Comparative Market Analysis

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8 DAIRY HILL PLACE ORANGE NSW 2800

Prepared on **16th September 2026**

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Comparable Sales

1 1 HILLDALE CRESCENT ORANGE NSW 2800

Sold $1,890,000



5 3 6 3,353m² 315m²

Year Built	2021	DOM	22
Sold Date	05-Sep-25	Distance	6.32km
First Listing	$1,750,000-$1,850,000		
Last Listing	$1,750,000-$1,850,000		

Notes from your agent

Premium five-bedroom residence on a larger 3,353m² holding, offering a similar high-end family lifestyle with extensive accommodation and parking.

2 409 THE ESCORT WAY ORANGE NSW 2800

Sold $1,450,000



6 2 2 2,000m² 280m²

Year Built	2014	DOM	112
Sold Date	17-Dec-25	Distance	5.64km
First Listing	Guide - $1,500,000 to $1,600,000		
Last Listing	Guide - $1,500,000 to $1,600,000		

Notes from your agent

Comparable 2,000m² lifestyle holding with six-bedroom accommodation, multiple living areas and substantial shedding; its smaller landholding and differing improvements provide a useful comparison to 8 Dairy Hill Place.

3 11 GEORGIA OAK AVENUE ORANGE NSW 2800

Sold $1,615,000



5 3 2 1,003m² 258m²

Year Built	2024	DOM	53
Sold Date	13-Oct-25	Distance	5.66km
First Listing	New to Market		
Last Listing	Sold		

Notes from your agent

High-end five-bedroom residence with quality finishes, substantial living areas and strong architectural appeal; while positioned on a smaller 1,003m² holding, it provides a useful comparison for the calibre of the residence.

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

8 DAIRY HILL PLACE ORANGE NSW 2800









Sale Price Guide
$1,600,000 - $1,700,000

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