



24 BOWMAN AVENUE ORANGE NSW 2800

Prepared on 19th October 2026

Jack Aumuller
McGrath Orange

185 Lords Place
Orange NSW 2800
m: 0481 985 825

jackaumuller@mcgrath.com.au

Comparable Sales

1 8 MURRAY AVENUE ORANGE NSW 2800 **Sold \$1,350,000**



4 2 3 1,055m² 240m²
 Year Built - DOM 62
 Sold Date 04-May-26 Distance 0.32km
 First Listing \$1,350,000
 Last Listing \$1,350,000

Notes from your agent

A comparable four-bedroom, two-bathroom home on a 1,055m² block with three-car accommodation, offering similar family living and generous land size to 24 Bowman Avenue, with established gardens and multiple living areas.

2 1 CLAREMONT WAY ORANGE NSW 2800 **Sold \$1,320,000**



4 2 2 1,000m² 251m²
 Year Built 2010 DOM 79
 Sold Date 20-Oct-25 Distance 0.43km
 First Listing \$1,390,000 - \$1,440,000
 Last Listing \$1,200,000 - \$1,300,000

Notes from your agent

A comparable four-bedroom home on a 1,000m² block, with three bathrooms and two-car accommodation, providing a similar level of space within the Wentworth Estate.

3 23 TALOUMBI PLACE ORANGE NSW 2800 **Sold \$1,260,000**



4 2 3 916m² 246m²
 Year Built 2015 DOM 10
 Sold Date 28-Nov-25 Distance 0.48km
 First Listing Guiding \$1.2m - \$1.3m
 Last Listing Contact Agent

Notes from your agent

A comparable four-bedroom, two-bathroom home on approximately 916m², with three-car accommodation and multiple living areas, offering a similar family-friendly layout and entertaining appeal, although 24 Bowman Avenue has the advantage of a larger six-car accommodation capacity.

Summary

24 BOWMAN AVENUE ORANGE NSW 2800



Sale Price Guide

\$1,250,000 - \$1,350,000

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.