McGrath Rural

COMPARATIVE MARKET ANALYSIS REPORT

Michael & Rachel Hockley



Cover Letter

Wednesday, 15 October 2026

Dear Mick & Rachel,

Thanks for requesting an update of the opinion of value of the rural property at 451 Windeyer Road Grattai. The subject property is approx 133 ha of rural land zoned RU1 - Primary Production. Fenced into 3 main paddocks and serviced by 3 dams for stock water.

Structures located on the land include a caravan, a transportable building, and a 20 ft shipping container. In addition there is a good set of modern steel panel sheep yards. The property is very well located in close proximity to Mudgee with access by tar sealed road. In use as a livestock grazing property and a weekend getaway location.

We have based this on current market conditions, seasonal conditions, as well as our extensive market knowledge of the local area. Should you have any questions relating to the information contained within this document please feel free to contact me on the details below.

Kind Regards

Stewart Adlington
Rural Property Specialist
Stock & Station License

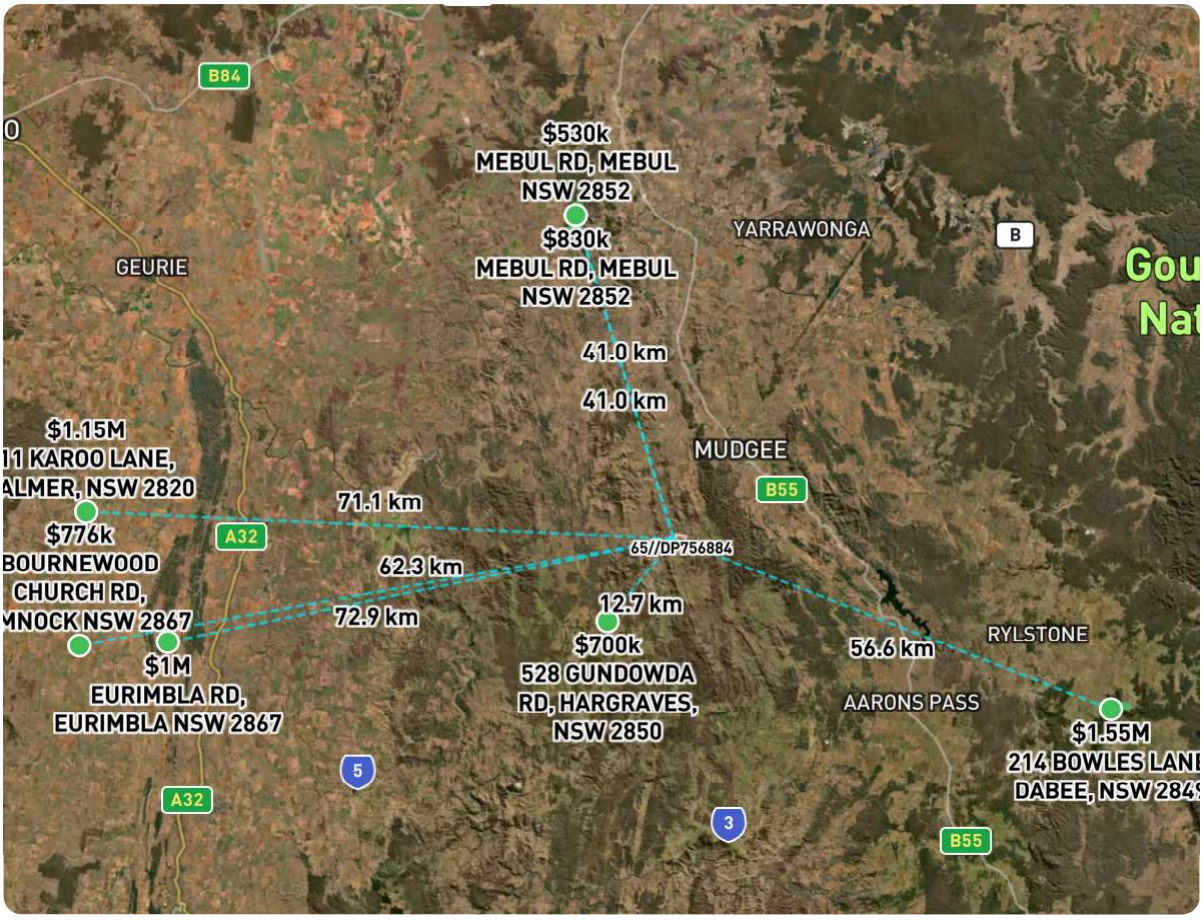


Site Area	133 Ha
Address	-
Latitude & Longitude	-32.69476, 149.50849
Postcode	2850
Suburb	Grattai
LGA	Mid-Western Regional
State	NSW
NRM Region	Central Tablelands
Closest Urban Centre	Mudgee - 13 km (NE)
Closest Major City	Orange - 76 km (SW)
Closest Grain Receival Site	Premer - Spring Ridge Road Tamarang, NSW 2342 - 49 km (N)
Closest School	Hargraves Public School - 11 km (SW)
Closest Forestry Port	Port Kembla - 236 km (SE)

Closest landmarks include data for WA, NSW, QLD, SA, VIC.
Distances are calculated "as the crow flies" or a straight line between 2 points and do not take into account distance by road/vehicle travel.
Compass directions (e.g. SE) show where each landmark lies relative to the property.

Comparable Sales Map

Showing 7 comparable sales relative to the reference property.



Reference Property · Past 6 months · 6-12 months · 12-18 months · Older than 18 months

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Comparable Sales Details

Detailed breakdown of each comparable sale.

BOURNEWOOD CHURCH RD, CUMNOCK NSW 2867

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$775,680	25 Sept 2026	101.20	$7,665	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	16.80	$0	$0
River	1.87	$0	$0
Grazing modified pastures	0.62	$0	$0
Cropping	80.67	$0	$0

EURIMBLA RD, EURIMBLA NSW 2867

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$1,000,000	30 July 2026	242.82	$4,118	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	133.49	$0	$0
Grazing modified pastures	109.33	$0	$0

214 BOWLES LANE, DABEE, NSW 2849

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$1,550,000	23 June 2026	246.36	$6,292	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	62.07	$0	$0
Grazing modified pastures	81.27	$0	$0
Other minimal use	103.02	$0	$0

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Comparable Sales Details (cont.)

Detailed breakdown of each comparable sale.

528 GUNDOWDA RD, HARGRAVES, NSW 2850

INFERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$700,000	22 June 2026	107.44	$6,515	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	12.22	$0	$0
Grazing modified pastures	57.93	$0	$0
Other minimal use	35.60	$0	$0

MEBUL RD, MEBUL NSW 2852

INFERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$830,000	11 May 2026	185.16	$4,483	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	143.20	$0	$0
Grazing modified pastures	1.28	$0	$0
Other minimal use	34.68	$0	$0
Cropping	5.78	$0	$0

MEBUL RD, MEBUL NSW 2852

INFERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$530,000	11 May 2026	185.16	$2,862	-

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Comparable Sales Details (cont.)

Detailed breakdown of each comparable sale.

11 KAROO LANE, WALMER, NSW 2820 SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$1,150,000	05 May 2026	122.32	$9,402	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	22.79	$0	$0
Grazing modified pastures	5.50	$0	$0
Cropping	89.35	$0	$0

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Past Sales

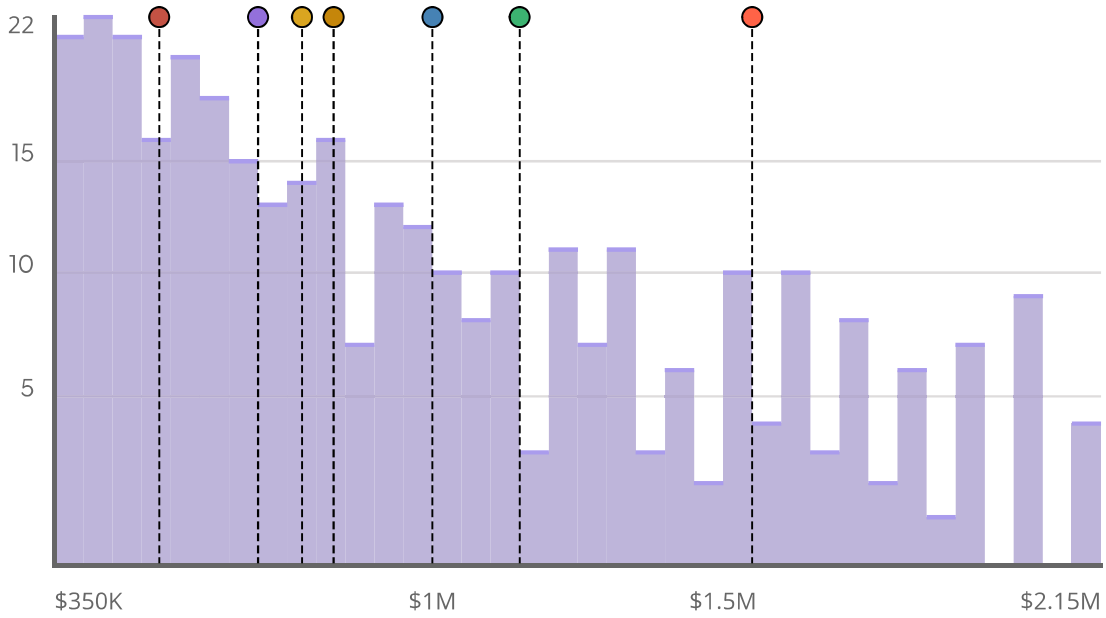
Sales history for your property.

YEAR	$/HA	SALE PRICE ($AUD)
No sales history		

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Recent Sales: Total Sale Price

Property sales within a 75km radius over the past 3 years.



Each bar represents a range of ~$349,600,000

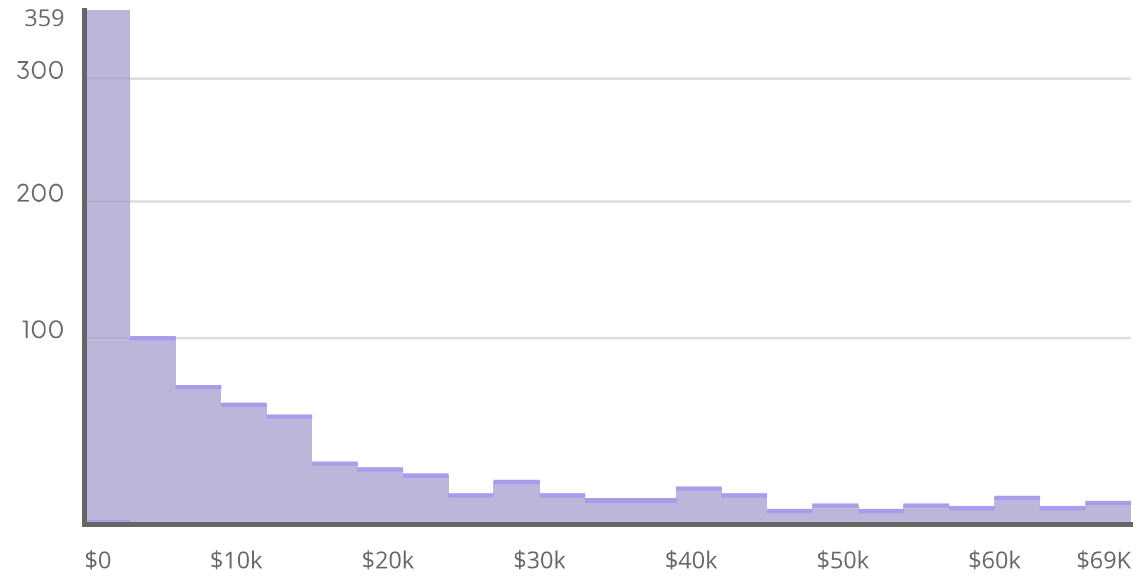
Comparable sales

●	**Unnamed**	SUPERIOR	$6,292/ha	**$1,550,000**
●	**EURIMBLA RD, EURIMBLA NSW 2867**	SUPERIOR	$4,118/ha	**$1,000,000**
●	**11 KAROO LANE, WALMER, NSW 2820**	SUPERIOR	$9,402/ha	**$1,150,000**
●	**BOURNEWOOD CHURCH RD, CUMNOCK NSW 2867**	SUPERIOR	$7,665/ha	**$775,680**
●	**Unnamed**	INFERIOR	$6,515/ha	**$700,000**
●	**MEBUL RD, MEBUL NSW 2852**	INFERIOR	$4,483/ha	**$830,000**
●	**MEBUL RD, MEBUL NSW 2852**	INFERIOR	$2,862/ha	**$530,000**

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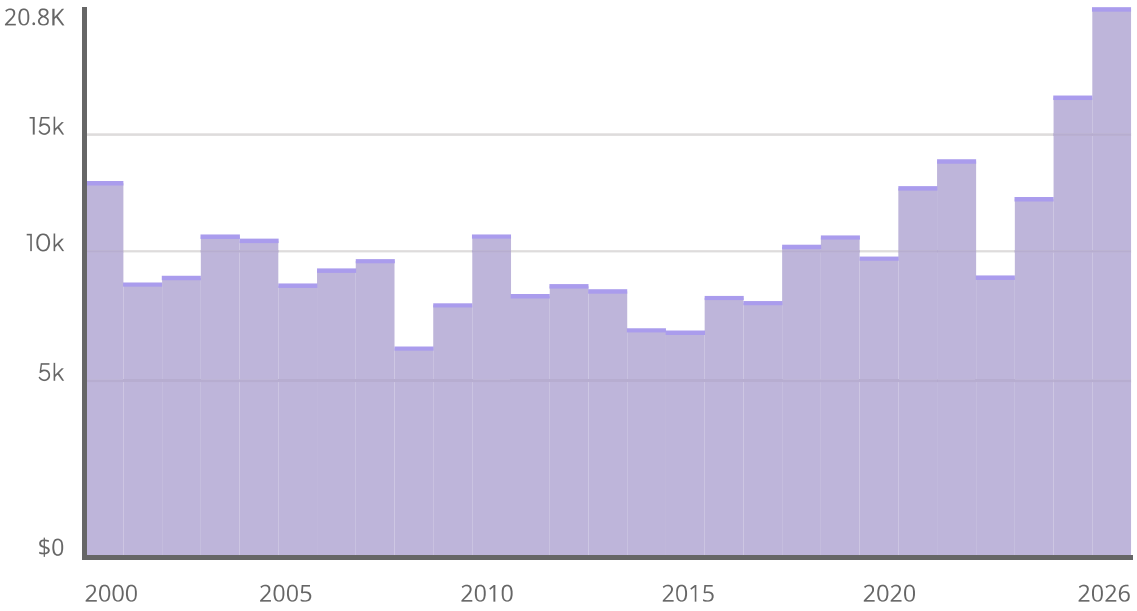
Recent Sales: Price Per Hectare

Property sales within a 75km radius over the past 3 years.



Average Price Per Hectare Over Time

The average price per hectare of property sales within a 75km radius since January 2000.

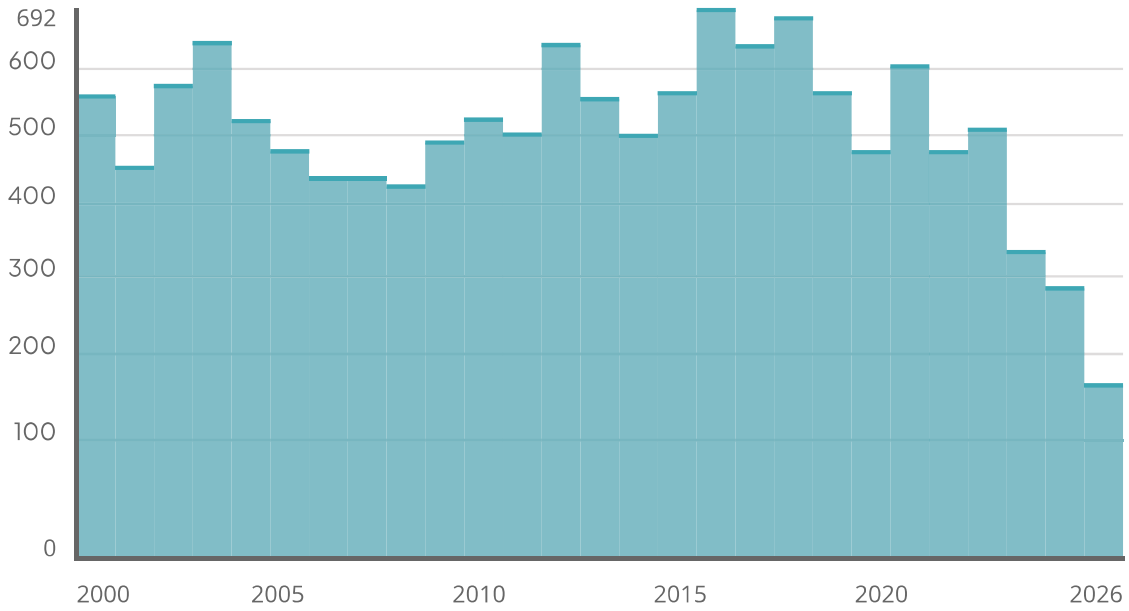


Avg. YoY change (10 yrs)	Avg. YoY change (5 yrs)
+12.4%	**+14.3%**

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Number of Sales Over Time

The yearly number of property sales within a 75km radius since January 2000.

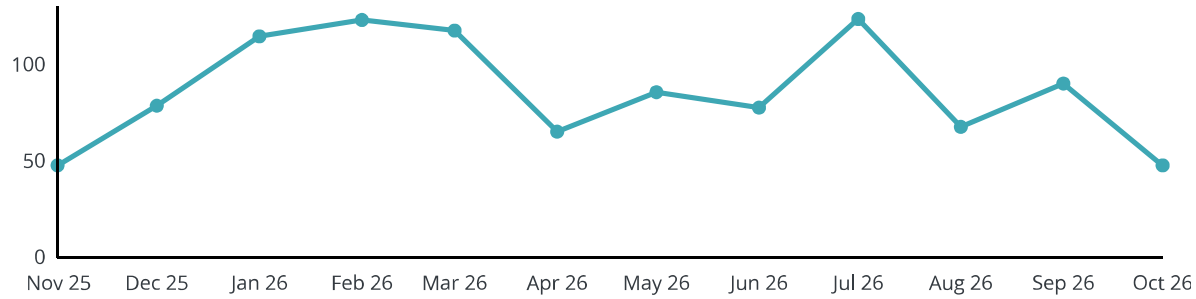


Avg. YoY change (10 yrs)	Avg. YoY change (5 yrs)
-11.3%	**-21.3%**

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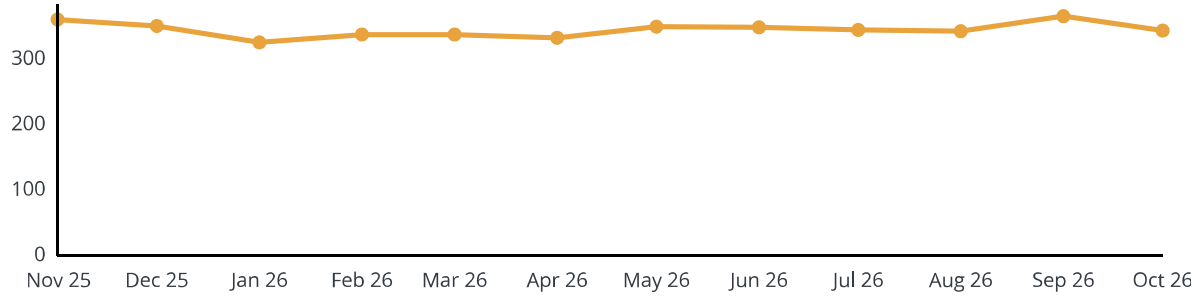
Median Days on Market

Median days on market per month of sold or delisted for-sale listings within a 75km radius over the past 12 months.



Active Listings

Number of for-sale listings active in each month within a 75km radius over the past 12 months.



Estimated Price Range

$800,000 – $850,000

McGrath Rural

Mudgee Office
79 Church St, Mudgee NSW 2850
T (02) 6372 2584
mcgrathct.com.au

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