Comparative Market Analysis

McGrath



80A MOLONG ROAD ORANGE NSW 2800

Prepared on **20th October 2026**

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Comparable Sales

1 20 HOLMAN WAY ORANGE NSW 2800

Sold $790,000



3 2 1 482m² 154m²

Year Built	2000	DOM	27
Sold Date	27-May-26	Distance	1.78km
First Listing	$750,000-$800,000		
Last Listing	$750,000-$800,000		

Notes from your agent

A three-bedroom, two-bathroom home with one car space on a 482m² block, offering a comparable low-maintenance layout and similar accommodation to 80A Molong Road.

2 391A ANSON STREET ORANGE NSW 2800

Sold $770,000



3 2 2 513m² -

Year Built	-	DOM	32
Sold Date	12-Dec-25	Distance	1.84km
First Listing	Guiding $740,000-$780,000		
Last Listing	$770,000		

Notes from your agent

A three-bedroom, two-bathroom home with two car spaces on a 513m² block, providing a useful comparison for a similar-sized home with an additional parking space and a slightly larger landholding.

3 16A MCCARRON PLACE ORANGE NSW 2800

Sold $766,000



3 2 2 412m² 139m²

Year Built	2014	DOM	25
Sold Date	10-Jun-26	Distance	0.57km
First Listing	-		
Last Listing	$770,000 - $799,000		

Notes from your agent

A three-bedroom, two-bathroom home with two car spaces on a 412m² block, making it a close comparison in terms of bedroom and bathroom configuration, land size and low-maintenance living, with an additional car space.

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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Summary

80A MOLONG ROAD ORANGE NSW 2800









Sale Price Guide
$770,000 - $800,000

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