Comparative Market Analysis

McGrath



81 SALE STREET ORANGE NSW 2800

Prepared on **3rd November 2026**

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Comparable Sales

1 79 SALE STREET ORANGE NSW 2800

Sold $1,100,000



2 | 2 | 2 | 339m² | 122m²

Year Built	1910	DOM	17
Sold Date	11-Jun-21	Distance	0.01km
First Listing	Contact Agent		
Last Listing	Contact Agent		

Notes from your agent

Same street and central location, with strong period character and renovated presentation.

2 99 SALE STREET ORANGE NSW 2800

Sold $1,075,000



3 | 1 | 2 | 673m² | 122m²

Year Built	-	DOM	56
Sold Date	07-Aug-24	Distance	0.17km
First Listing	$1,250,000		
Last Listing	$1,150,000		

Notes from your agent

Same street, similar three-bedroom, one-bathroom accommodation and comparable 673m² landholding.

3 77 SALE STREET ORANGE NSW 2800

Sold $1,100,000



3 | 1 | - | 342m² | 134m²

Year Built	1920	DOM	50
Sold Date	20-Aug-25	Distance	0.01km
First Listing	-		
Last Listing	-		

Notes from your agent

Same street and similar three-bedroom, one-bathroom period home, providing a strong location and accommodation comparison.

4 116 PRINCE STREET ORANGE NSW 2800

Sold $1,350,000



4 | 2 | 1 | 764m² | 190m²

Year Built	1920	DOM	158
Sold Date	30-Apr-25	Distance	0.54km
First Listing	Guiding $1,650,000		
Last Listing	$1,350,000		

Notes from your agent

Comparable central location, period character, four-bedroom accommodation.

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

81 SALE STREET ORANGE NSW 2800









Sale Price Guide

$1,000,000 - $1,100,000

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