Comparative Market Analysis

McGrath



56A DOURO STREET MUDGEE NSW 2850

Prepared on **30th September 2026**

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Your Property

56A DOURO STREET MUDGEE NSW 2850

3 2 1 1,616m² 38m²





Your Property History

12 Feb, 2026 - Listed for sale at GUIDE $750,000-$800,000

27 Jan, 2023 - Listed for sale at $669,000

13 Aug, 2021 - Sold for $625,000

13 Jul, 2021 - Listed for sale as Market Preview

12 Jun, 2014 - Sold for $235,000

Introducing Lauren Whitfield

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Comparable Sales

1 128 GLADSTONE STREET MUDGEE NSW 2850

Sold $775,000



3 | 1 | 1 | 613m² | 100m²

Year Built	1970	DOM	314
Sold Date	14-Apr-26	Distance	0.34km
First Listing	Guide $840,000 - $860,000		
Last Listing	$775,000		

2 72 HORATIO STREET MUDGEE NSW 2850

Sold $800,000



3 | 1 | 4 | 702m² | 250m²

Year Built	1930	DOM	3
Sold Date	03-Jul-26	Distance	0.36km
First Listing	Guide $800,000		
Last Listing	Guide $800,000		

3 130 GLADSTONE STREET MUDGEE NSW 2850

Sold $712,500

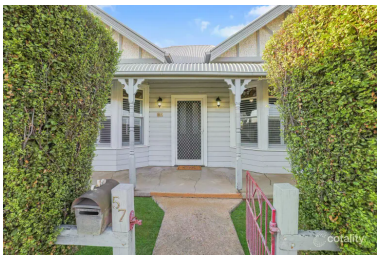


2 | 1 | 1 | 513m² | 98m²

Year Built	1940	DOM	86
Sold Date	25-Jun-26	Distance	0.35km
First Listing	$765,000		
Last Listing	SOLD $712,500		

4 57 GLADSTONE STREET MUDGEE NSW 2850

Sold $740,000



3 | 1 | 1 | 388m² | 128m²

Year Built	1920	DOM	101
Sold Date	22-May-26	Distance	0.6km
First Listing	Market Preview		
Last Listing	$740,000		

5 22 GAWTHORNE PLACE MUDGEE NSW 2850

Sold RS $700,000



3 | 1 | - | 1,368m² | 126m²

Year Built	1995	DOM	75
Sold Date	08-Sep-26	Distance	0.77km
First Listing	$750,000 - $780,000		
Last Listing	$700,000		

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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Comparable Sales

6 66 LAWSON STREET MUDGEE NSW 2850

Sold $775,000



3 2 1 381m² 117m²

Year Built	1920	DOM	20
Sold Date	06-Jul-26	Distance	1.06km
First Listing	$795,000		
Last Listing	$795,000		

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Comparable Listings

1 42 DOURO STREET MUDGEE NSW 2850



4 | 2 | 2 | 802m² | 170m²

Year Built	1930	DOM	64 days
Listing Date	28-Jul-26	Distance	0.18km
Listing Price	$799,000		

2 140 MORTIMER STREET MUDGEE NSW 2850



2 | 1 | 1 | 639m² | 98m²

Year Built	1920	DOM	35 days
Listing Date	26-Aug-26	Distance	0.37km
Listing Price	Auction Guide $680,000 - $720,000		

3 137 MARKET STREET MUDGEE NSW 2850



3 | 1 | 1 | 470m² | 102m²

Year Built	1940	DOM	16 days
Listing Date	14-Sep-26	Distance	0.62km
Listing Price	$799,000		

4 21 GLADSTONE STREET MUDGEE NSW 2850



3 | 1 | - | 601m² | 122m²

Year Built	-	DOM	35 days
Listing Date	26-Aug-26	Distance	1.02km
Listing Price	$600,000 - $640,000		

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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