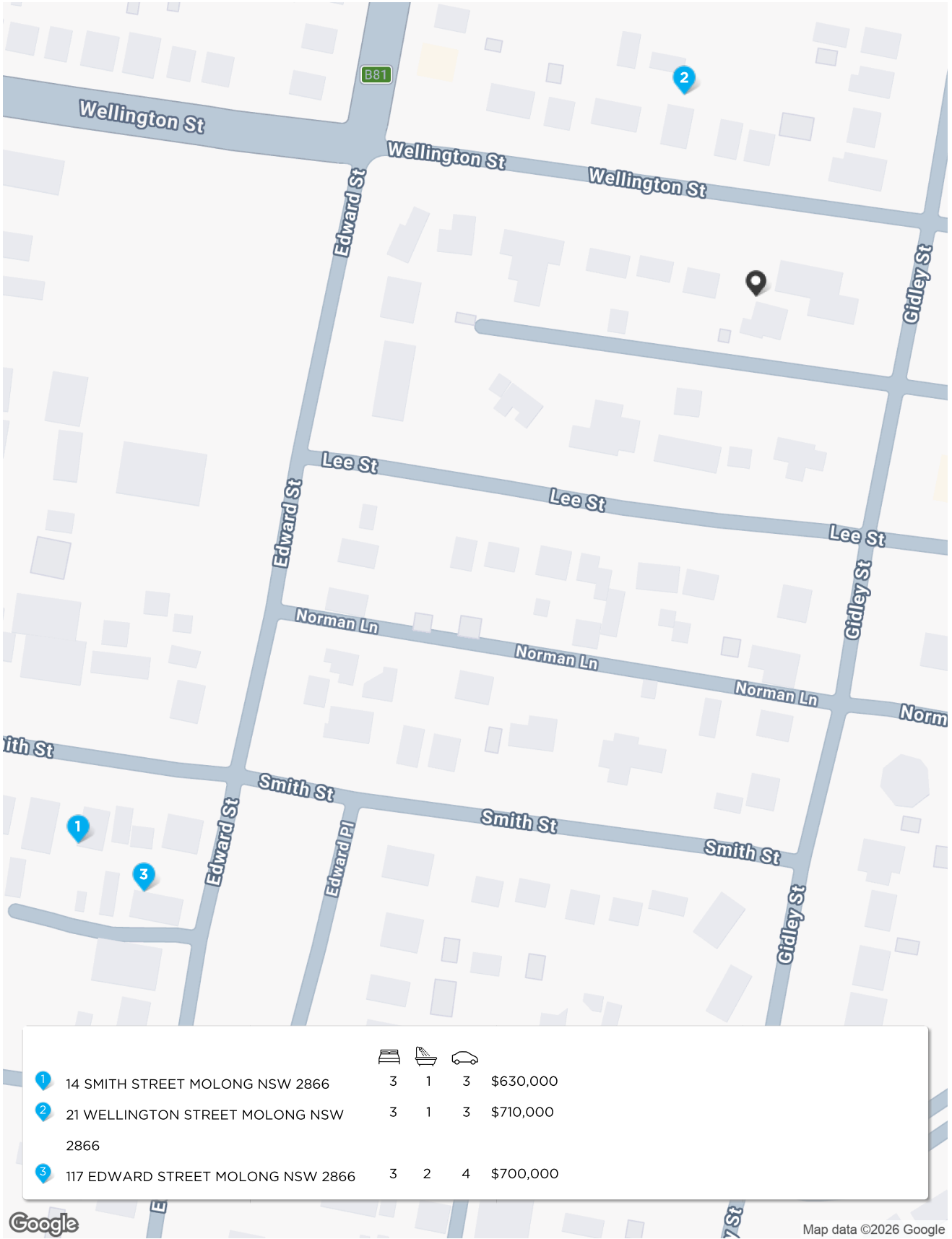
Property is in a similar area. Land size is smaller but has a great sized shed. House is brick with a second bathroom and a garage that has been converted to a fourth bedroom or rumpus room.

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

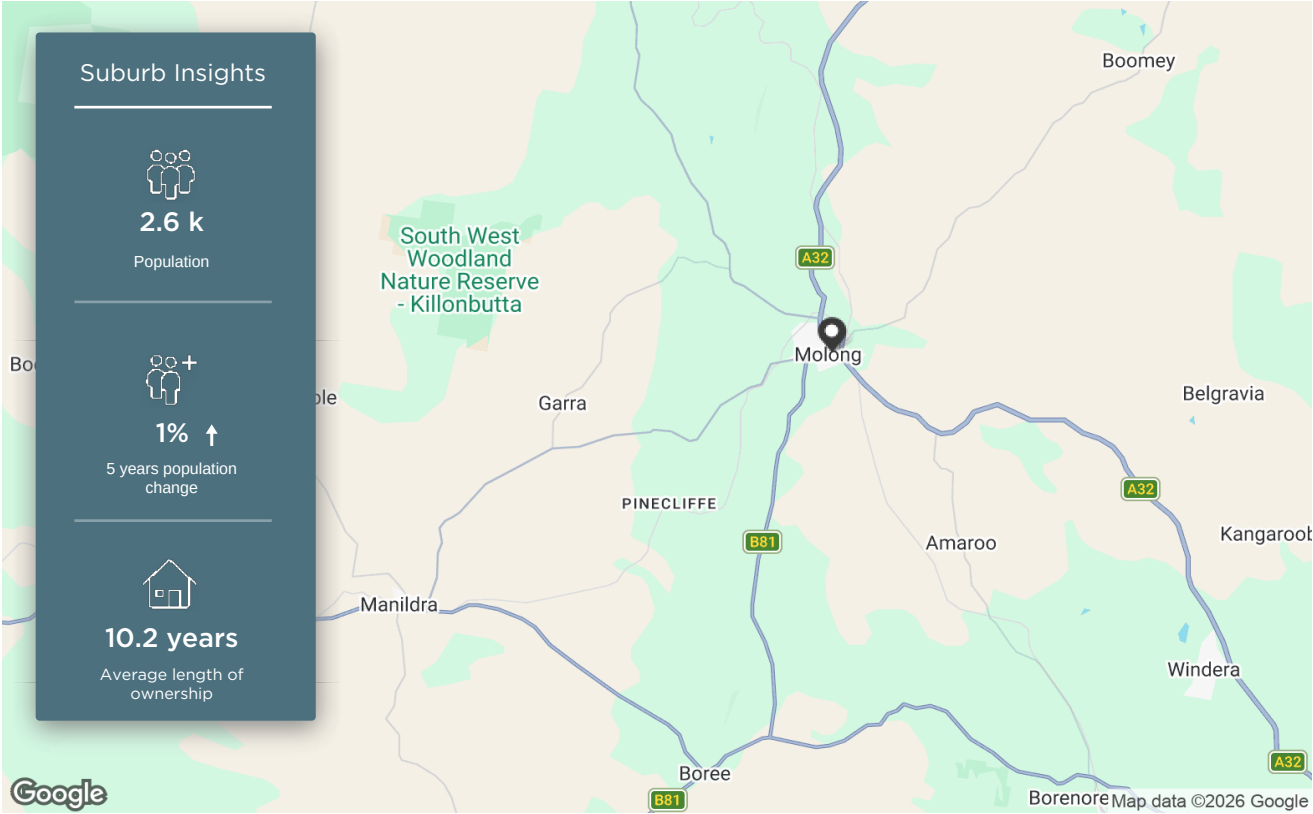
Comparables Map: Sales



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Molong

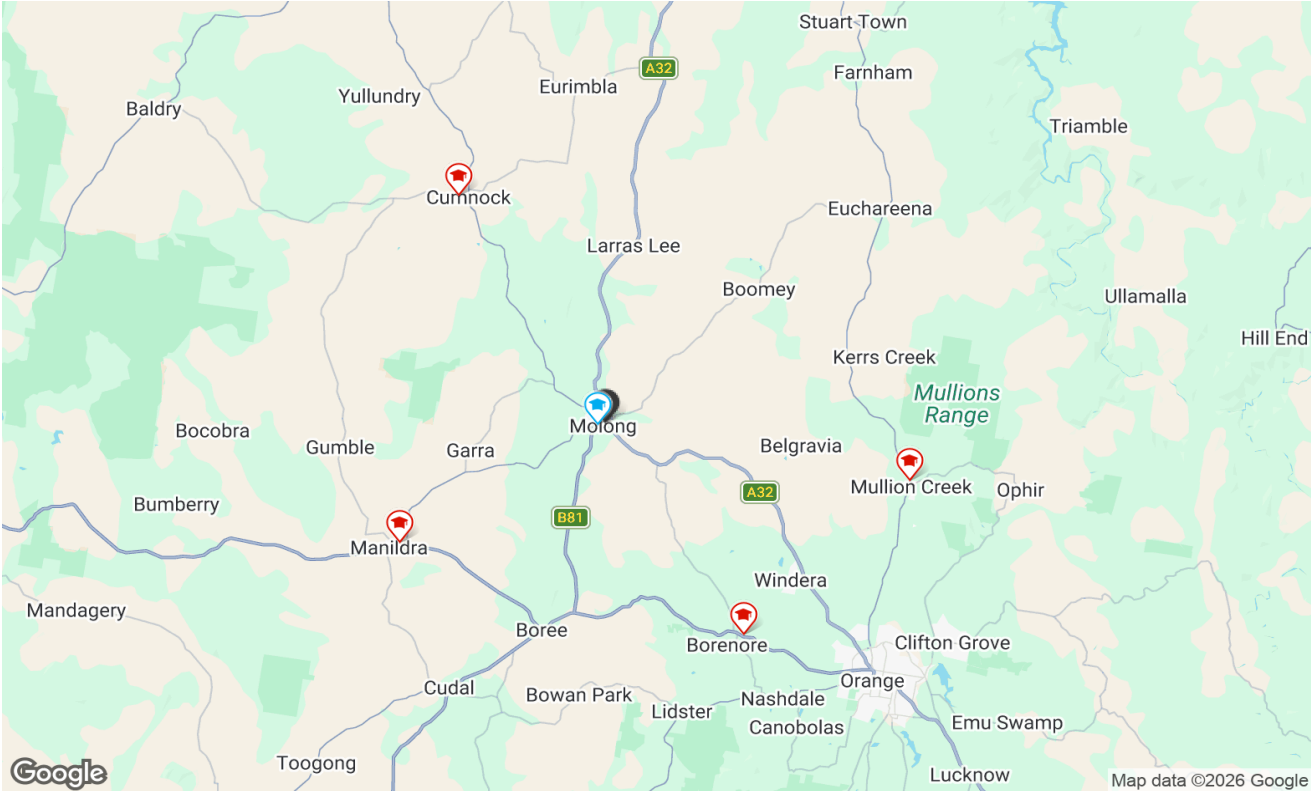
Demographic



The size of Molong is approximately 425.3 square kilometres. There are 2 parks within the area. The population of Molong in 2016 was 2577 people. By 2021 the population was 2595 showing a population growth of 0.7% in the area during that time. The predominant age group in Molong is 10-19 years. Households in Molong are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Molong work in a managers occupation. In 2021, 73.80% of the homes in Molong were owner-occupied compared with 71.20% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	0.4	Other	2.5	78-130K	20.7	20-29	9.7
Childless Couples	41.6	Purchaser	33.8	0-15.6K	4.7	10-19	13.4
Couples with Children	42.6	Owns Outright	40.0	130-182K	11.9	90-99	1.1
Single Parents	15.4	Renting	21.1	52-78K	15.0	0-9	12.9
		Not Stated	2.1	182K+	9.0	80-89	5.4
				33.8-52K	13.7	70-79	11.1
				15.6-33.8K	15.1	60-69	12.2
						100+	0.0
						30-39	10.3
						50-59	12.4

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Molong Central School 68-70 Phillip Street Molong NSW 2866	0.3km	Combined	Mixed	Government	0-12
	Manildra Public School	18.12km	Primary	Mixed	Government	0-6
	Borenore Public School 1243 The Escort Way Borenore NSW 2800	20.09km	Primary	Mixed	Government	0-6
	Cumnock Public School 18 Railway Parade Cumnock NSW 2867	21.3km	Primary	Mixed	Government	0-6
	Mullion Creek Public School 45 Long Point Road Mullion Creek NSW 2800	23.96km	Primary	Mixed	Government	0-6



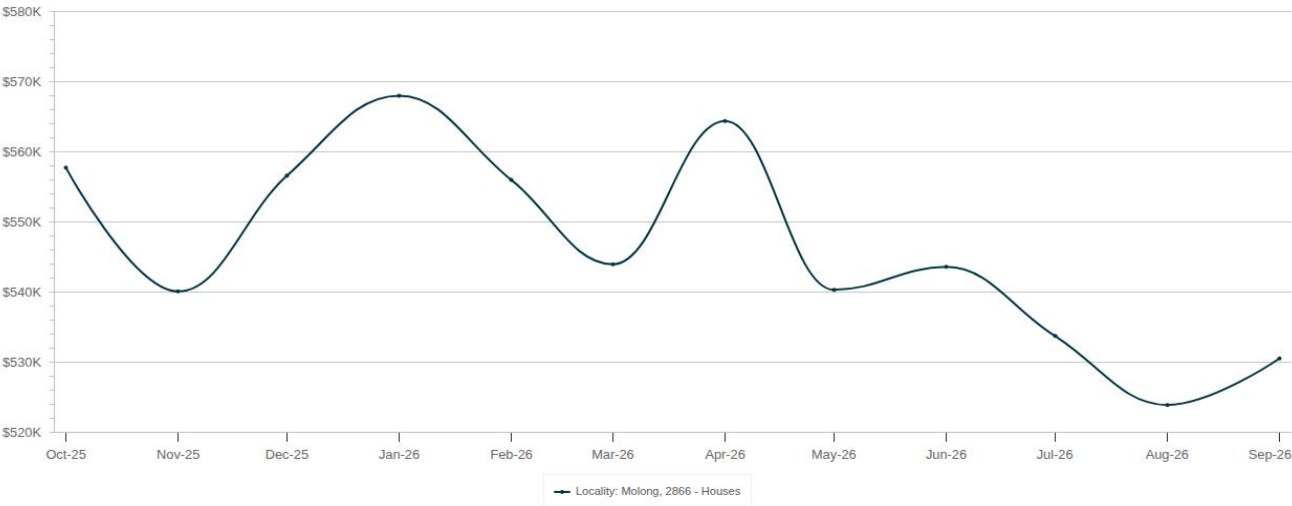
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

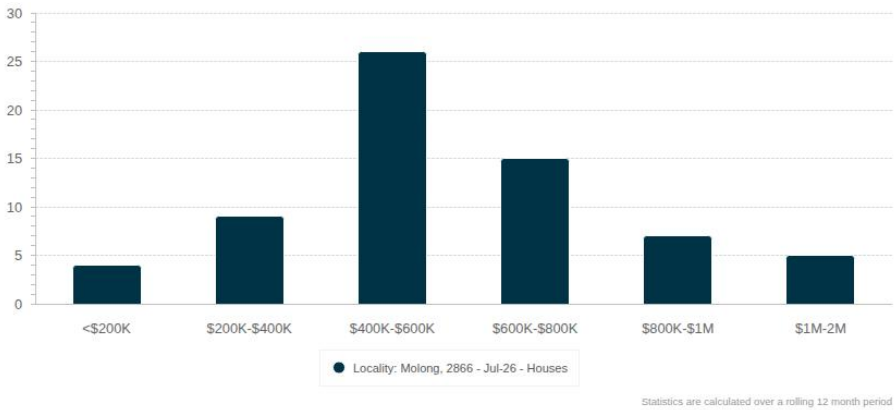
Median Value - 12 Months



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2026	-	\$530,465	1.3% ▲	-	10	\$480
Aug 2026	-	\$523,837	-1.8% ▼	-	9	\$475
Jul 2026	4	\$533,685	-1.8% ▼	49	8	\$475
Jun 2026	5	\$543,522	0.6% ▲	65	10	\$475
May 2026	8	\$540,256	-4.3% ▼	86	10	\$470
Apr 2026	5	\$564,329	3.8% ▲	95	9	\$465
Mar 2026	10	\$543,894	-2.2% ▼	116	18	\$450
Feb 2026	6	\$555,912	-2.1% ▼	143	20	\$430
Jan 2026	5	\$567,946	2.1% ▲	122	16	\$440
Dec 2025	3	\$556,522	3.1% ▲	119	12	\$450
Nov 2025	7	\$540,018	-3.2% ▼	122	15	\$450
Oct 2025	6	\$557,662	-0.4% ▼	138	16	\$450

Sales by Price - 12 months

PRICE	NUMBER
<\$200K	4
\$200K-\$400K	9
\$400K-\$600K	26
\$600K-\$800K	15
\$800K-\$1M	7
\$1M-\$2M	5
>2M	0



Long Term Market Trends

Median Value - 20 Years

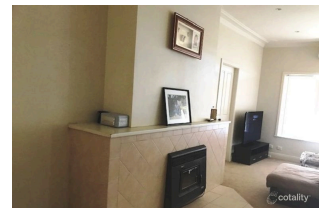


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	66	\$530,465	-5.2% ▼	49	39	\$480
2025	49	\$559,700	11.7% ▲	165	42	\$450
2024	37	\$500,948	2.4% ▲	63	44	\$450
2023	44	\$489,396	1.2% ▲	70	43	\$385
2022	56	\$483,411	24.8% ▲	38	33	\$380
2021	64	\$387,348	27.2% ▲	38	55	\$360
2020	51	\$304,610	11.7% ▲	103	48	\$310
2019	41	\$272,659	-2.2% ▼	81	70	\$310
2018	53	\$278,756	12.8% ▲	89	60	\$275
2017	48	\$247,016	-1.8% ▼	55	68	\$280
2016	46	\$251,451	15.2% ▲	129	82	\$280
2015	37	\$218,362	-4.1% ▼	111	77	\$270
2014	37	\$227,636	-1.8% ▼	96	72	\$260
2013	30	\$231,879	18.9% ▲	169	66	\$280
2012	49	\$194,981	-13.8% ▼	117	70	\$260
2011	38	\$226,217	3.4% ▲	113	59	\$220
2010	36	\$218,684	10.2% ▲	124	46	\$190
2009	35	\$198,463	7.7% ▲	63	51	\$188
2008	23	\$184,223	1.9% ▲	94	51	\$170
2007	29	\$180,862	-10.0% ▼	103	51	\$155

Summary

22 WELLINGTON STREET MOLONG NSW 2866



Sale Price Range

\$585,000 - \$605,000

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