Comparative Market Analysis



10/14 EUCALYPT PLACE SOUTH BOWENFELS NSW 2790

Prepared on **12th June 2026**

Mikayla Callcott
MCGRATH CENTRAL TABLELANDS

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LITHGOW NSW 2790

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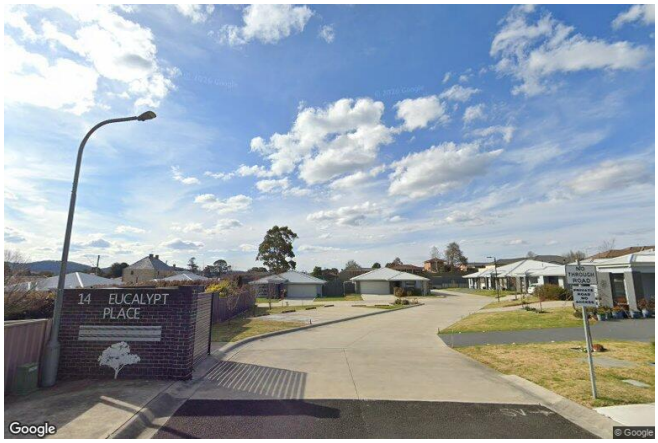
Your Property

10/14 EUCALYPT PLACE SOUTH BOWENFELS NSW 2790

- - - 400m² -





Your Property History

23 Jul, 2021 - Sold for $439,000

Introducing Mikayla Callcott

Having worked in the local real estate market for over 11 years, Mikayla Callcott brings insight, experience and wisdom to her role as Office Manager and LIC of Lithgow. Her passion for the industry, clients and legislation motivates her to ensure that clients receive the best service possible. She's a lifelong resident of the area, servicing Lithgow and the surrounding suburbs with great dedication and it's because of this that people see her as a trustworthy and very reliable professional.

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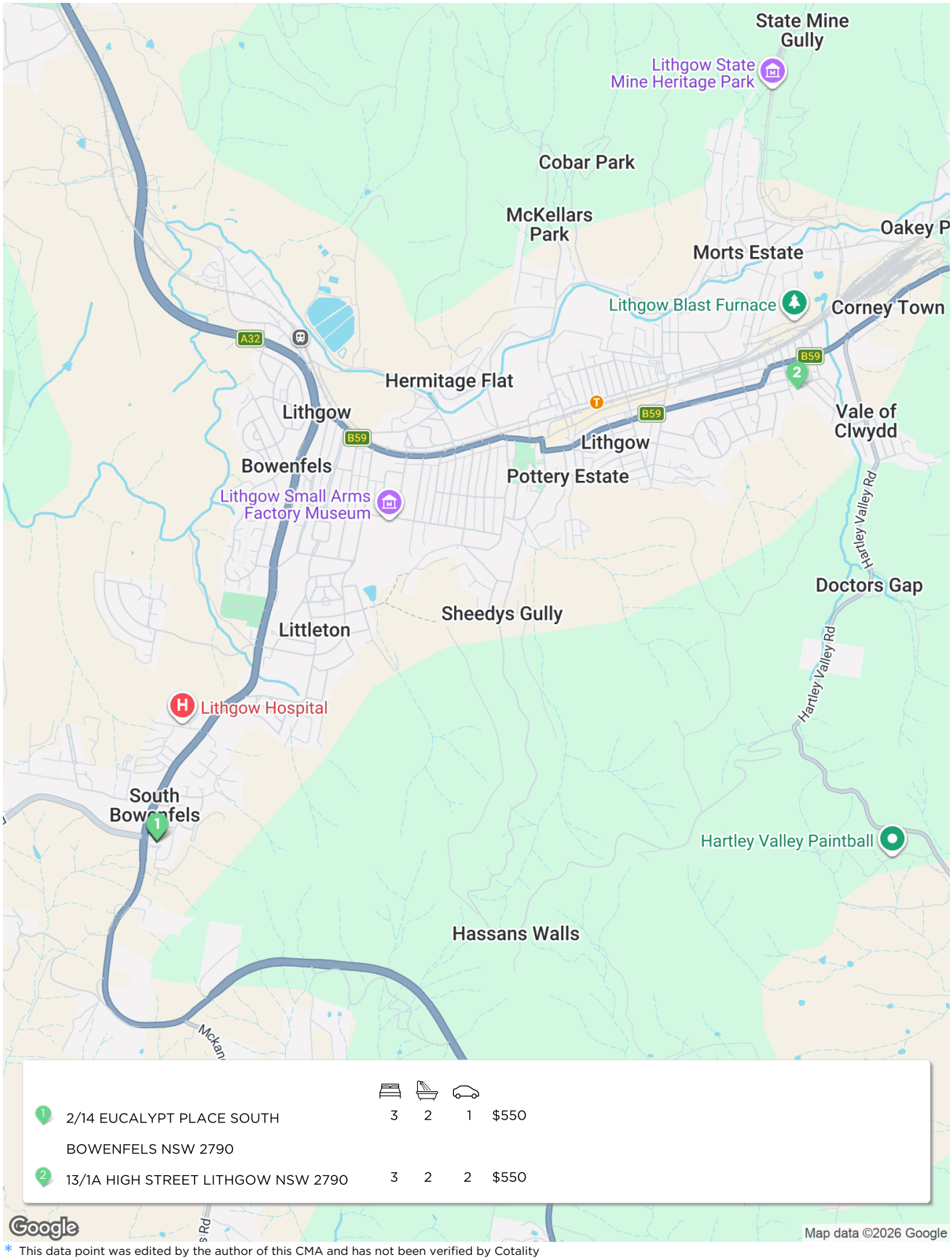
Comps Map: Rentals



1	2/14 EUCALYPT PLACE SOUTH BOWENFELS NSW 2790	3	2	1	$550
2	13/1A HIGH STREET LITHGOW NSW 2790	3	2	2	$550

* This data point was edited by the author of this CMA and has not been verified by Cotality

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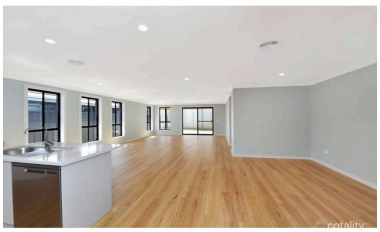
Comparable Rentals

1 2/14 EUCALYPT PLACE SOUTH BOWENFELS NSW 2790



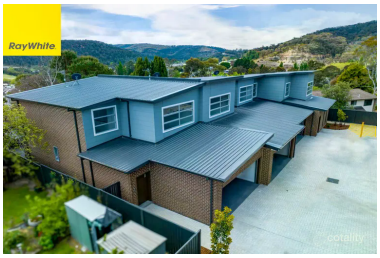
3 2 1 347m² -

Year Built	-	DOM	15 days
Listing Date	21-Feb-25	Distance	0km
Listing Price	$550/WEEKLY		

Notes from your agent

Currently rented for $560/ week

2 13/1A HIGH STREET LITHGOW NSW 2790



3 2 2 217m² -

Year Built	-	DOM	12 days
Listing Date	08-Jan-26	Distance	5.16km
Listing Price	$550/WEEKLY		

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

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Recent Market Trends

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2026	-	-	-	1
Jan 2026	-	-	-	1
Dec 2025	-	-	-	1
Nov 2025	-	-	-	1
Oct 2025	-	-	-	1
Sep 2025	-	-	-	2
Aug 2025	-	-	-	2
Jul 2025	-	-	-	2
Jun 2025	-	-	-	2
May 2025	-	-	-	2
Apr 2025	-	-	-	3
Mar 2025	-	-	-	3

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Summary

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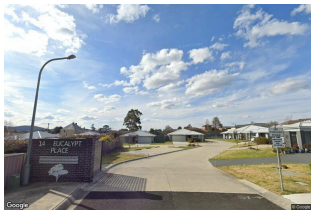

Appraisal price range
$560 - 580 / week

Notes from your agent
Based on the comparative properties and the current market, we would recommend a rent price of approx $560 - 580 / week

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