Comparative Market Analysis

McGrath



6 JOSEPH DRIVE ORANGE NSW 2800

Prepared on **1st October 2026**

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Comparable Sales

1 4 REDBOX STREET ORANGE NSW 2800

Sold $1,075,000



4 2 2 543m² -

Year Built	-	DOM	103
Sold Date	27-May-26	Distance	0.37km
First Listing	Price Guide: $1,100,000		
Last Listing	$1,060,000 - $1,120,000		

Notes from your agent

Comparable in accommodation, land size and contemporary design, with a similar four-bedroom, two-bathroom layout, double garage and modern open-plan living.

2 8 REDBOX STREET ORANGE NSW 2800

Sold $1,230,000



4 2 2 543m² 193m²

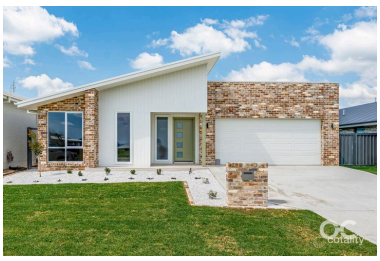
Year Built	2024	DOM	22
Sold Date	09-Mar-26	Distance	0.34km
First Listing	An Exclusive Release - Coming Soon		
Last Listing	Contact Agent		

Notes from your agent

Comparable in accommodation, land size and contemporary construction, with a similar four-bedroom, two-bathroom configuration and double garage.

3 12 WHITEBOX STREET ORANGE NSW 2800

Sold $1,050,000



4 2 2 504m² -

Year Built	-	DOM	49
Sold Date	27-Jan-26	Distance	0.39km
First Listing	Contact Agent		
Last Listing	$1,050,000		

Notes from your agent

Strong comparable given the almost identical land size and accommodation, with both properties offering four bedrooms, two bathrooms, a double garage and contemporary family-focused interiors.

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

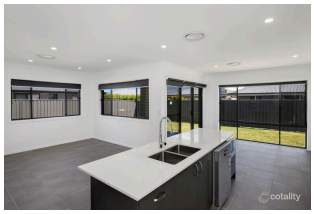
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Summary

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Sale Price Guide
$950,000 - $1,040,000

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