

# COMPARATIVE MARKET ANALYSIS

## 7 ARMSTRONG STREET, RYLSTONE, NSW-2849

PREPARED BY ELIZABETH TURNER, MCGRATH CENTRAL TABLELANDS

McGrath



Shaw
7 Armstrong Street
Rylstone, NSW, 2849

Dear Steve and Chris

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Elizabeth Turner
McGrath Central Tablelands
Phone: 0458 533 212
Office Phone: 02 63722584
Email: elizabethturner@mcgrath.com.au

# 7 ARMSTRONG STREET, RYLSTONE, NSW 2849




## Owner Details

Owner Name(s): SHAW
Owner Address: 7 ARMSTRONG ST, RYLSTONE, NSW, 2849
Phone(s):

Owner Type: Owner Occupied

## Property Details

- - -

Property Type: Vacant Land - N/A
RPD: 2, 3//DP1010093

Area: 2,861 m²
Area $/m2: $76
Land Use: VACANT LAND
Water/Sewerage:
Zoning VILLAGE
Property ID: 4040043 / NSW2994992
Council: MID-WESTERN REGIONAL COUNCIL
UBD Ref: UBD Ref:
Features: Air Conditioned

## Sales History

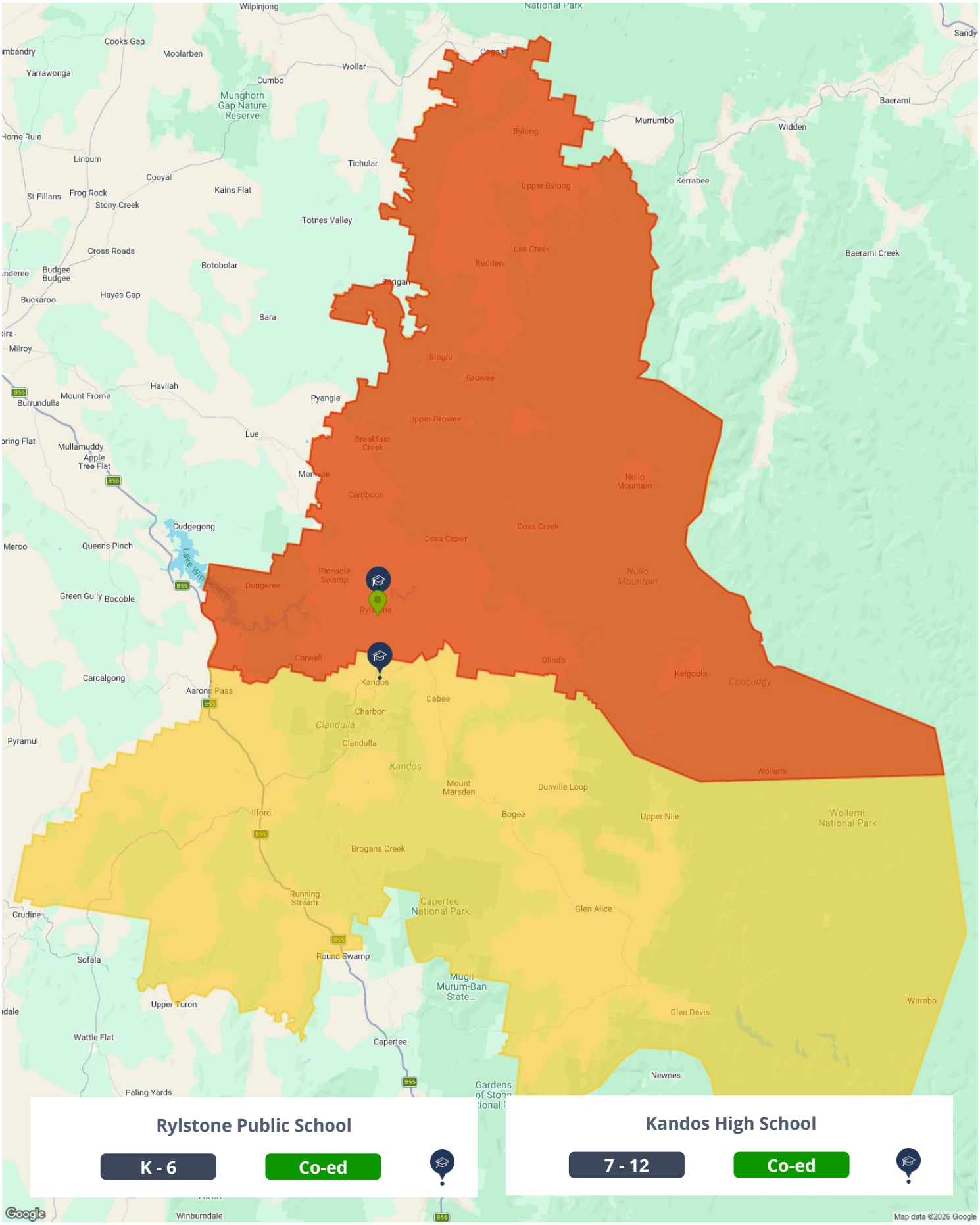
| Sale Amount: | Sale Date: | Vendor: | Area: | Sale Type: | Related: |
|---|---|---|---|---|---|
| $ 217,500 | 07/07/2023 | MAXWELL | 2,861 m² | Normal Sale | No |
| $ 80,000 | 17/11/2017 | PAUL | 2,861 m² | Normal Sale | No |
| $ 32,000 | 30/05/2003 | BOXSELL | 2,861 m² | Normal Sale | No |

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# School Catchment Areas




**Rylstone Public School**

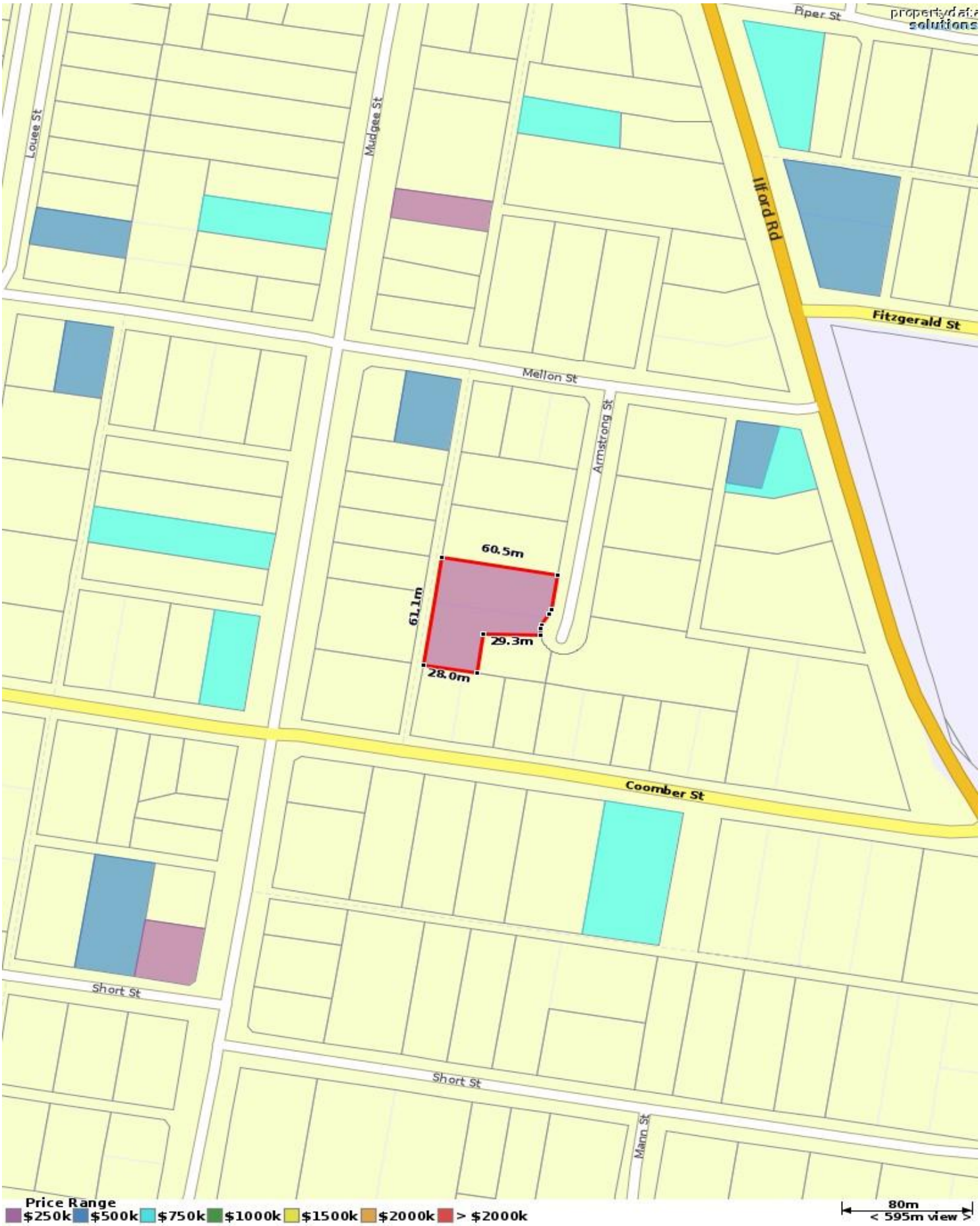
K - 6 | Co-ed

**Kandos High School**

7 - 12 | Co-ed

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## Nearby Sold Properties (Price Range)



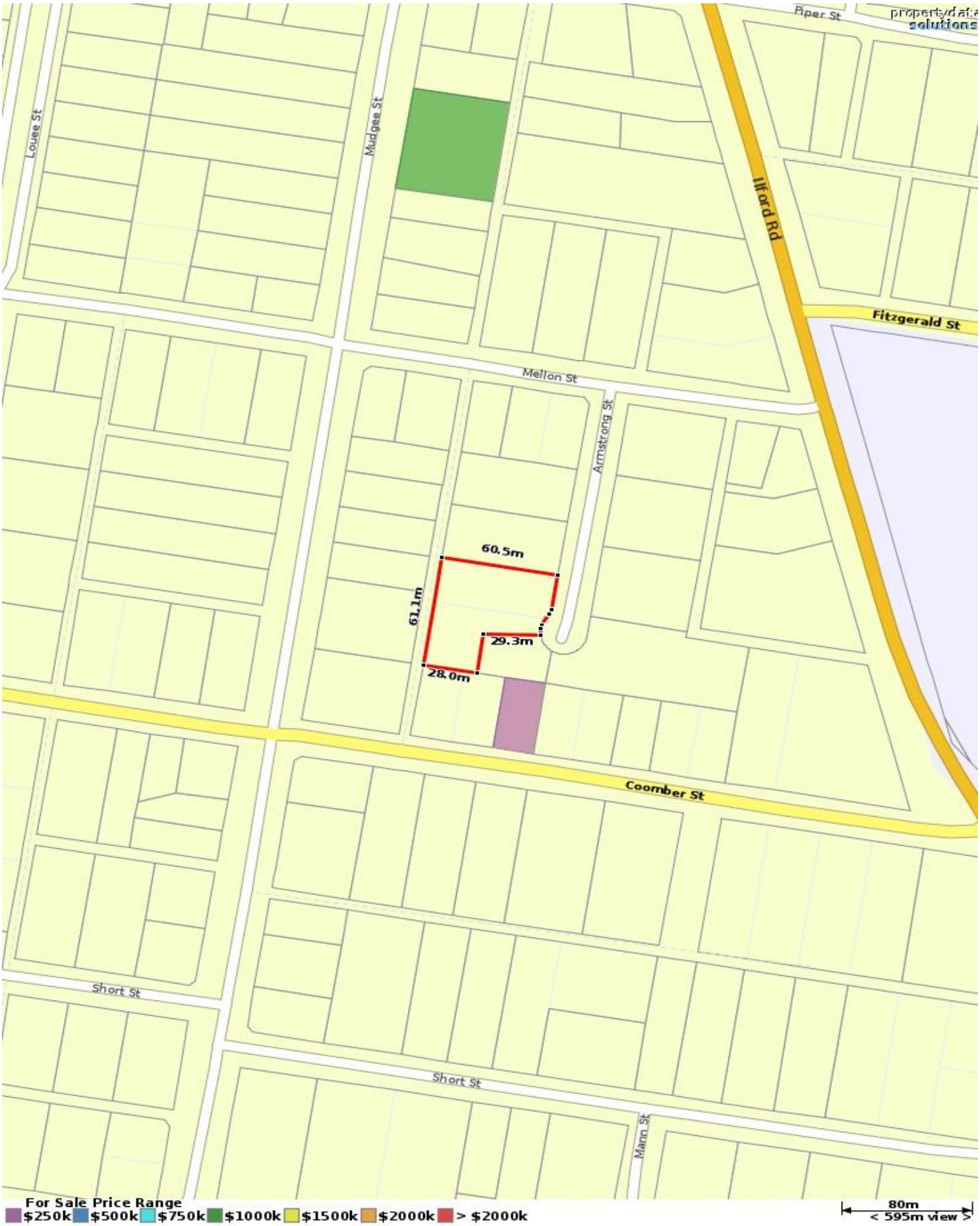
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## Nearby Sold Properties (Sale Date)



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## Nearby Properties For Sale



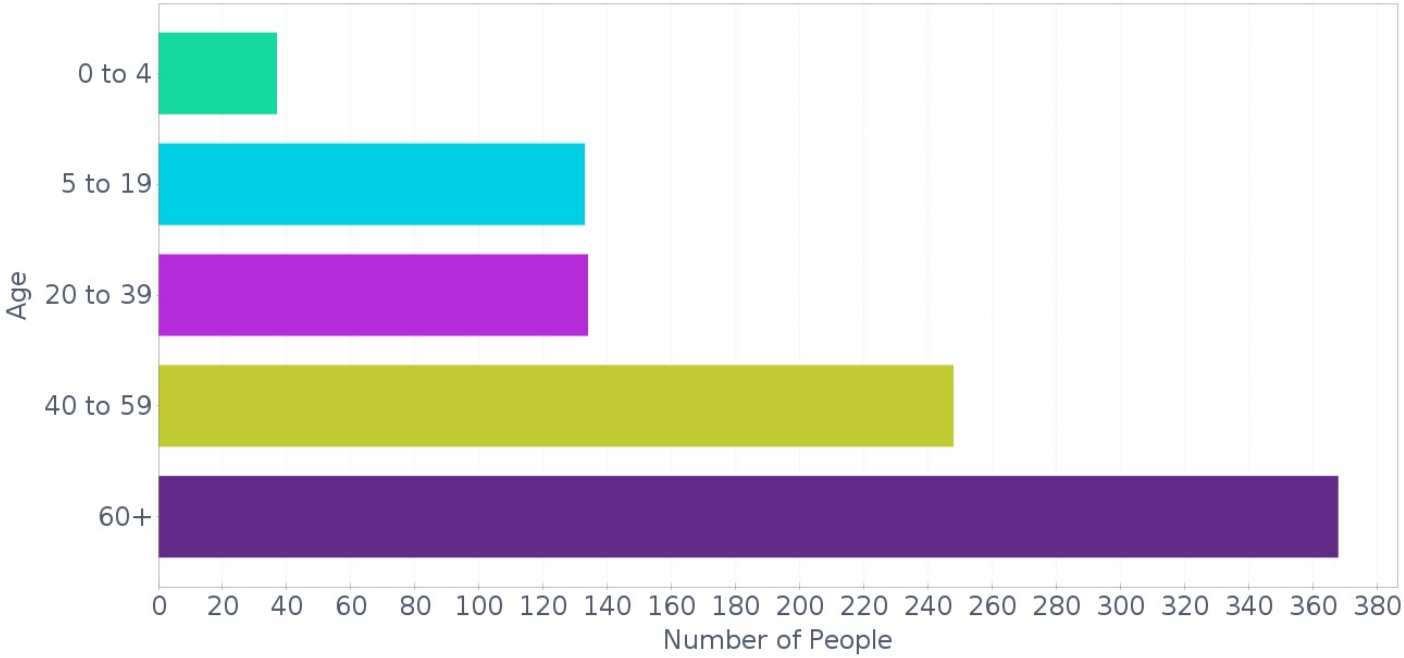
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## Nearby Properties For Rent

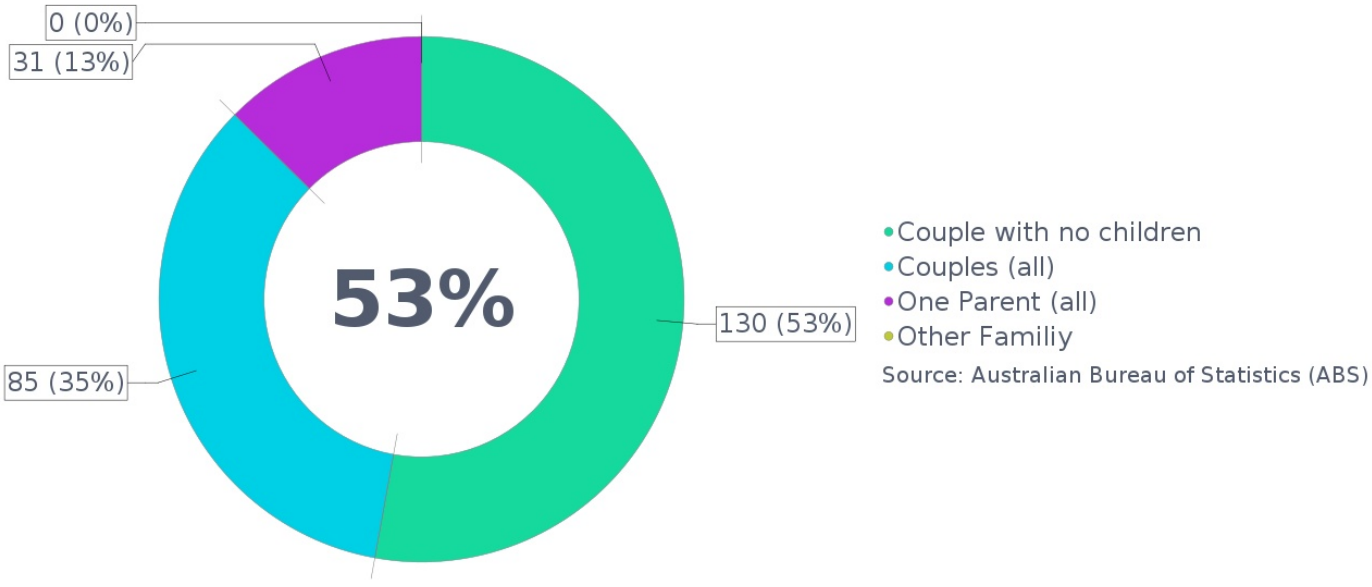


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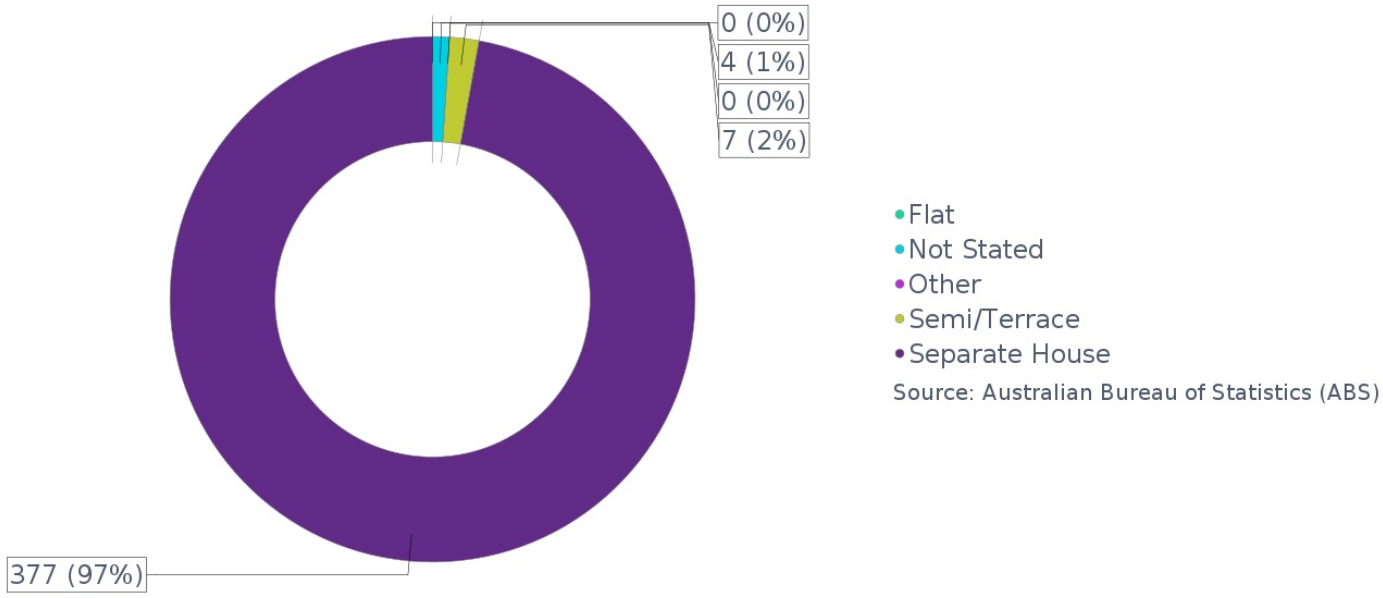
## Age of Population (2021)




## Family Composition (2021)

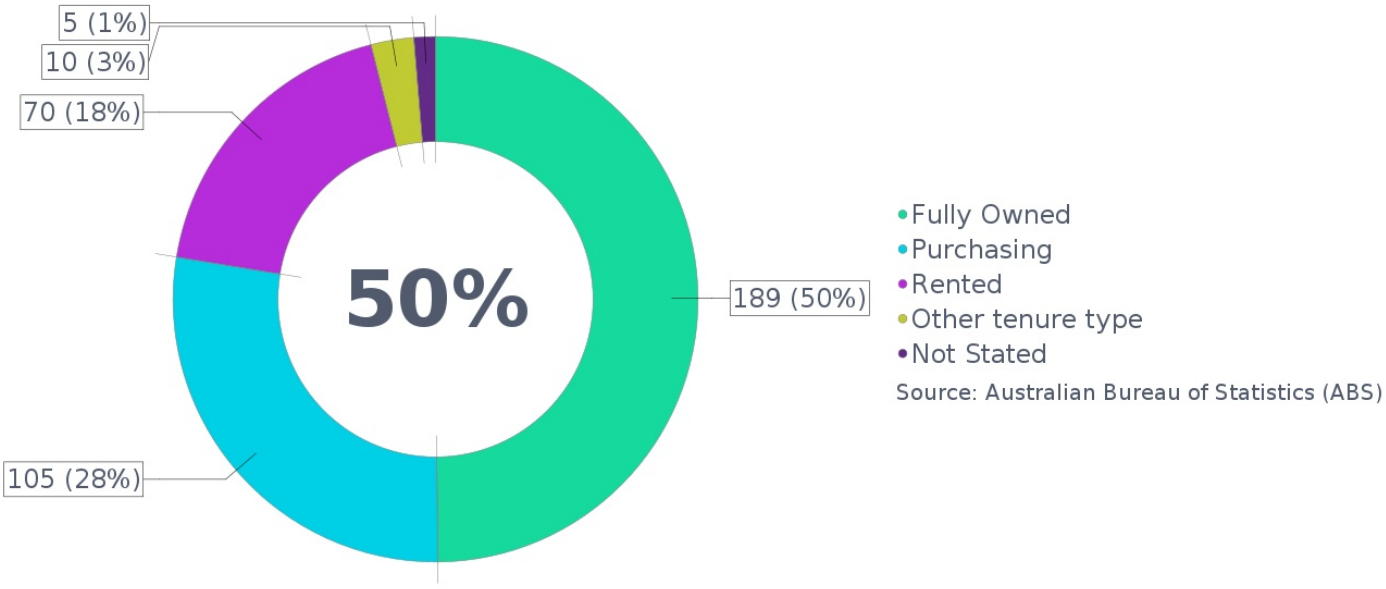


## Dwelling Structure (2021)




Source: Australian Bureau of Statistics (ABS)

## Home Ownership (2021)



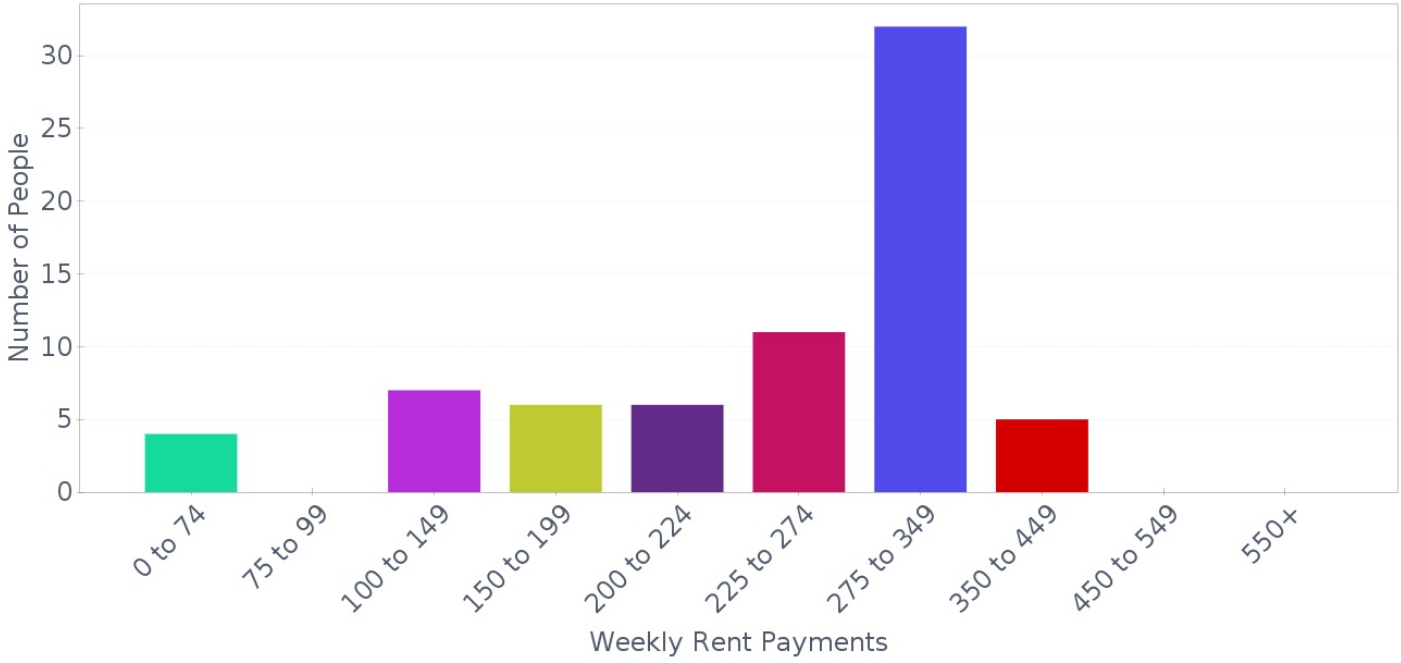

Source: Australian Bureau of Statistics (ABS)

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## Home Loan Repayments - Monthly (2021)

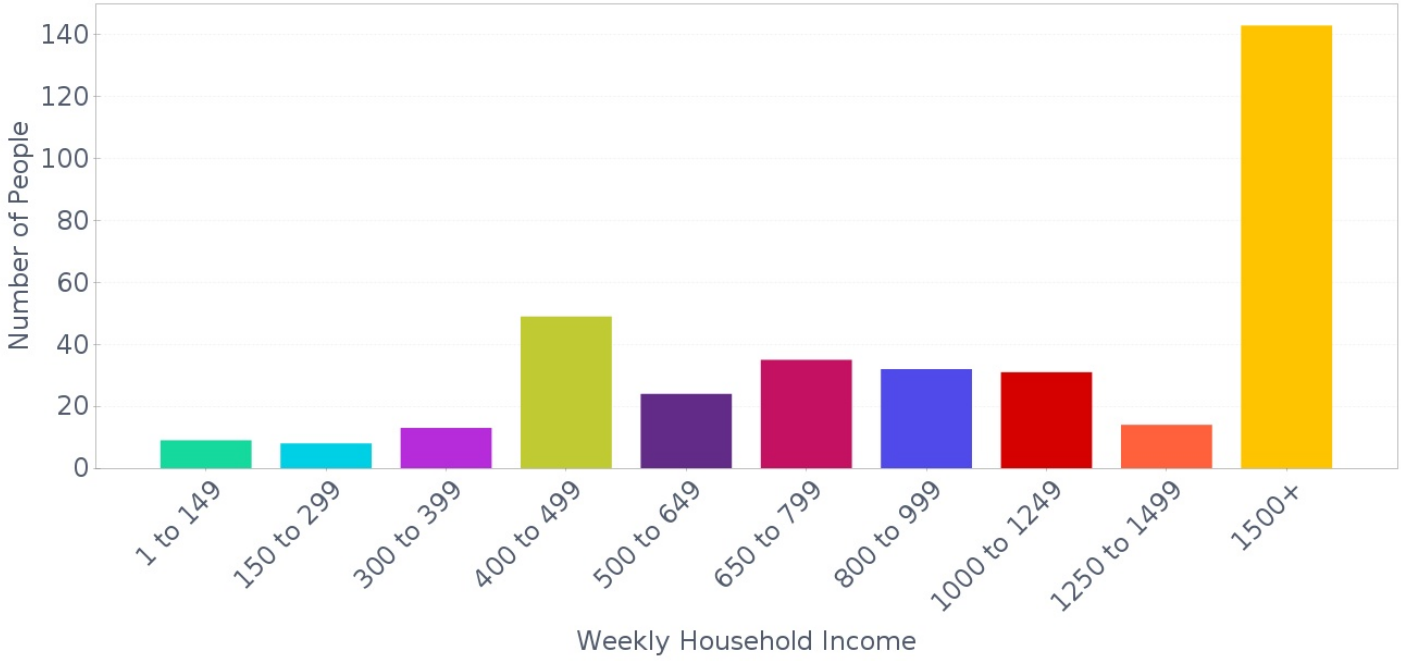



## Rent Payments - Weekly (2021)



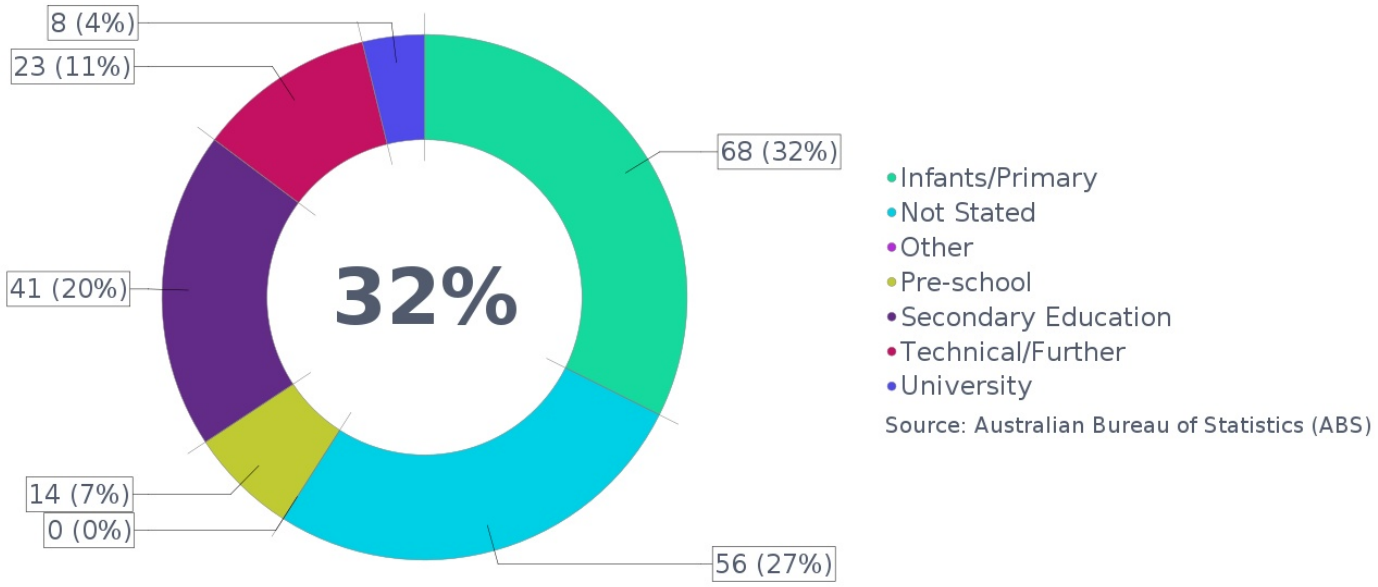
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# Household Income - Weekly (2021)

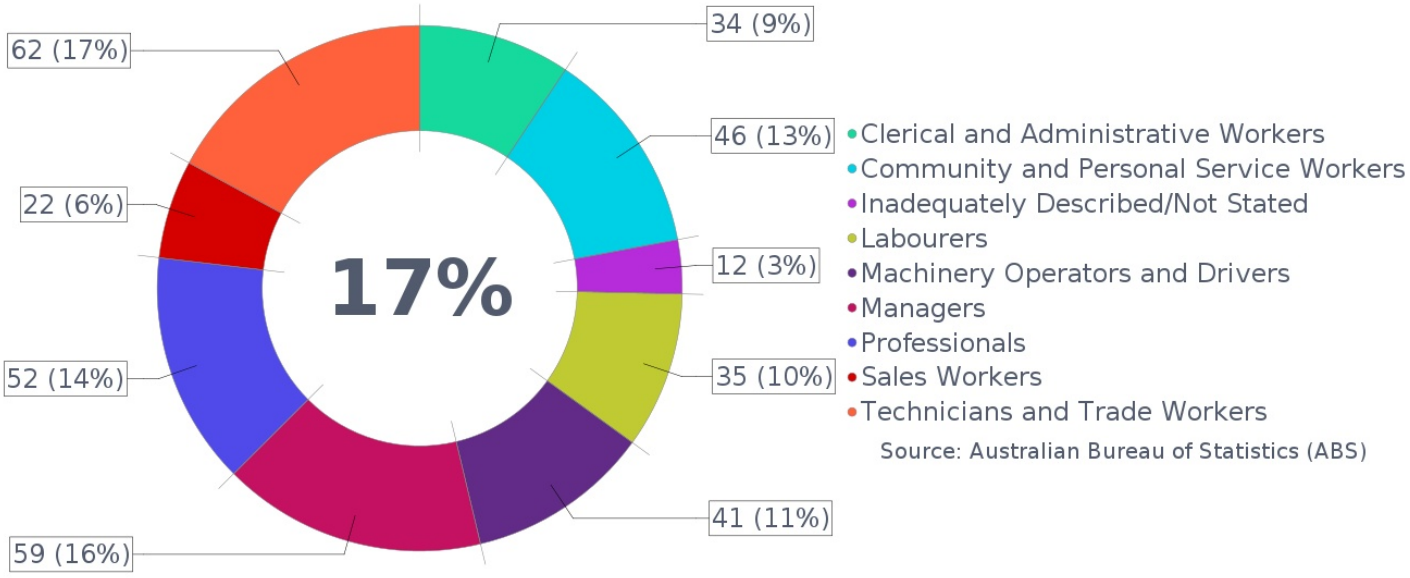


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## Non-School Qualification: Level of Education (2021)

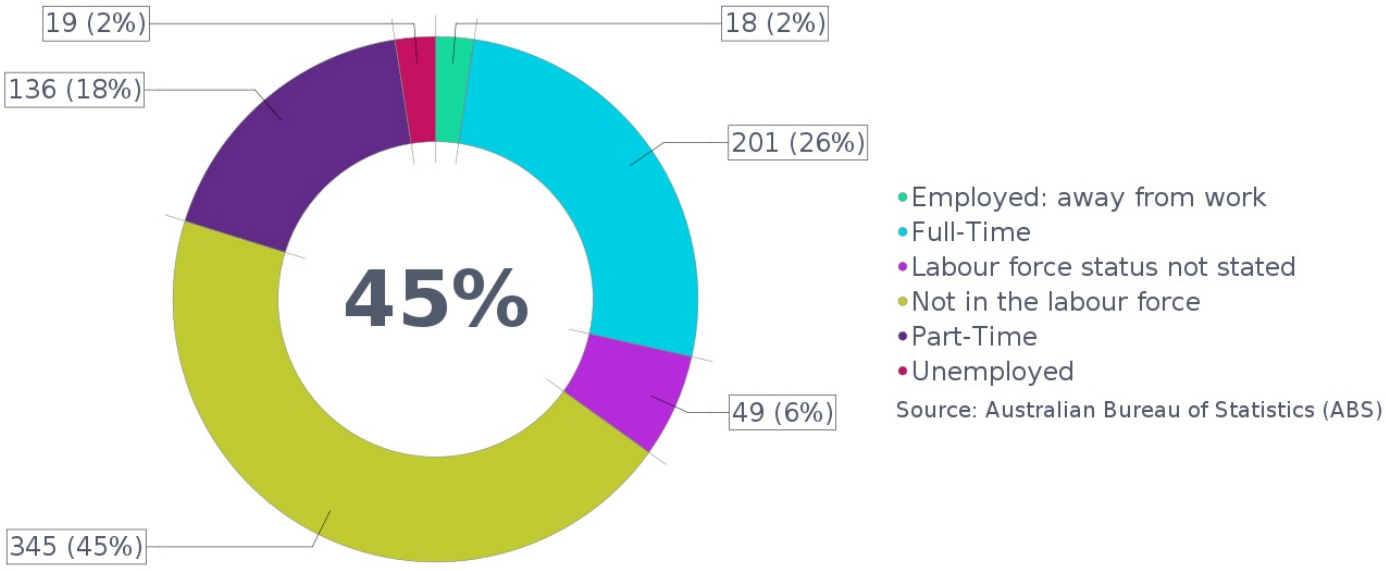



## Occupation (2021)

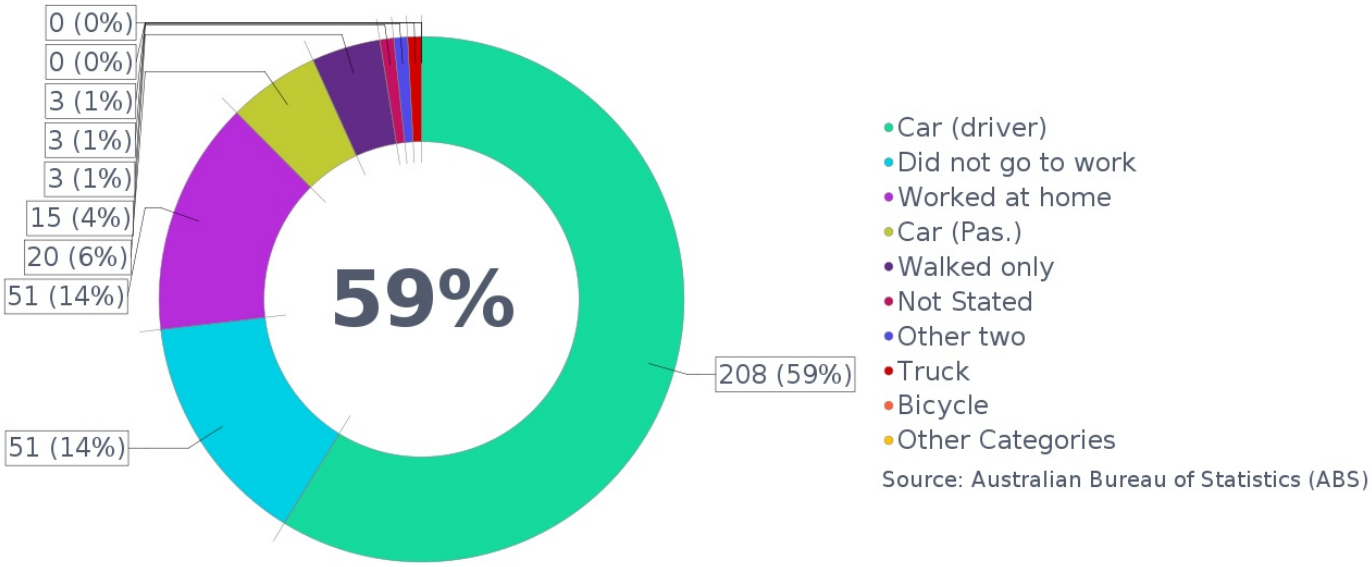


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## Employment (2021)

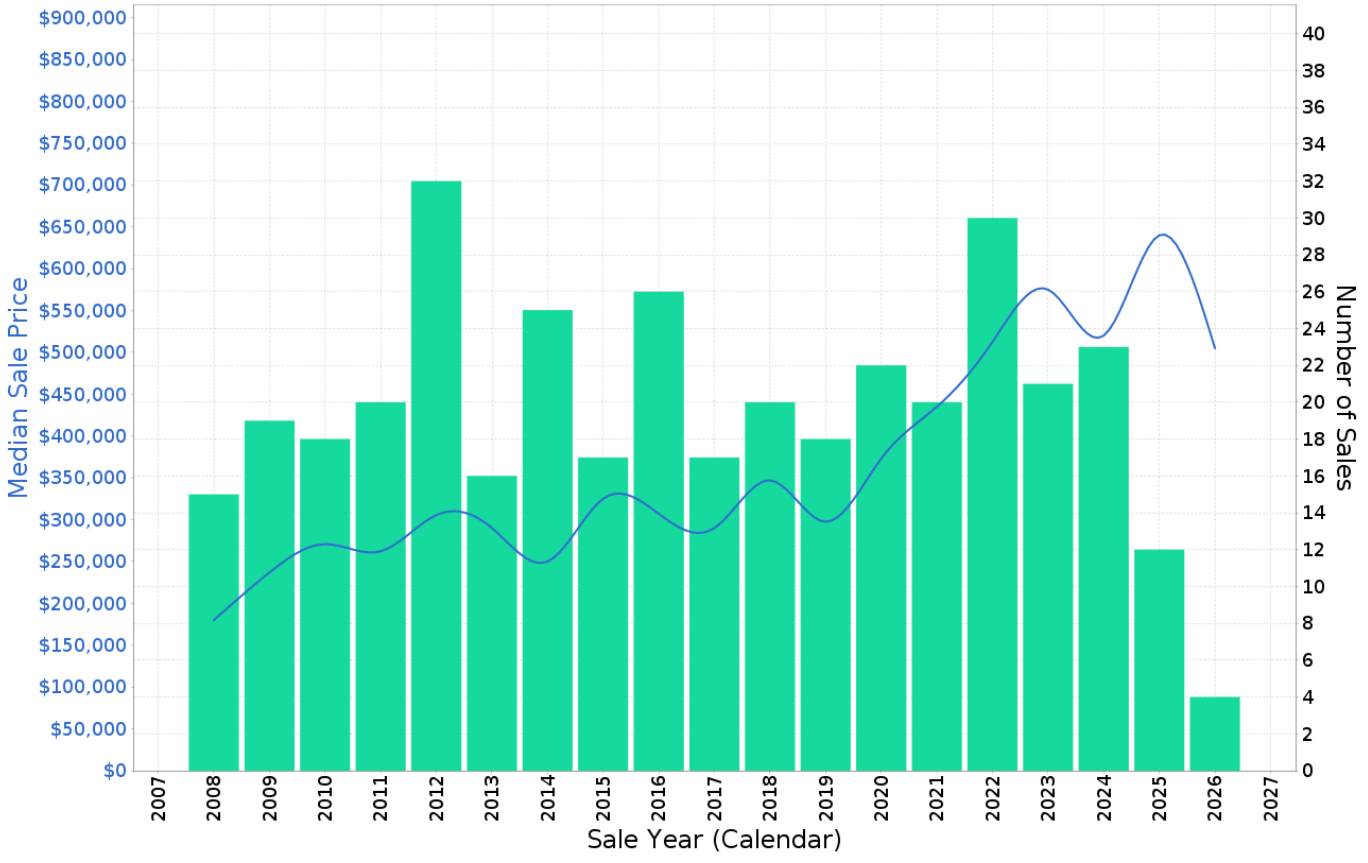



## Method of Travel to Work (2021)



# Sales & Growth Chart (House)

| Year | No. of Sales | Average | Median | Growth | Low | High |
|---|---|---|---|---|---|---|
| 2008 | 15 | $ 212,967 | $ 180,000 | | $ 110,000 | $ 465,000 |
| 2009 | 19 | $ 225,118 | $ 237,000 | 31.7 % | $ 61,250 | $ 345,000 |
| 2010 | 18 | $ 261,528 | $ 270,750 | 14.2 % | $ 130,000 | $ 430,000 |
| 2011 | 20 | $ 273,175 | $ 262,250 | -3.1 % | $ 125,000 | $ 472,500 |
| 2012 | 32 | $ 330,031 | $ 305,500 | 16.5 % | $ 90,000 | $ 645,000 |
| 2013 | 16 | $ 305,852 | $ 290,000 | -5.1 % | $ 175,000 | $ 525,000 |
| 2014 | 25 | $ 269,240 | $ 250,000 | -13.8 % | $ 120,000 | $ 550,000 |
| 2015 | 17 | $ 324,088 | $ 325,000 | 30.0 % | $ 143,000 | $ 575,000 |
| 2016 | 26 | $ 318,429 | $ 307,000 | -5.5 % | $ 165,000 | $ 526,000 |
| 2017 | 17 | $ 318,853 | $ 290,000 | -5.5 % | $ 75,000 | $ 685,000 |
| 2018 | 20 | $ 341,500 | $ 347,000 | 19.7 % | $ 110,000 | $ 545,000 |
| 2019 | 18 | $ 351,556 | $ 297,500 | -14.3 % | $ 150,000 | $ 855,000 |
| 2020 | 22 | $ 375,398 | $ 373,000 | 25.4 % | $ 145,000 | $ 611,500 |
| 2021 | 20 | $ 446,732 | $ 435,000 | 16.6 % | $ 200,000 | $ 730,000 |
| 2022 | 30 | $ 577,015 | $ 512,500 | 17.8 % | $ 175,000 | $ 1,112,000 |
| 2023 | 21 | $ 579,405 | $ 575,000 | 12.2 % | $ 100,000 | $ 1,120,000 |
| 2024 | 23 | $ 563,217 | $ 520,000 | -9.6 % | $ 180,000 | $ 1,100,000 |
| 2025 | 12 | $ 693,825 | $ 640,000 | 23.1 % | $ 228,900 | $ 1,350,000 |
| 2026 | 4 | $ 592,500 | $ 505,000 | -21.1 % | $ 360,000 | $ 1,000,000 |

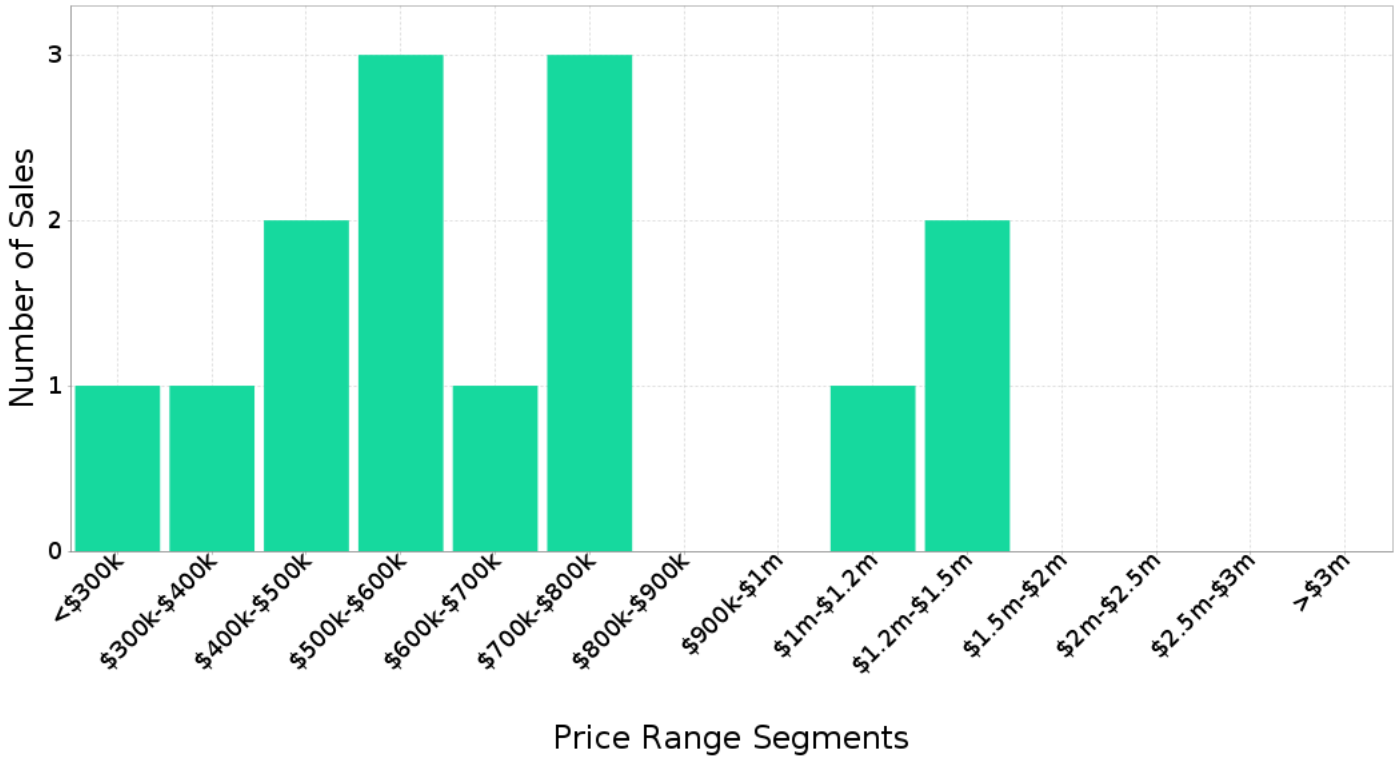



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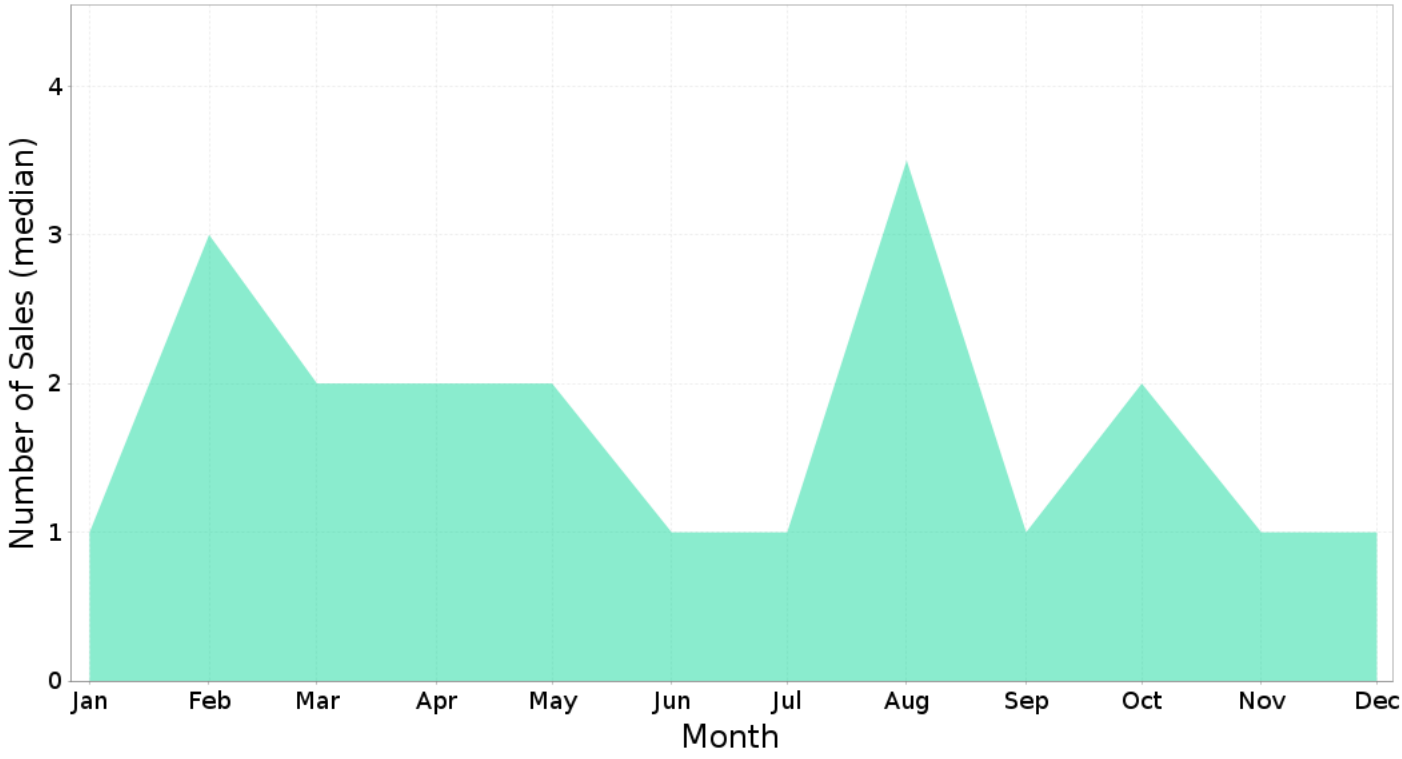
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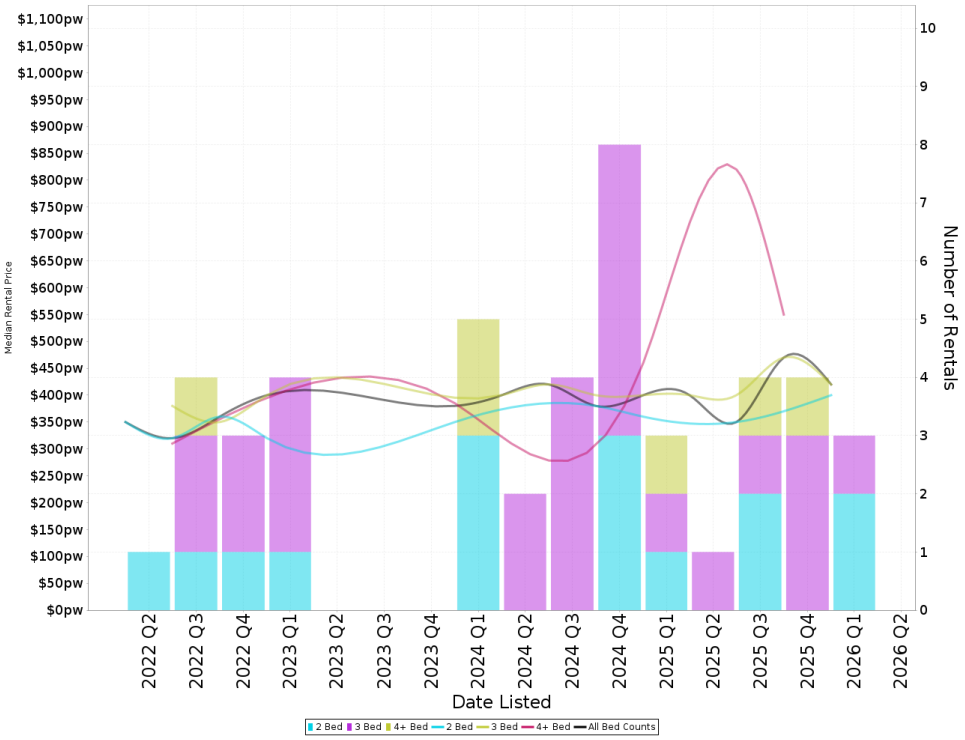
## Price Segmentation




## Peak Selling Periods



# Median Weekly Rents (Houses)




### Suburb Sale Price Growth

**-5.0%**

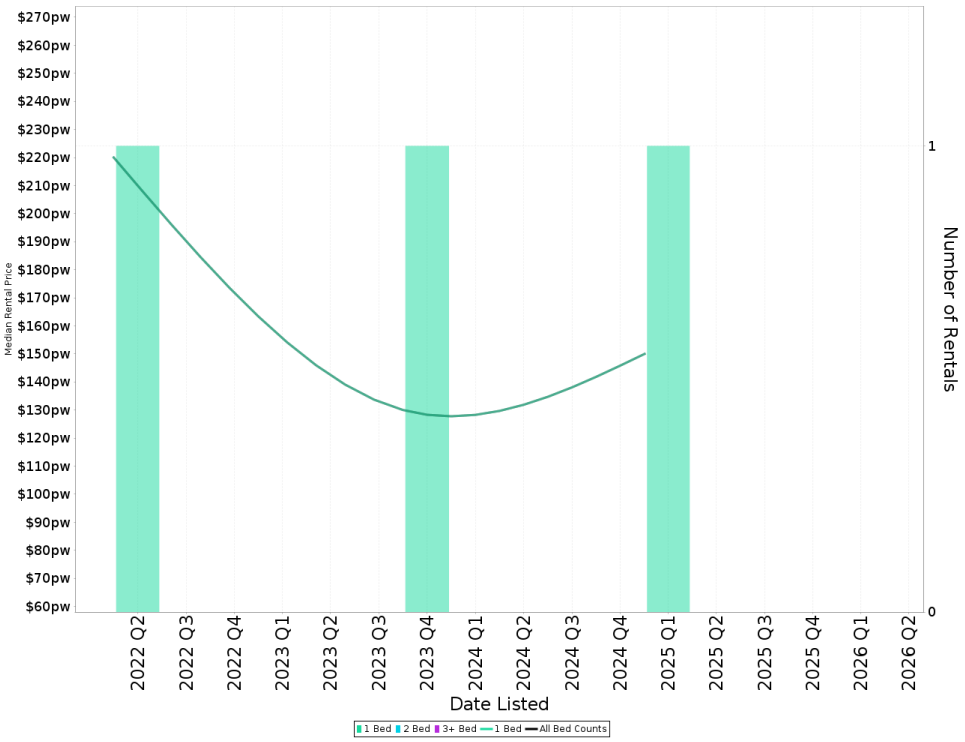
Current Median Price: $567,500
Previous Median Price: $597,500
Based on 34 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: $567,500
Current Median Rent: $420
Based on 12 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)




### Suburb Sale Price Growth

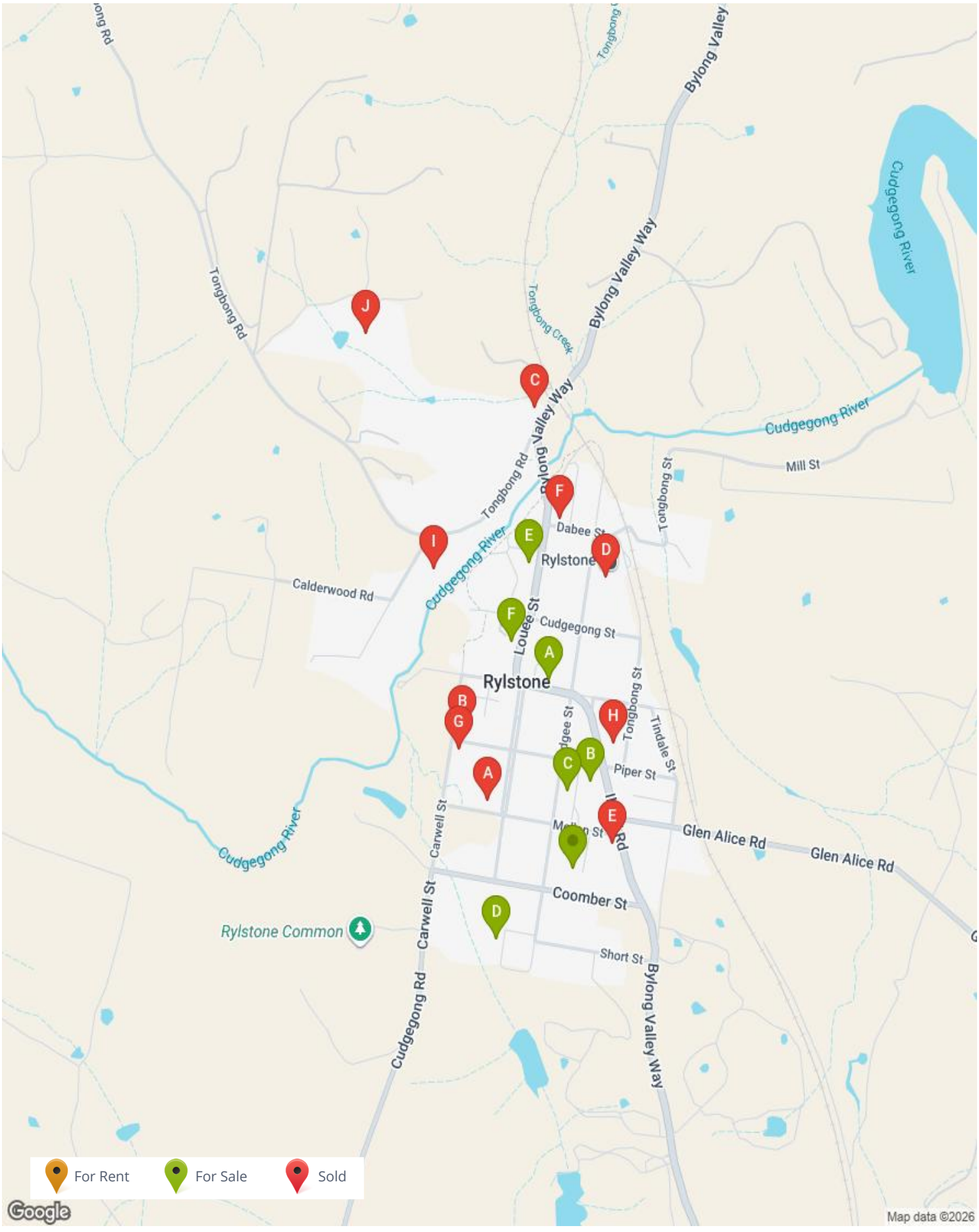
N/A

### Suburb Rental Yield

N/A

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# Comparable Properties Map



# Nearby Comparable For Sale Properties

There are 6 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is $520,000 and the highest for sale price is $950,000 with a median sale price of $825,000. Days listed ranges from 25 to 223 days with the average currently at 115 days for these selected properties.

## 17 COX ST, RYLSTONE 2849

Distance from Property: 641m | 2 | 1 | 1



Property Type: House
Area: 756 m² (87 m²)
RPD: 1//DP1060898

Current List Price: **GUIDE $550,000-$570,000**
First List Price: $580,000
Date Listed: 21/11/2025 Days Listed: **151 Days**
Listed Price Change: **-10.3%**

Features:

A

## 17 ILFORD RD, RYLSTONE 2849

Distance from Property: 301m | 3 | 2 | 2



Property Type: House
Area: 1,900 m²
RPD: 3//DP1067920

Current List Price: **Market Preview**
First List Price: Market Preview
Date Listed: 27/03/2026 Days Listed: **25 Days**
Listed Price Change:

Features: BUILD YR: 1900, WALL TYPE: CONCRETE, ROOF TYPE: IRON, STOREYS: 1, PRE WAR, FIRE PLACE, GARAGE, STUDY, VERANDAH/DECK, COLONIAL, SLEEPOUT, FULLY FENCED,

B

## 90 MUDGEE ST, RYLSTONE 2849

Distance from Property: 264m | 3 | 1 | 7



Property Type: House
Area: 2,820 m²
RPD: 11//DP714371

Current List Price: **$860,000 - $920,000**
First List Price: Auction
Date Listed: 24/12/2025 Days Listed: **119 Days**
Listed Price Change: **-5.9%**

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

C

## 35 WISTERIA COTTAGE LANE, RYLSTONE 2849

Distance from Property: 365m | 3 | 1 | 2



Property Type: House
Area: 2,024 m²
RPD: 19/10/DP758891

Current List Price: **$850,000 - $880,000**
First List Price: $850,000 - $880,000
Date Listed: 10/09/2025 Days Listed: **223 Days**
Listed Price Change:

Features:

D

## 27 LOUEE ST, RYLSTONE 2849

Distance from Property: 1km | 4 | 3 | 4



Property Type: House
Area: 1,258 m² (237 m²)
RPD: B//DP103289

Current List Price: **$980,000**
First List Price: MARKET PREVIEW
Date Listed: 04/12/2025 Days Listed: **138 Days**
Listed Price Change:

Features: FULLY FENCED, IMPROVEMENTS: GARDEN / COURTYARD, INTERNAL LAUNDRY, WALL / CEILING INSULATION

E

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## 79-81 LOUEE ST, RYLSTONE 2849

Distance from Property: 794m  3  1  1



Property Type: House
Area: 1,175 m²
RPD: 10//DP776797

Features:

Current List Price: **GUIDE $1,000,000**
First List Price: GUIDE $1,000,000
Date Listed: 16/03/2026  Days Listed: **36 Days**
Listed Price Change:

F

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# Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is $445,000 and the highest sale price is $1,000,000 with a median sale price of $532,500. Days listed ranges from 20 to 357 days with the average currently at 150 days for these selected properties.

## 125 LOUEE ST, RYLSTONE, NSW 2849

Distance from Property: 389m | 3 | 1 | 1



Property Type: House
Area: 2,023 m²
Area $/m2: $220
RPD: 2/3/DP758891

Sale Price: **$445,000 (Recent Advice - Sale)**
Sale Date: 30/01/2026 Days to Sell: **79 Days**
Last Price: $485,000 (Under Offer) Chg %: **-8.2%**
First Price: Market Preview (Under Chg %:

Features:

A

## 30 CARWELL ST, RYLSTONE, NSW 2849

Distance from Property: 620m | 2 | 1 | 1



Property Type: House
Area: 1,012 m²
Area $/m2: $479
RPD: 1/711509

Sale Price: **$485,000 (Normal Sale)**
Sale Date: 17/10/2025 Days to Sell: **30 Days**
Last Price: $499,000 Chg %: **-1.0%**
First Price: $499,000 (Under Offer) Chg %: **-2.8%**

Features: BUILD YR: 1900, WALL TYPE: WEATHERBOARD, ROOF TYPE: IRON, POST WAR, FIRE PLACE, GARAGE, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED, SCENIC

B

## 2571 BYLONG VALLEY WAY, RYLSTONE, NSW 2849

Distance from Property: 1.6km | 4 | 2 | 2



Property Type: House
Area: 1,846 m²
Area $/m2: $271
RPD: 1/837408

Sale Price: **$500,000 (Normal Sale)**
Sale Date: 23/02/2026 Days to Sell: **95 Days**
Last Price: $530,000 Chg %: **-5.7%**
First Price: Auction Chg %: **-10.7%**

Features: WALL TYPE: BRICK/CEMENT, ROOF TYPE: IRON, STOREYS: 1, LOWSET, ENSUITE, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, SCENIC VIEWS, CLOSE TO

C

## 40 MUDGEE ST, RYLSTONE, NSW 2849

Distance from Property: 988m | 3 | 1 | 2



Property Type: House
Area: 2,023 m²
Area $/m2: $252
RPD: 7/16/758891

Sale Price: **$510,000 (Normal Sale)**
Sale Date: 06/02/2026 Days to Sell: **44 Days**
Last Price: Auction Chg %:
First Price: Auction Chg %:

Features: BUILD YR: 1870, WALL TYPE: STONE, ROOF TYPE: TIN, STOREYS: 1, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, SLEEPOUT, IMPROVEMENTS: SECURE

D

## 29 ILFORD RD, RYLSTONE, NSW 2849

Distance from Property: 167m | 3 | 1 | 1




Property Type: House
Area: 856 m²
Area $/m2: $613
RPD: 331/1277411

Sale Price: **$525,000 (Normal Sale)**
Sale Date: 13/06/2025 Days to Sell: **197 Days**
Last Price: $500,000 to $525,000 Chg %:
First Price: For Sale Chg %:

Features:

E

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## 14 LOUEE ST, RYLSTONE, NSW 2849

Distance from Property: 1.2km | 4 | 2 | 1



Property Type: House
Area: 953 m²
Area $/m2: $567
RPD: PT 14/1A/758891

Features:

Sale Price: **$540,000 (Multi-Sale)**
Sale Date: 13/01/2026 Days to Sell: **20 Days**
Last Price: Auction Guide $550,000 Chg %:
First Price: Auction Guide $550,000 Chg %:

F

## 26 PIPER ST, RYLSTONE, NSW 2849

Distance from Property: 580m | 3 | 2 | 2



Property Type: House
Area: 1,671 m²
Area $/m2: $432
RPD: 1/863581

Features: STUDY, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, CLOSE TO SCHOOLS

Sale Price: **$722,000 (Normal Sale)**
Sale Date: 08/05/2025 Days to Sell: **357 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: $849,950 (Under Offer) Chg %: **-15.1%**

G

## 8 ILFORD RD, RYLSTONE, NSW 2849

Distance from Property: 449m | 5 | 3 | 6



Property Type: House
Area: 2,527 m²
Area $/m2: $297
RPD: 2//DP861892

Features: DOUBLE STOREY, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING, INTERNAL LAUNDRY, DISHWASHER

Sale Price: **$750,000 (Recent Advice - Sale)**
Sale Date: 09/03/2026 Days to Sell: **335 Days**
Last Price: GUIDE Chg %:
First Price: $780,000 - $820,000 Chg %: **-3.8%**

H

## 4 MCLACHLAN ST, RYLSTONE, NSW 2849

Distance from Property: 1.1km | 4 | 2 | 4



Property Type: House
Area: 7,536 m²
Area $/m2: $102
RPD: 2/1133787

Features: SOLAR PANELS, FIRE PLACE, STUDY, AIR CONDITIONED

Sale Price: **$770,000 (Normal Sale)**
Sale Date: 23/09/2025 Days to Sell: **297 Days**
Last Price: $790,000 Chg %: **-2.5%**
First Price: $950,000 - $990,000 Chg %: **-18.9%**

I

## 40 PANORAMA CRT, RYLSTONE, NSW 2849

Distance from Property: 2km | 4 | 2 | 6



Property Type: House
Area: 2.47 ha
Area $/m2: $40
RPD: 42/1186822

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: PETS ALLOWED, SEPARATE DINING ROOM, RAINWATER STORAGE TANK, FLOORBOARDS, INTERNAL

Sale Price: **$1,000,000 (Normal Sale)**
Sale Date: 03/02/2026 Days to Sell: **41 Days**
Last Price: Auction Guide Chg %:
First Price: Auction Guide Chg %:

J

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# 7 ARMSTRONG STREET, RYLSTONE, NSW 2849




## Contact your agent for further information:


| | |
|---|---|
| Agent Name: | Elizabeth Turner |
| Mobile: | 0458 533 212 |
| Office: | McGrath Central Tablelands |
| Office Phone: | 02 63722584 |
| Email: | elizabethturner@mcgrath.com.au |