Comparative Market Analysis

McGrath



28 CAROLINE STREET ORANGE NSW 2800

Prepared on **28th October 2026**

Jack Aumuller
McGrath Orange

185 Lords Place
Orange NSW 2800

m: 0481 985 825

jackaumuller@mcgrath.com.au

Comparable Sales

1 36 CAROLINE STREET ORANGE NSW 2800

Sold $1,550,000



4 2 2 1,214m² 256m²

Year Built	1920	DOM	130
Sold Date	01-Dec-23	Distance	0.06km
First Listing	Auction		
Last Listing	Price on Request		

Notes from your agent

Particularly relevant given the identical 1,214m² land size, East Orange location and strong character appeal, with four bedrooms, two bathrooms and multiple living areas.

2 10 CAROLINE STREET ORANGE NSW 2800

Sold $730,000



3 2 1 575m² 124m²

Year Built	1940	DOM	128
Sold Date	09-Feb-26	Distance	0.16km
First Listing	$780000		
Last Listing	Price guide $715,000 $740,000		

Notes from your agent

Comparable for its East Orange location, character appeal and three-bedroom, two-bathroom accommodation, providing a useful benchmark for the value of the property's primary residence component despite its smaller 575m² landholding.

3 25 ALLENBY ROAD ORANGE NSW 2800

Sold $1,280,000



4 2 2 1,062m² 212m²

Year Built	1940	DOM	70
Sold Date	17-Mar-26	Distance	0.91km
First Listing	Guiding $1.3m-$1.4m		
Last Listing	$1,280,000		

Notes from your agent

Comparable due to its similar East Orange location, substantial 1,062m² landholding and four-bedroom, two-bathroom accommodation, with multiple living areas.

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

McGrath

Summary

28 CAROLINE STREET ORANGE NSW 2800









Sale Price Guide
$1,800,000

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

McGrath

Disclaimer

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data). © Copyright 2026. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved.

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licenced by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see https://www.cotality.com/au/legal/third-party-restrictions

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.