Statement of Information

McGrath



65 DARWIN DRIVE LLANARTH NSW 2795

Prepared on **14th August 2026**

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Comparable Sales

1 60 WESTBOURNE DRIVE LLANARTH NSW 2795

Sold $965,000



4 2 2 1,042m² 230m²

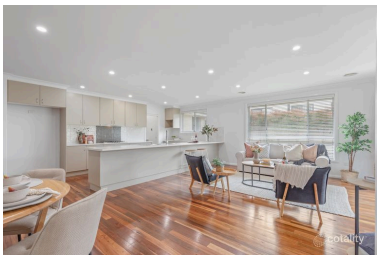
Year Built	2013	DOM	113
Sold Date	31-Jul-25	Distance	0.56km
First Listing	Guide $980,000 - $1,050,000		
Last Listing	Sold		

Notes from your agent

Comparable family home with a generous floorplan, open-plan living, modern presentation and a sale price within a relevant range.

2 7 JOUBERT DRIVE LLANARTH NSW 2795

Sold $955,000



5 2 3 1,148m² 233m²

Year Built	2009	DOM	13
Sold Date	23-Apr-25	Distance	0.56km
First Listing	$955,000		
Last Listing	$955,000		

Notes from your agent

A closely matched family property offering generous proportions, open-plan living, modern finishes and strong family appeal

3 5 JOUBERT DRIVE LLANARTH NSW 2795

Sold $939,000



4 2 3 1,148m² 222m²

Year Built	-	DOM	34
Sold Date	22-Apr-25	Distance	0.56km
First Listing	$939,000		
Last Listing	$939,000		

Notes from your agent

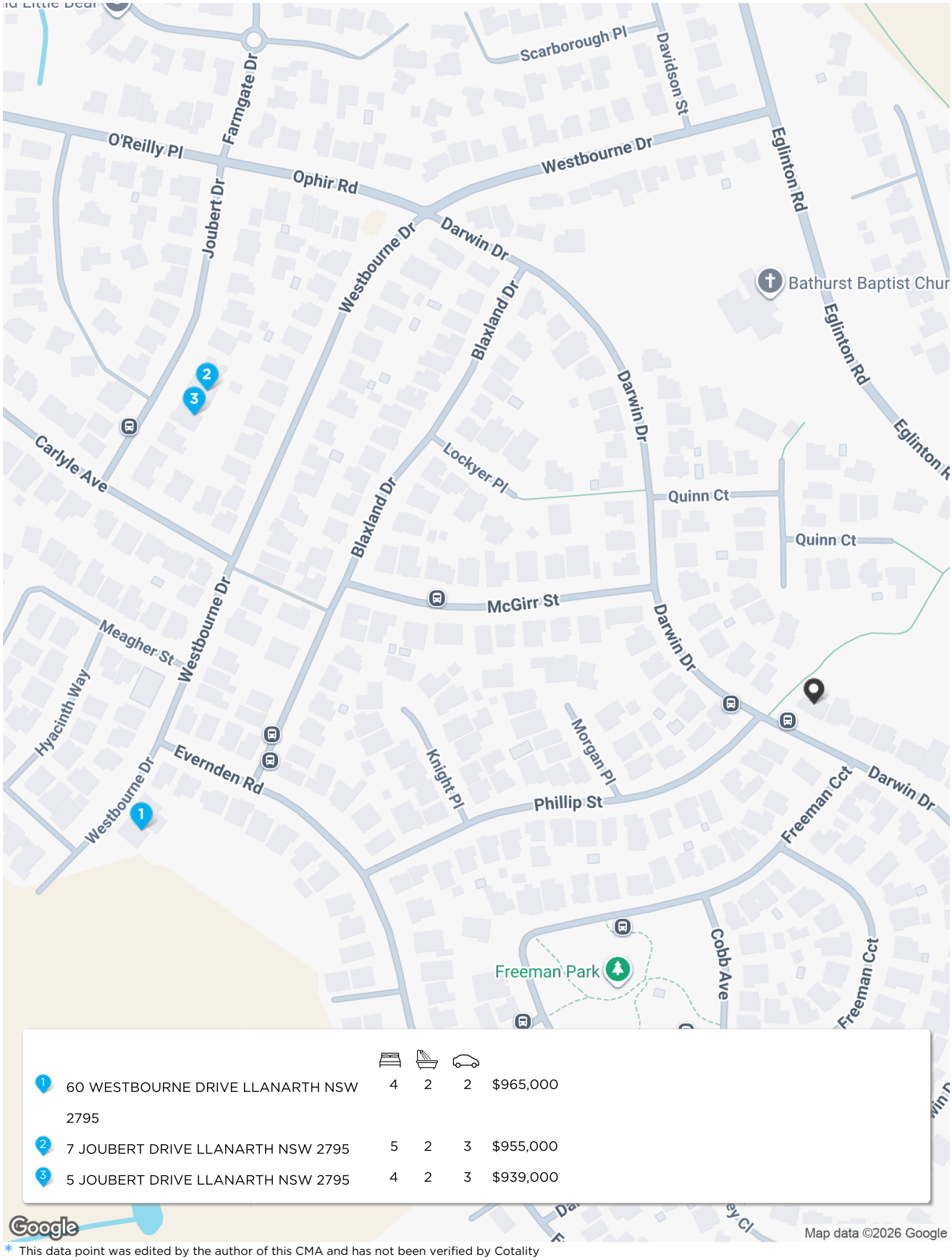
A relevant comparison featuring a spacious family layout, contemporary presentation, open-plan living and a comparable level of finish.

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



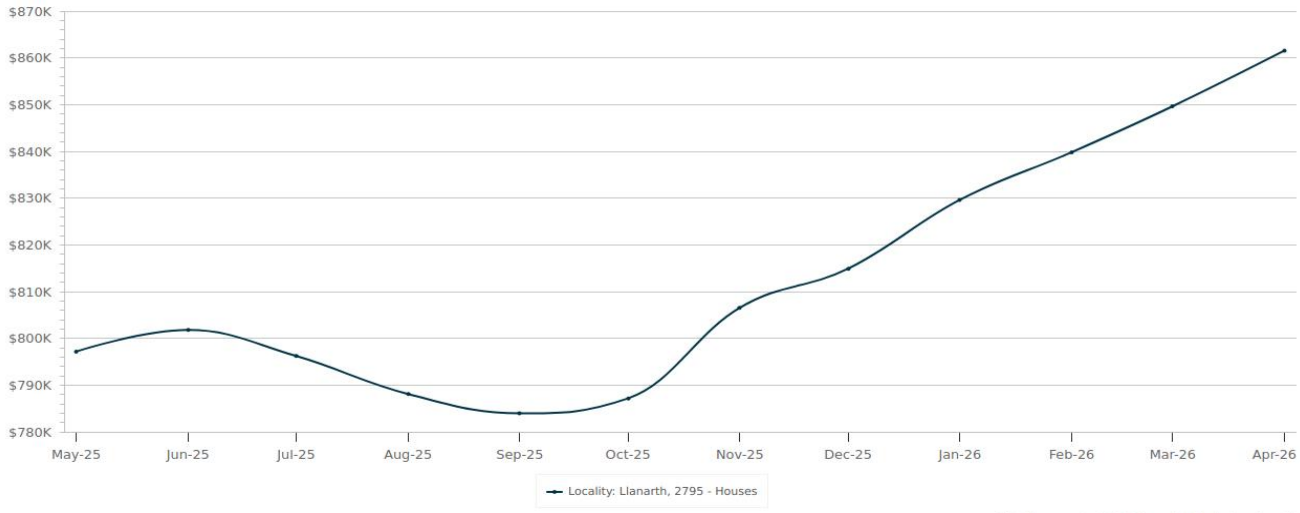
1	60 WESTBOURNE DRIVE LLANARTH NSW 2795	4	2	2	$965,000
2	7 JOUBERT DRIVE LLANARTH NSW 2795	5	2	3	$955,000
3	5 JOUBERT DRIVE LLANARTH NSW 2795	4	2	3	$939,000

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Recent Market Trends

Median Value - 12 Months (House)

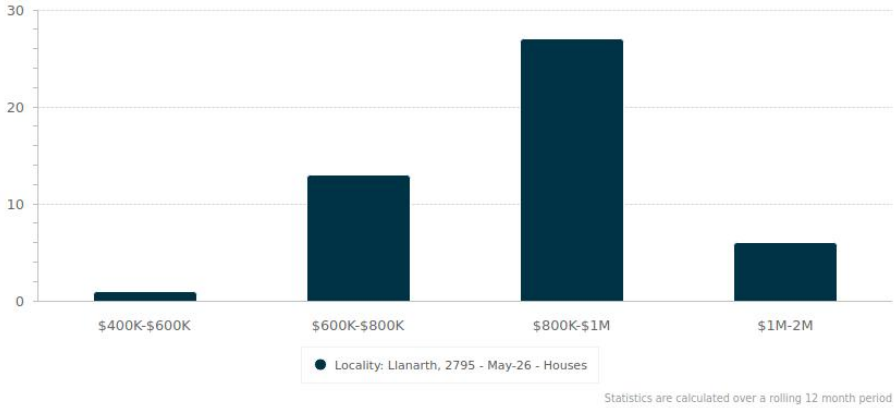


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2026	-	-	-	-	-	-
Apr 2026	7	$861,543	1.4% ▲	64	17	$650
Mar 2026	4	$849,644	1.2% ▲	64	16	$650
Feb 2026	6	$839,811	1.2% ▲	68	16	$650
Jan 2026	1	$829,622	1.8% ▲	68	11	$650
Dec 2025	4	$814,898	1.0% ▲	71	13	$650
Nov 2025	6	$806,531	2.5% ▲	62	19	$640
Oct 2025	3	$787,147	0.4% ▲	64	18	$630
Sep 2025	5	$783,958	-0.5% ▼	64	18	$630
Aug 2025	2	$788,108	-1.0% ▼	63	20	$605
Jul 2025	7	$796,221	-0.7% ▼	78	24	$605
Jun 2025	1	$801,776	0.6% ▲	67	20	$600

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	1
$600K-$800K	13
$800K-$1M	27
$1M-$2M	6
>2M	0

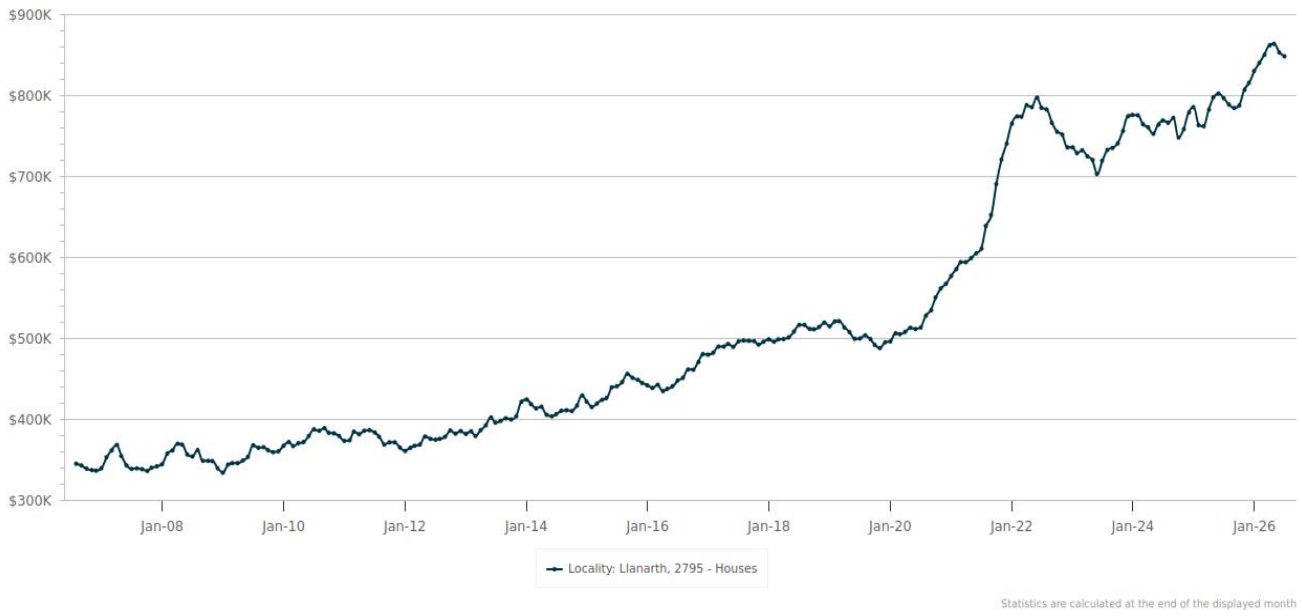


Statistics are calculated over a rolling 12 month period

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Long Term Market Trends

Median Value - 20 Years (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	48	$847,828	6.5% ▲	63	51	$650
2025	39	$796,221	3.6% ▲	72	66	$605
2024	39	$768,636	6.9% ▲	51	57	$580
2023	39	$718,778	-8.4% ▼	57	52	$540
2022	45	$784,448	28.6% ▲	26	43	$500
2021	53	$610,209	19.0% ▲	63	67	$477
2020	43	$512,850	2.7% ▲	93	52	$430
2019	37	$499,185	-3.3% ▼	59	60	$430
2018	45	$516,083	4.1% ▲	57	64	$430
2017	66	$495,621	10.8% ▲	54	78	$430
2016	47	$447,357	1.6% ▲	66	58	$430
2015	53	$440,270	8.5% ▲	58	71	$420
2014	60	$405,751	2.6% ▲	86	67	$420
2013	59	$395,286	5.6% ▲	102	73	$420
2012	59	$374,235	-2.3% ▼	96	59	$410
2011	42	$383,205	-1.0% ▼	76	44	-
2010	48	$386,985	5.3% ▲	108	16	-
2009	36	$367,403	3.9% ▲	136	30	-
2008	38	$353,475	4.5% ▲	99	41	-
2007	39	$338,121	-2.0% ▼	106	31	-

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Summary

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Sale Price Range

$980.000-$1,030,000

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