Comparative Market Analysis

McGrath



6 IGNATIUS PLACE KELSO NSW 2795

Prepared on **9th October 2026**

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Comparable Sales

1 22 GRANITE RISE KELSO NSW 2795

Sold $1,000,000



5 | 2 | 2 | 757m² | 266m²

Year Built	2022	DOM	120
Sold Date	14-Aug-26	Distance	2.95km
First Listing	Contact Agent		
Last Listing	Sold		

Notes from your agent

Similar configuration but 1 extra bedroom
Newer build - 2022
Smaller block but larger house
Superior internal finishes
120 Days on Market

2 40 MENDEL DRIVE KELSO NSW 2795

Sold $1,025,000



4 | 2 | 4 | 935m² | 215m²

Year Built	-	DOM	86
Sold Date	23-Jul-26	Distance	0.64km
First Listing	$1,050,000		
Last Listing	$1,050,000		

Notes from your agent

Similar configuration - extra parking with the shed
Larger block of land
Smaller house
Similar internal quality
86 Days on Market

3 21 GRANITE RISE KELSO NSW 2795

Sold $1,050,000



5 | 2 | 4 | 773m² | 214m²

Year Built	2023	DOM	33
Sold Date	07-Jul-26	Distance	2.92km
First Listing	$1,020,000 - $1,080,000		
Last Listing	$1,020,000 - $1,080,000		

Notes from your agent

Similar configuration - extra bedroom and extra parking
Newer build - 2023
Smaller block of land but similar house size
Similar finishers
No pool/spa
33 Days on Market

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
$990,000 - $1,050,000

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