Comparative Market Analysis

McGrath



5 PATMOS 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 42 BOTANIC WAY ORANGE NSW 2800

Sold $995,000



4 2 2 780m² 252m²

Year Built	2009	DOM	38
Sold Date	27-Aug-26	Distance	0.37km
First Listing	$995,000		
Last Listing	Contact Agent		

Notes from your agent

A particularly relevant comparison, offering the same four-bedroom, two-bathroom and two-car configuration on a similar 779m² allotment. Its approximately 241m² internal floor area also provides a useful comparison for assessing the overall size and accommodation of the subject property.

2 92 STEVENSON WAY ORANGE NSW 2800

Sold $1,075,000



4 3 2 822m² 229m²

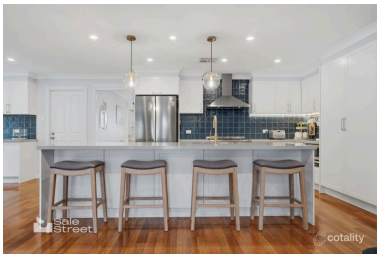
Year Built	2022	DOM	57
Sold Date	29-Jan-26	Distance	0.39km
First Listing	Pre-market Opportunity		
Last Listing	Contact Agent		

Notes from your agent

Provides a useful comparison in terms of its four-bedroom accommodation, double garage and generous 822m² allotment. It offers an additional bathroom, providing an indication of buyer demand for larger, modern family homes in Orange.

3 10 AVONLEA PLACE ORANGE NSW 2800

Sold $1,120,000



4 2 3 832m² 198m²

Year Built	2006	DOM	32
Sold Date	13-Jul-26	Distance	0.49km
First Listing	$1,080,000 - $1,150,000		
Last Listing	$1,080,000 - $1,150,000		

Notes from your agent

Comparable in terms of its four-bedroom, two-bathroom configuration and substantial 832m² allotment. It offers additional parking and a number of lifestyle features, including an inground swimming pool and separate rear shed.

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
$1,150,000 - $1,250,000

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