

Comparative Market Analysis

91 BROWIE ROAD, GOOLMA, NSW 2852

Prepared by Stewart Adlington | McGrath Central Tablelands

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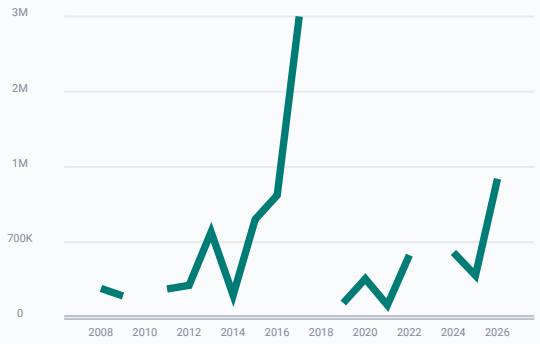
Appraisal Price
Your property's estimated value in the current market

Statistics

Get a well-rounded view of the important data that contributes to the value of your home.

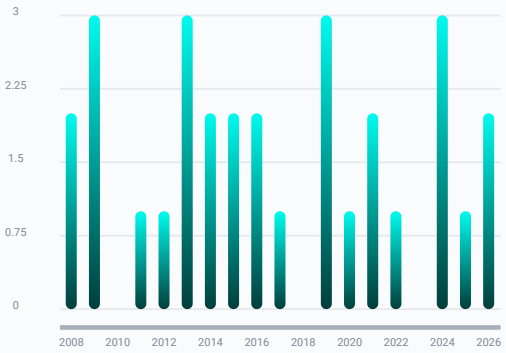
Median sale price

Median sale price is a better measure than average price, because it eliminates unusually high or low sales prices, and gives a more accurate midpoint



Number of sales

See how property sales in your area have trended over the years



Sales & growth

A look at sales and growth trends for properties like yours

YEAR	NO. OF SALES	GROWTH	MEDIAN	AVERAGE	HIGH	LOW
2026	2	+229.9%	$ 1,290,000	$ 1,290,000	$ 1,600,000	$ 980,000
2025	1	-35.4%	$ 391,000	$ 391,000	$ 391,000	$ 391,000
2024	3	-	$ 605,000	$ 584,000	$ 805,000	$ 342,000
2023	0	-	N/A	N/A	N/A	N/A
2022	1	+404.3%	$ 580,000	$ 580,000	$ 580,000	$ 580,000
2021	2	-68.1%	$ 115,000	$ 115,000	$ 185,000	$ 45,000
2020	1	+166.7%	$ 360,000	$ 360,000	$ 360,000	$ 360,000
2019	3	-	$ 135,000	$ 134,833	$ 160,000	$ 109,500
2018	0	-	N/A	N/A	N/A	N/A
2017	1	+146.2%	$ 2,800,000	$ 2,800,000	$ 2,800,000	$ 2,800,000
2016	2	+24.7%	$ 1,137,500	$ 1,137,500	$ 1,800,000	$ 475,000
2015	2	+338.7%	$ 912,500	$ 912,500	$ 1,130,000	$ 695,000
2014	2	-73.8%	$ 208,000	$ 208,000	$ 235,000	$ 181,000
2013	3	+165.9%	$ 795,000	$ 763,333	$ 1,275,000	$ 220,000
2012	1	+12.8%	$ 299,000	$ 299,000	$ 299,000	$ 299,000
2011	1	-	$ 265,000	$ 265,000	$ 265,000	$ 265,000
2010	0	-	N/A	N/A	N/A	N/A
2009	3	-25.9%	$ 200,000	$ 276,666	$ 510,000	$ 120,000
2008	2	-	$ 270,000	$ 270,000	$ 290,000	$ 250,000

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Statistics

Get a well-rounded view of the important data that contributes to the value of your home.

Suburb sale price growth

See how sales prices are growing in your suburb

+61.98%

Based on 3 registered house sales compared over the last 12 month periods

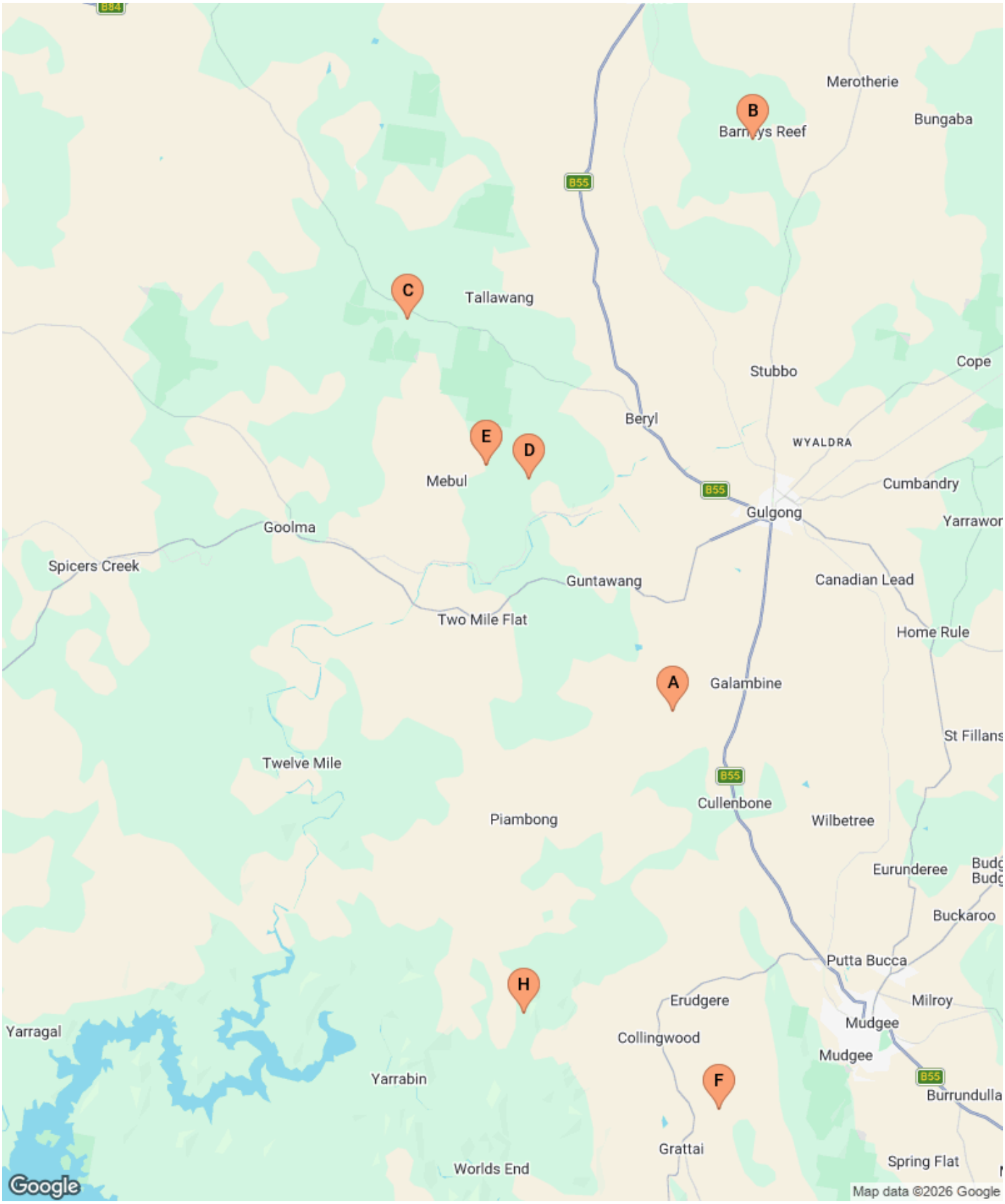
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Sold comparables

8 properties

There are **8** sold properties selected within the radius of m from the focus property. The lowest sold price is **$ 530,000** and the highest sold price is **$ 850,000** with a median sold price of **$ 660,000**.



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Sorry no image available

$850,000

71 GUNTAWANG ROAD,
GALAMBINE, NSW, 2850

A

0 **0** **0** • **1,001,000m²** **House**

SALE PRICE	SALE DATE
$850,000	03/04/2025
FIRST LIST PRICE	FINAL LIST PRICE
N/A	N/A
DAYS TO SELL	% PRICE CHANGE
N/A	N/A



$670,000

1921 BARNEYS REEF ROAD,
BARNEYS REEF, NSW, 2852

B

• **2,104,400m²** **Vacant Land**

SALE PRICE	SALE DATE
$670,000	05/05/2025
FIRST LIST PRICE	FINAL LIST PRICE
N/A	N/A
DAYS TO SELL	% PRICE CHANGE
N/A	N/A

Sorry no image available

$600,000

2017 SPRING RIDGE RD ROAD,
MEBUL, NSW, 2852

C

• **1,214,000m²** **Other**

SALE PRICE	SALE DATE
$600,000	11/09/2025
FIRST LIST PRICE	FINAL LIST PRICE
N/A	N/A
DAYS TO SELL	% PRICE CHANGE
N/A	N/A

Sorry no image available

$590,000

1291 MEBUL ROAD,
BERYL, NSW, 2852

D

• **1,905,000m²** **House**

SALE PRICE	SALE DATE
$590,000	27/03/2026
FIRST LIST PRICE	FINAL LIST PRICE
N/A	N/A
DAYS TO SELL	% PRICE CHANGE
N/A	N/A

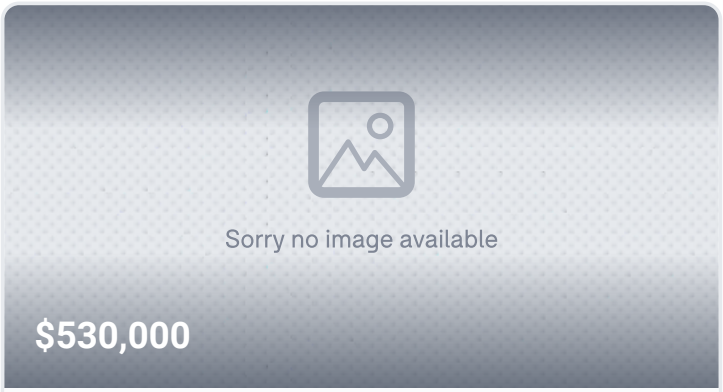
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8 properties

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MEBUL MEBUL ROAD,
MEBUL, NSW, 2852

E

1,851,600m² **Other**

SALE PRICE	SALE DATE
$530,000	30/03/2026
FIRST LIST PRICE	**FINAL LIST PRICE**
N/A	N/A
DAYS TO SELL	**% PRICE CHANGE**
N/A	N/A

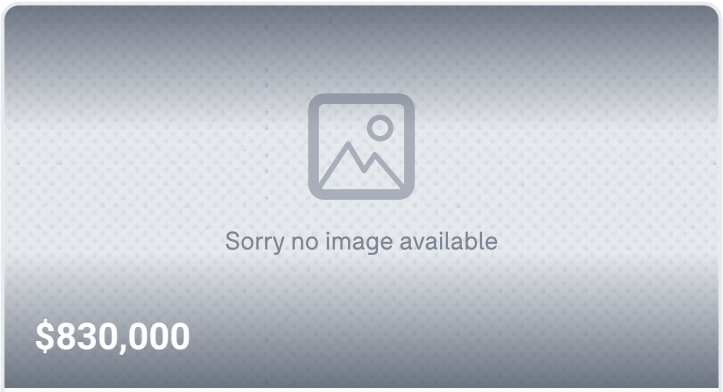


763 OLD GRATTAI ROAD,
GRATTAI, NSW, 2850

F

0 **0** **0** **1,044,000m²** **House**

SALE PRICE	SALE DATE
$650,000	13/04/2026
FIRST LIST PRICE	**FINAL LIST PRICE**
N/A	N/A
DAYS TO SELL	**% PRICE CHANGE**
N/A	N/A

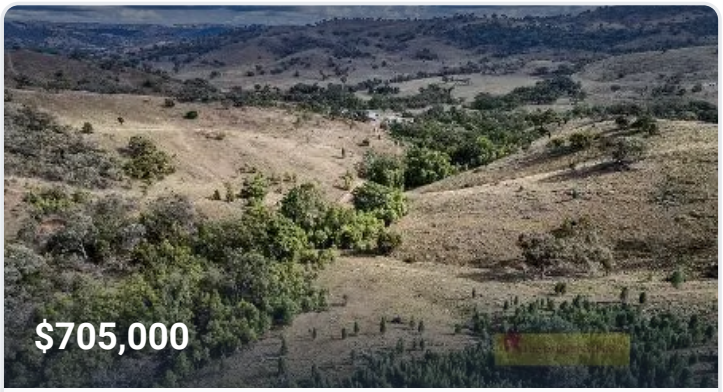


MEBUL MEBUL ROAD,
MEBUL, NSW, 2852

G

1,851,600m² **Other**

SALE PRICE	SALE DATE
$830,000	16/04/2026
FIRST LIST PRICE	**FINAL LIST PRICE**
N/A	N/A
DAYS TO SELL	**% PRICE CHANGE**
N/A	N/A



782 YARRABIN ROAD,
YARRABIN, NSW, 2850

H

3 **3** **8** **1,271,000m²** **Other**

SALE PRICE	SALE DATE
$705,000	22/05/2026
FIRST LIST PRICE	**FINAL LIST PRICE**
N/A	N/A
DAYS TO SELL	**% PRICE CHANGE**
N/A	N/A

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For sale comparables

1 properties

There are **1** properties selected within the radius of m from the focus property. The lowest price is **$ 750,000** and the highest price is **$ 750,000** with a median price of **$ 750,000**. Days listed ranges from 66 to 66 days with the average currently at **66** days for these selected properties.



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1 properties

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1131 GOLDEN HIGHWAY,
DUNEDOO, NSW, 2844

A

1,916,000m² **Other**

LIST PRICE	LIST DATE
$750,000	**17/08/2026**
DAYS ON MARKET	**% PRICE CHANGE**
66	N/A

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91 BROWIE ROAD, GOOLMA, NSW 2852

APPRAISAL PRICE
$ 695,000 - $ 750,000

Stewart Adlington | McGrath Central Tablelands

If you want to know more or have any questions, don't hesitate to get in touch. Hope to speak to you soon.

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