Comparative Market Analysis



21 PARKLANDS WAY ORANGE NSW 2800

Prepared on **27th October 2026**

Jack Aumuller
McGrath Orange

185 Lords Place
Orange NSW 2800

m: 0481 985 825

jackaumuller@mcgrath.com.au

McGrath

Comparable Sales

1 18 HUTCHINSON CLOSE ORANGE NSW 2800

Sold $1,580,000



4 2 4 2,183m² 255m²

Year Built	2020	DOM	74
Sold Date	24-Jan-25	Distance	1.36km
First Listing	Contact Agent		
Last Listing	Contact Agent		

Notes from your agent

A modern four-bedroom home on a larger 2,183m² block, offering a similar sense of scale, privacy and lifestyle appeal, with 21 Parklands Way providing greater accommodation and internal living space.

2 1 KANZI CLOSE ORANGE NSW 2800

Sold $1,750,000



4 3 3 2,377m² -

Year Built	-	DOM	129
Sold Date	20-Feb-26	Distance	4.66km
First Listing	AUCTION		
Last Listing	$1,750,000 - $1,850,000		

Notes from your agent

A substantial four-bedroom, three-bathroom home on 2,337m², comparable in quality, scale and lifestyle appeal, while 21 Parklands Way offers additional accommodation and a larger home footprint on a smaller parcel.

3 4 BILTON PLACE ORANGE NSW 2800

Sold $1,650,000



5 3 2 3,620m² -

Year Built	2000	DOM	362
Sold Date	22-May-26	Distance	1.77km
First Listing	Contact Agent		
Last Listing	$1,725,000 - $1,825,000		

Notes from your agent

A substantial five-bedroom, three-bathroom home on a significantly larger 3,580m² parcel, comparable for its scale, accommodation and lifestyle offering, while 21 Parklands Way provides greater internal floor area on a smaller block.

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

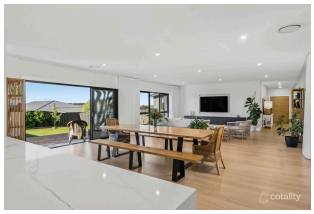
© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

McGrath

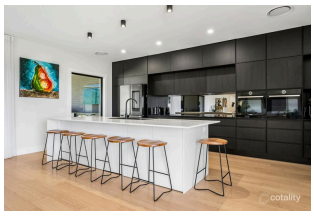
Summary

21 PARKLANDS WAY ORANGE NSW 2800









Sale Price Guide
$1,670,000 - $1,750,000

© 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.