Comparative Market Analysis

McGrath

120 NORTH ROCKS ROAD NORTH ROCKS NSW 2151

Prepared on **29th September 2025**

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MCGRATH PARRAMATTA

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Your Property

120 NORTH ROCKS ROAD NORTH ROCKS NSW 2151

- - - 709m² -

Your Property History

26 Oct, 2021 - Sold for $0

Stephen Mina

Helping others achieve major milestones in their life and dealing with so many different people on a daily basis are an absolute joy for residential Sales Agent Stephen Mina. Hardworking, passionate and driven to exceed expectations each and every time, he is an experienced real estate professional who stops at nothing to ensure a premium result and outstanding customer service. Stephen is based in McGrath's highly acclaimed Parramatta office, specialising in areas he knows intimately well

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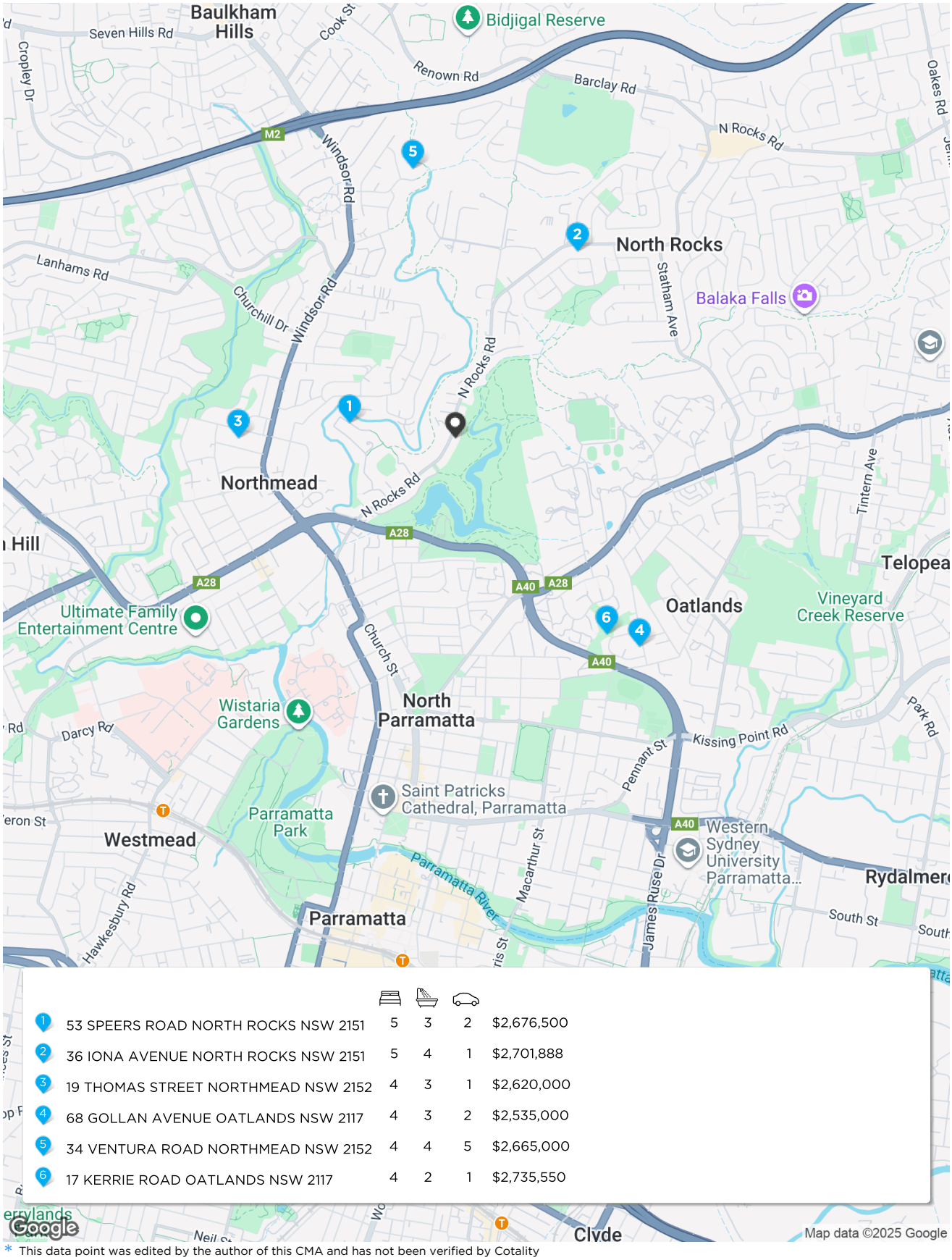
Comparables Map: Sales



1 53 SPEERS ROAD NORTH ROCKS NSW 2151	5	3	2	$2,676,500
2 36 IONA AVENUE NORTH ROCKS NSW 2151	5	4	1	$2,701,888
3 19 THOMAS STREET NORTHMEAD NSW 2152	4	3	1	$2,620,000
4 68 GOLLAN AVENUE OATLANDS NSW 2117	4	3	2	$2,535,000
5 34 VENTURA ROAD NORTHMEAD NSW 2152	4	4	5	$2,665,000
6 17 KERRIE ROAD OATLANDS NSW 2117	4	2	1	$2,735,550

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

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Comparable Sales

1 53 SPEERS ROAD NORTH ROCKS NSW 2151

Sold RS **$2,676,500**

5 | 3 | 2 | 741m² | 353m²

Year Built	2004	DOM	39
Sold Date	30-Aug-25	Distance	0.7km
First Listing	Contact agent		
Last Listing	$2,676,500		

2 36 IONA AVENUE NORTH ROCKS NSW 2151

Sold RS **$2,701,888**

5 | 4 | 1 | 696m² | 290m²

Year Built	1970	DOM	52
Sold Date	28-Aug-25	Distance	1.46km
First Listing	Auction		
Last Listing	For Sale $2,750,000		

3 19 THOMAS STREET NORTHMEAD NSW 2152

Sold **$2,620,000**

4 | 3 | 1 | 836m² | 150m²

Year Built	1940	DOM	26
Sold Date	09-Aug-25	Distance	1.43km
First Listing	Auction		
Last Listing	$2,620,000		

4 68 GOLLAN AVENUE OATLANDS NSW 2117

Sold **$2,535,000**

4 | 3 | 2 | 651m² | -

Year Built	-	DOM	98
Sold Date	29-May-25	Distance	1.84km
First Listing	PROPERTY LAUNCH THIS SATURDAY!		
Last Listing	FOR SALE | $2,500,000 - $2,650,000		

5 34 VENTURA ROAD NORTHMEAD NSW 2152

Sold **$2,665,000**

4 | 4 | 5 | 999m² | -

Year Built	-	DOM	29
Sold Date	05-Apr-25	Distance	1.78km
First Listing	Contact Agent		
Last Listing	Contact Agent		

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 KERRIE ROAD OATLANDS NSW 2117

Sold RS **$2,735,550**

4 2 1 706m² 177m²

Year Built	-	DOM	-
Sold Date	02-Sep-25	Distance	1.63km
First Listing	Contact Agent		
Last Listing	Sold by Jay Bacani & Jonathan Viewey		

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Summary

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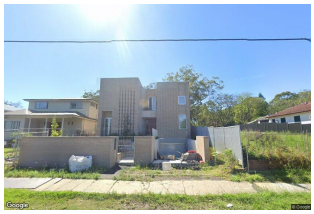

Appraisal price range
$2,500,000-$2,750,000

Notes from your agent

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