Comparative Market Analysis

McGrath



49 WITTON PLACE ORANGE NSW 2800

Prepared on **2nd November 2026**

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McGrath Orange

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Orange NSW 2800

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Comparable Sales

1 47 MELALEUCA WAY ORANGE NSW 2800

Sold $961,000



4 | 2 | 2 | 758m² | 185m²

Year Built	2012	DOM	19
Sold Date	05-May-26	Distance	1.41km
First Listing	$900,000 - $950,000		
Last Listing	$920,000 - $950,000		

Notes from your agent

Located within Wentworth Estate, this property provides a relevant comparison in terms of its location, four-bedroom accommodation and double garage. While it offers an additional bedroom, it sits on a smaller 758m² allotment compared to the subject property's 1,001m² block.

2 3 TALOUMBI PLACE ORANGE NSW 2800

Sold $945,000



4 | 2 | 2 | 1,136m² | 205m²

Year Built	2007	DOM	48
Sold Date	18-Aug-26	Distance	0.04km
First Listing	buyers guide $945,000 to $985,000		
Last Listing	buyers guide $945,000 to $985,000		

Notes from your agent

Also positioned within Wentworth Estate, this property is a particularly useful comparison given its similar internal floor area of approximately 205m² and generous 1,136m² allotment. It offers an additional bedroom while providing a similar level of overall space.

3 4 WEST STREET ORANGE NSW 2800

Sold $880,000



4 | 2 | 2 | 850m² | 154m²

Year Built	2011	DOM	56
Sold Date	28-Oct-25	Distance	0.52km
First Listing	Contact Agent		
Last Listing	$870,000 - $890,000		

Notes from your agent

Located within West Orange, this property provides a relevant comparison in terms of its broader location, bedroom configuration, bathroom accommodation and overall family appeal, although it sits on a smaller parcel of land.

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

49 WITTON PLACE ORANGE NSW 2800









Sale Price Guide
$960,000 - $990,000

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