# Comparative Market Analysis

McGrath



## 12 STIRLING COURT MUDGEE NSW 2850

Prepared on **19th October 2026**


**Adam Sutherland**
MCGRATH CENTRAL TABLELANDS

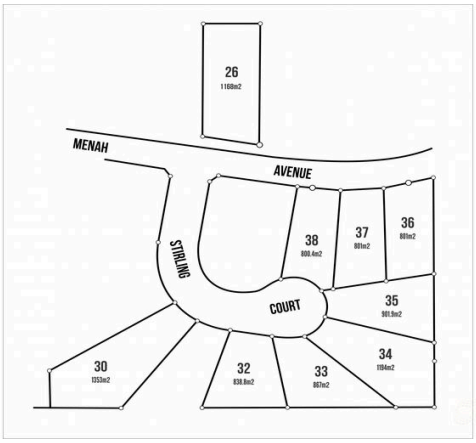
79 Church Street
MUDGEE New South Wales 2850

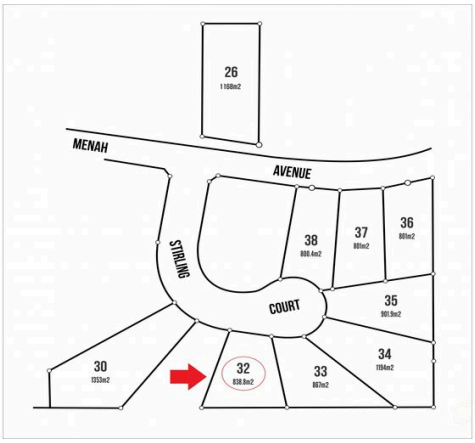
m: 0499 777 744
w: 0263 722 584
adamsutherland@mcgrath.com.au

# Your Property

## 12 STIRLING COURT MUDGEE NSW 2850

4 2 2 839m² 221m²




## Your Property History

**30 Nov, 2023** - Sold for $0

**31 Mar, 2021** - DA of House/Single Dwell for $262,797

**17 Nov, 2020** - Sold for $188,000

**9 Apr, 2020** - Listed for sale at $188,000

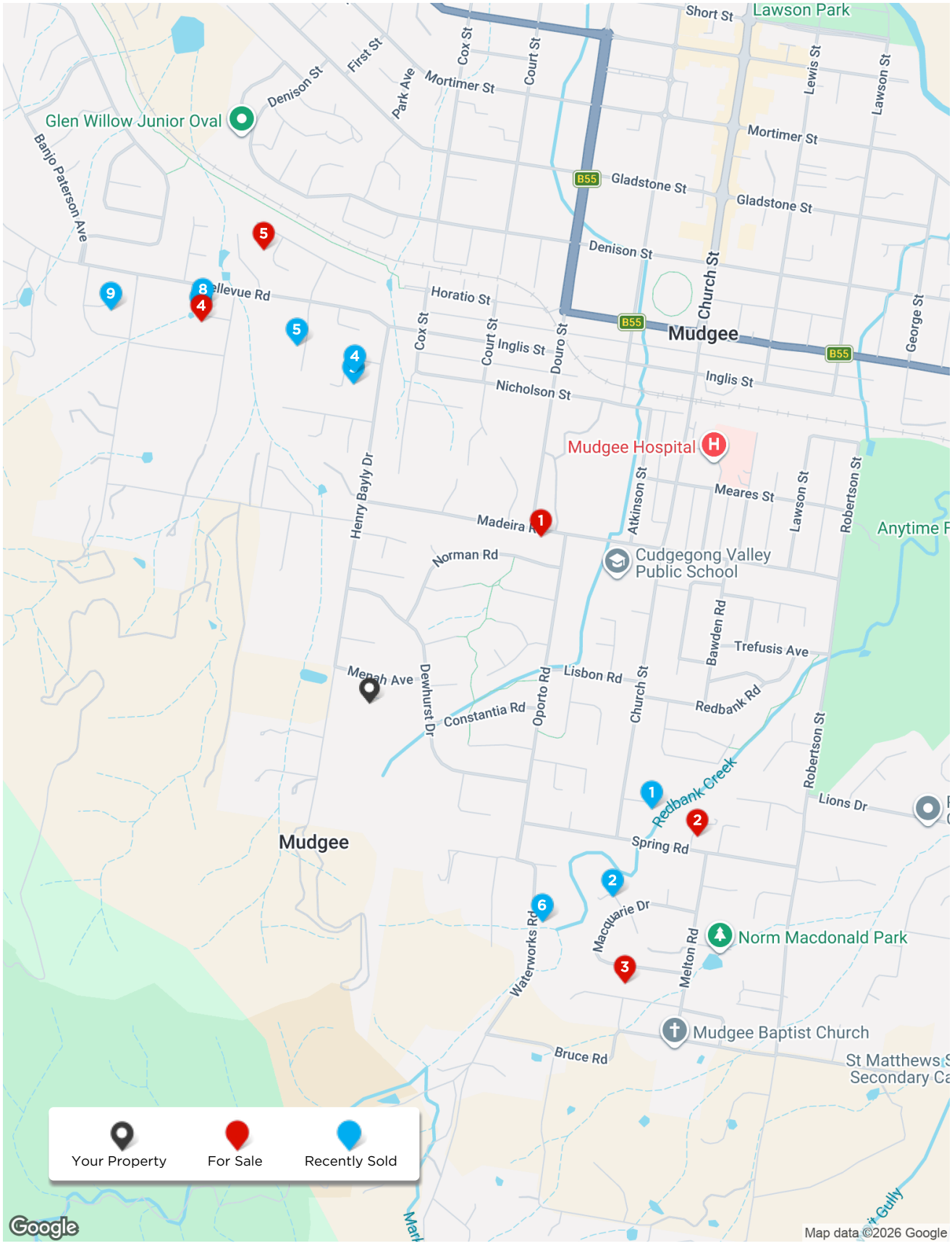


## Introducing Adam Sutherland

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# Comparables Map: Sales & Listings




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# Comparable Sales

## 1 8 STAN BOAL COURT MUDGEE NSW 2850

**Sold $900,000**



4 | 2 | 2 | 1,077m² | 240m²

| | | | |
|---|---|---|---|
| Year Built | 2021 | DOM | 86 |
| Sold Date | 20-Jul-26 | Distance | 1.01km |
| First Listing | $975,000 | | |
| Last Listing | $940,000 | | |

## 2 22 MACQUARIE DRIVE MUDGEE NSW 2850

**Sold RS $965,000**



4 | 3 | - | 1,390m² | 364m²

| | | | |
|---|---|---|---|
| Year Built | - | DOM | 45 |
| Sold Date | 09-Oct-26 | Distance | 1.04km |
| First Listing | Auction Guide $1,175,000 | | |
| Last Listing | $965,000 | | |

## 3 15 BASKERVILLE DRIVE MUDGEE NSW 2850

**Sold $1,070,000**



4 | 3 | 2 | 926m² | 227m²

| | | | |
|---|---|---|---|
| Year Built | 2022 | DOM | 256 |
| Sold Date | 31-Jul-26 | Distance | 1.06km |
| First Listing | MARKET PREVIEW | | |
| Last Listing | SOLD | | |

## 4 11 BASKERVILLE DRIVE MUDGEE NSW 2850

**Sold $1,150,000**



5 | 2 | 2 | 951m² | 202m²

| | | | |
|---|---|---|---|
| Year Built | 2017 | DOM | 41 |
| Sold Date | 24-Aug-26 | Distance | 1.1km |
| First Listing | Market Preview | | |
| Last Listing | $1,150,000 | | |

## 5 16 NASHS FLAT PLACE MUDGEE NSW 2850

**Sold $900,000**



4 | 2 | 2 | 846m² | 199m²

| | | | |
|---|---|---|---|
| Year Built | 2013 | DOM | 42 |
| Sold Date | 01-Apr-26 | Distance | 1.21km |
| First Listing | $890,000 - $930,000 | | |
| Last Listing | SOLD | | |

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 17 WATERWORKS ROAD MUDGEE NSW 2850

**Sold $1,040,000**



5 | 3 | - | 872m² | 354m²

| | | | |
|---|---|---|---|
| Year Built | 2022 | DOM | 229 |
| Sold Date | 31-Aug-26 | Distance | 0.93km |
| First Listing | CONTACT AGENT | | |
| Last Listing | $1,150,000 | | |

## 7 11 SUTHERLAND GROVE MUDGEE NSW 2850

**Sold $880,000**



4 | 2 | 2 | 682m² | 163m²

| | | | |
|---|---|---|---|
| Year Built | 2025 | DOM | 83 |
| Sold Date | 28-Apr-26 | Distance | 1.41km |
| First Listing | $890,000.00 | | |
| Last Listing | SOLD | | |

## 8 12 SUTHERLAND GROVE MUDGEE NSW 2850

**Sold $860,000**



4 | 2 | 2 | 648m² | 175m²

| | | | |
|---|---|---|---|
| Year Built | 2025 | DOM | 30 |
| Sold Date | 20-Feb-26 | Distance | 1.43km |
| First Listing | $875,000 | | |
| Last Listing | $875,000 | | |

## 9 8 MULHOLLAND COURT MUDGEE NSW 2850

**Sold $1,000,000**



4 | 3 | 2 | 1,155m² | 212m²

| | | | |
|---|---|---|---|
| Year Built | 2021 | DOM | 1 |
| Sold Date | 30-Apr-26 | Distance | 1.56km |
| First Listing | Guide $1,000,000 | | |
| Last Listing | Guide $1,000,000 | | |

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# Comparable Listings

## 1 79 MADEIRA ROAD MUDGEE NSW 2850



4 | 3 | 5 | 1,010m² | 263m²

| | | | |
|---|---|---|---|
| Year Built | 1980 | DOM | 35 days |
| Listing Date | 14-Sep-26 | Distance | 0.79km |
| Listing Price | Guide $900,000 | | |

## 2 22 SPRING ROAD MUDGEE NSW 2850



3 | 2 | - | 1,101m² | 132m²

| | | | |
|---|---|---|---|
| Year Built | 1930 | DOM | 89 days |
| Listing Date | 22-Jul-26 | Distance | 1.18km |
| Listing Price | $890,000 - $950,000 | | |

## 3 16 HUGHSON AVENUE MUDGEE NSW 2850



4 | 2 | 4 | 921m² | 209m²

| | | | |
|---|---|---|---|
| Year Built | 2020 | DOM | 45 days |
| Listing Date | 04-Sep-26 | Distance | 1.27km |
| Listing Price | $1,050,000 - $1,100,000 | | |

## 4 9 SUTHERLAND GROVE MUDGEE NSW 2850



4 | 2 | - | 940m² | -

| | | | |
|---|---|---|---|
| Year Built | - | DOM | 45 days |
| Listing Date | 04-Sep-26 | Distance | 1.38km |
| Listing Price | $1,235,000 - $1,287,000 | | |

## 5 6 DICKSON COURT MUDGEE NSW 2850



5 | 2 | 3 | 962m² | 215m²

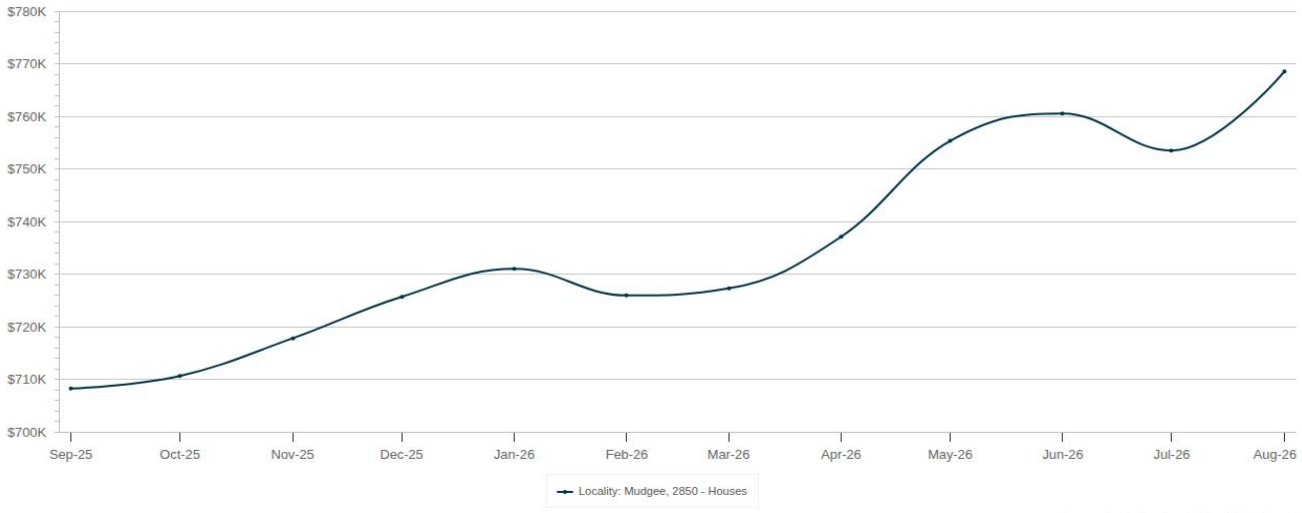
| | | | |
|---|---|---|---|
| Year Built | 2007 | DOM | 11 days |
| Listing Date | 08-Oct-26 | Distance | 1.54km |
| Listing Price | $950,000 | | |

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# Recent Market Trends

**Median Value - 12 Months**

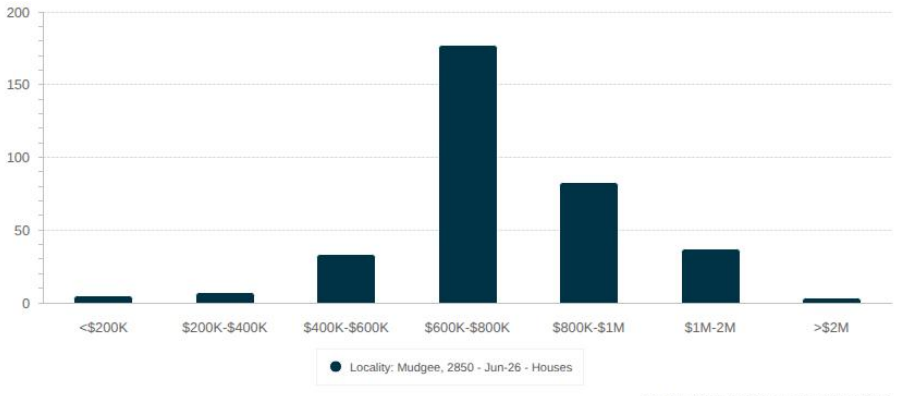



Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|---|---|---|---|---|---|---|
| Aug 2026 | - | $768,510 | 2.0% ▲ | - | 91 | $630 |
| Jul 2026 | - | $753,491 | -0.9% ▼ | - | 91 | $630 |
| Jun 2026 | 24 | $760,524 | 0.7% ▲ | 65 | 93 | $630 |
| May 2026 | 27 | $755,322 | 2.5% ▲ | 66 | 96 | $620 |
| Apr 2026 | 21 | $737,104 | 1.4% ▲ | 67 | 106 | $620 |
| Mar 2026 | 35 | $727,282 | 0.2% ▲ | 66 | 107 | $620 |
| Feb 2026 | 29 | $725,931 | -0.7% ▼ | 68 | 109 | $605 |
| Jan 2026 | 20 | $731,011 | 0.7% ▲ | 69 | 95 | $600 |
| Dec 2025 | 23 | $725,672 | 1.1% ▲ | 70 | 88 | $600 |
| Nov 2025 | 44 | $717,780 | 1.0% ▲ | 68 | 106 | $600 |
| Oct 2025 | 42 | $710,620 | 0.3% ▲ | 67 | 118 | $590 |
| Sep 2025 | 37 | $708,215 | -0.1% ▼ | 66 | 118 | $590 |

## Sales by Price - 12 months

| PRICE | NUMBER |
|---|---|
| <$200K | 5 |
| $200K-$400K | 7 |
| $400K-$600K | 33 |
| $600K-$800K | 177 |
| $800K-$1M | 83 |
| $1M-$2M | 37 |
| >$2M | 3 |

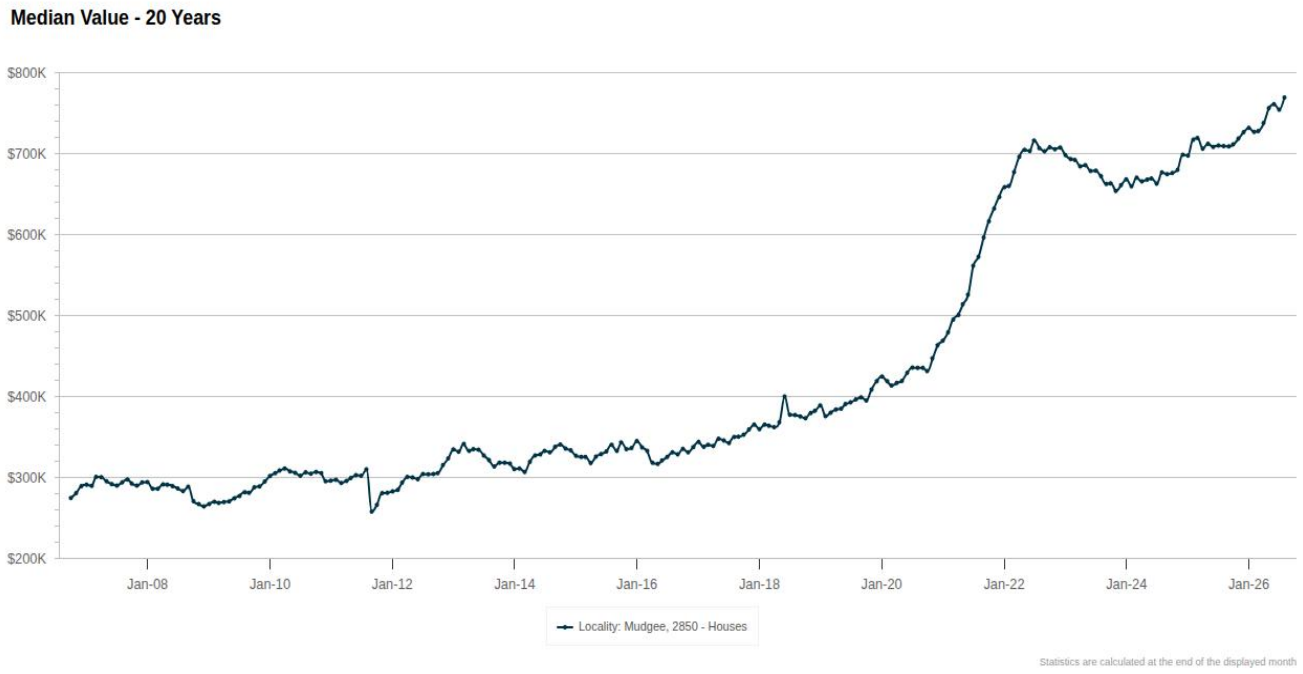



Statistics are calculated over a rolling 12 month period

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# Long Term Market Trends




| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|---|---|---|---|---|---|---|
| 2026 | 348 | $768,510 | 8.5% ▲ | 65 | 353 | $630 |
| 2025 | 264 | $708,628 | 4.8% ▲ | 64 | 336 | $590 |
| 2024 | 252 | $675,988 | 0.7% ▲ | 59 | 293 | $580 |
| 2023 | 225 | $671,312 | -4.9% ▼ | 55 | 281 | $540 |
| 2022 | 349 | $705,964 | 23.5% ▲ | 33 | 277 | $500 |
| 2021 | 376 | $571,772 | 31.6% ▲ | 39 | 253 | $470 |
| 2020 | 299 | $434,523 | 9.8% ▲ | 49 | 327 | $420 |
| 2019 | 353 | $395,687 | 5.1% ▲ | 64 | 356 | $400 |
| 2018 | 335 | $376,391 | 7.7% ▲ | 61 | 416 | $370 |
| 2017 | 301 | $349,332 | 5.7% ▲ | 87 | 467 | $350 |
| 2016 | 243 | $330,508 | -2.7% ▼ | 112 | 494 | $350 |
| 2015 | 232 | $339,693 | 2.8% ▲ | 87 | 461 | $330 |
| 2014 | 257 | $330,467 | 3.0% ▲ | 82 | 403 | $360 |
| 2013 | 270 | $320,711 | 5.8% ▲ | 68 | 329 | $400 |
| 2012 | 338 | $303,272 | -2.0% ▼ | 69 | 318 | $400 |
| 2011 | 230 | $309,457 | 1.3% ▲ | 76 | 358 | $330 |
| 2010 | 243 | $305,560 | 8.7% ▲ | 78 | 276 | $285 |
| 2009 | 205 | $281,126 | -0.5% ▼ | 103 | 319 | $270 |
| 2008 | 156 | $282,468 | -3.6% ▼ | 87 | 301 | $250 |
| 2007 | 169 | $293,038 | 5.3% ▲ | 82 | 164 | $235 |

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