

Comparative Market Analysis



25 BOAMBEE STREET PORT MACQUARIE NSW 2444

Prepared on 10th July 2026

David Blanch
MCGRATH PORT MACQUARIE

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McGrath

The Proprietor
Boambee Street
Port Macquarie

10th July 2026

Dear Reader,
Thank you for the opportunity to appraise your property at 25 BOAMBEE STREET PORT MACQUARIE NSW 2444

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

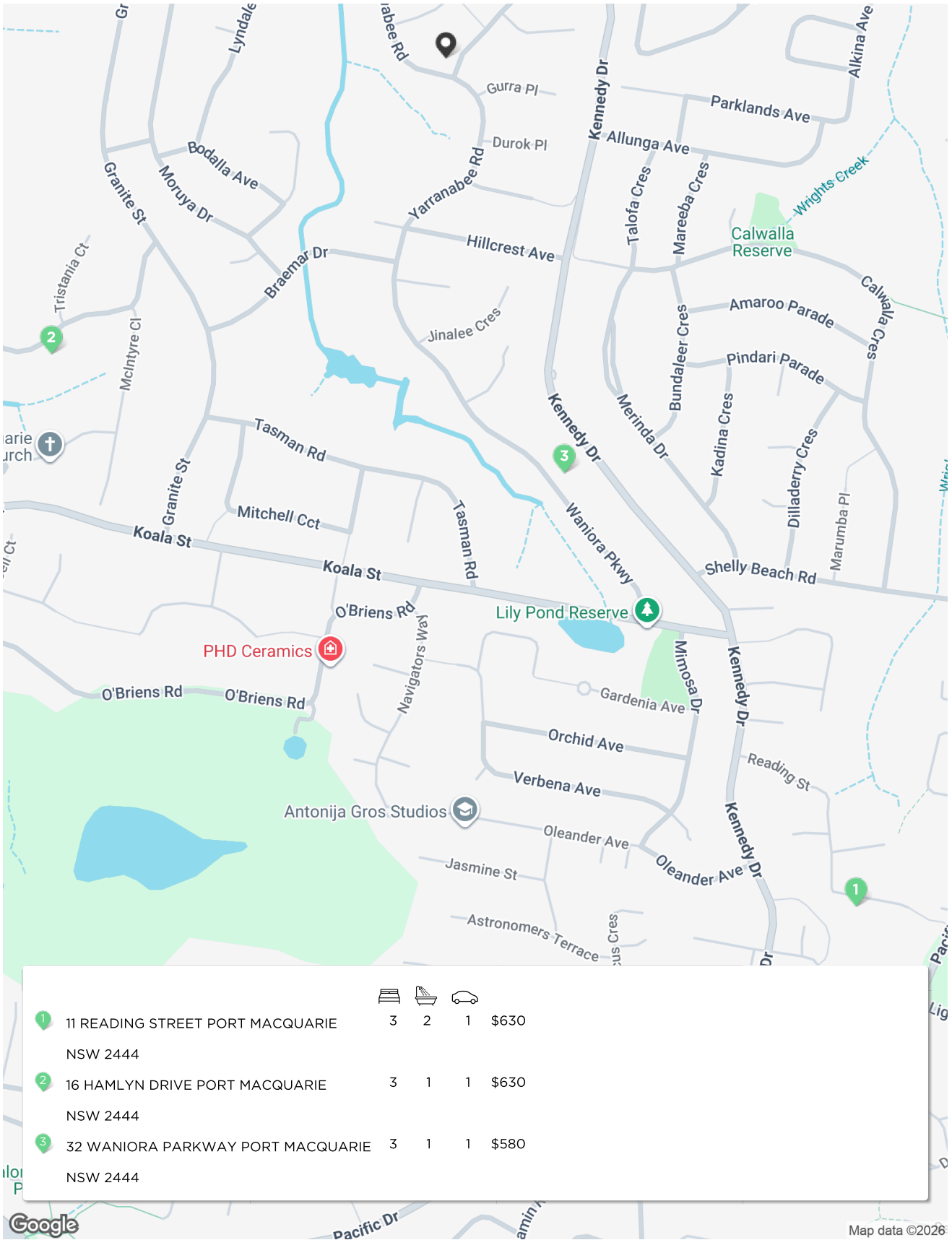
To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

If you have any questions about the information outlined in this appraisal, please don't hesitate to contact me using the details below. I am happy to assist further and look forward to working with you to achieve your real estate goals.

Yours Sincerely,

David Blanch
MCGRATH PORT MACQUARIE
Suite G01, 149 Gordon Street
PORT MACQUARIE New South Wales 2444
m: 0428 570926

Comps Map: Rentals



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

Comparable Rentals

1

11 READING STREET PORT MACQUARIE NSW 2444

Listing Price

\$630/WEEKLY

3

2

1

633m²

144m²



Property Insights

Listing Date	09-Jan-26	Distance	1.59km
DOM	6 days	Year Built	-



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

2

16 HAMLYN DRIVE PORT MACQUARIE NSW 2444

Listing Price

\$630/WEEKLY

3

1

1

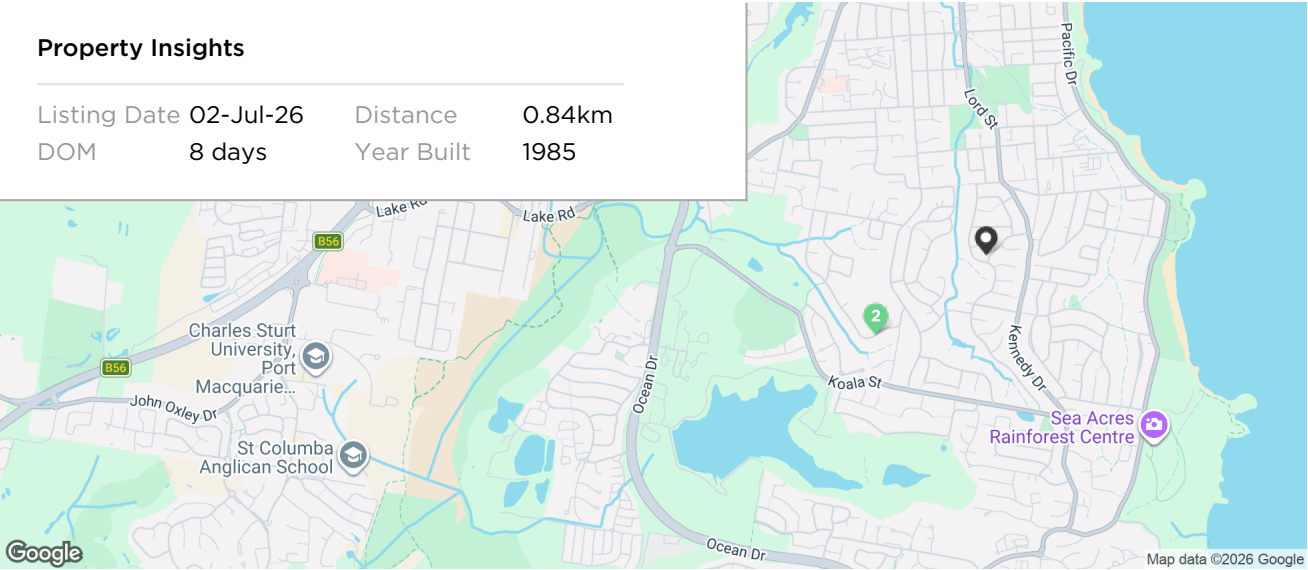
752m²

130m²



Property Insights

Listing Date	02-Jul-26	Distance	0.84km
DOM	8 days	Year Built	1985



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

3

32 WANIORA PARKWAY PORT MACQUARIE NSW

Listing Price

\$580/WEEKLY

2444

3

1

1

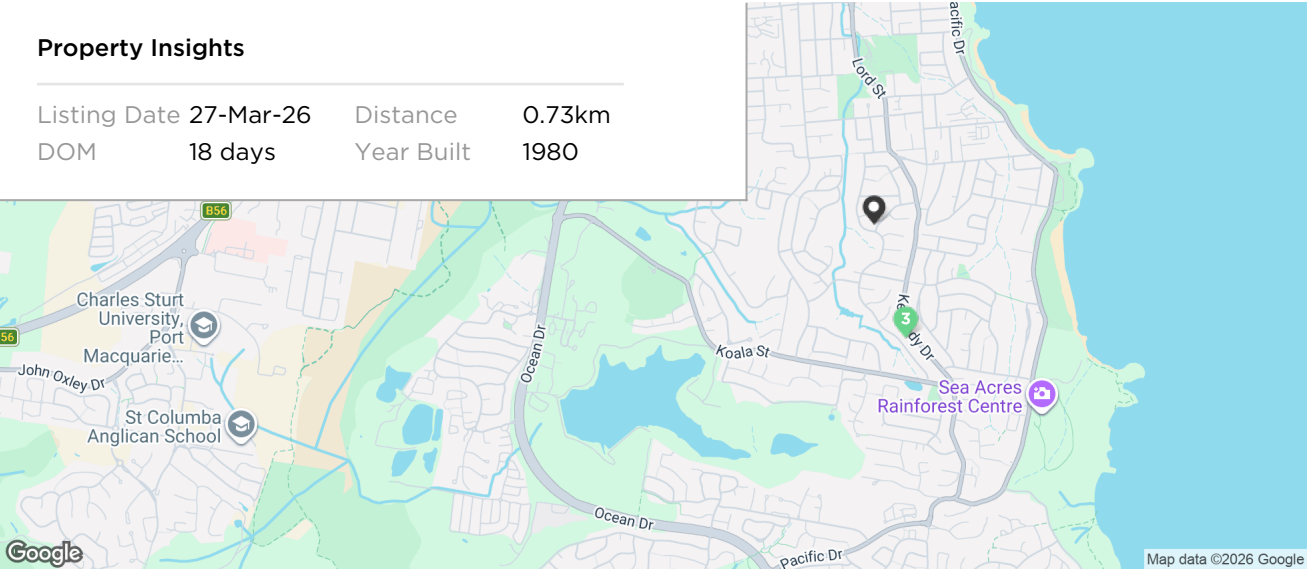
663m²

152m²



Property Insights

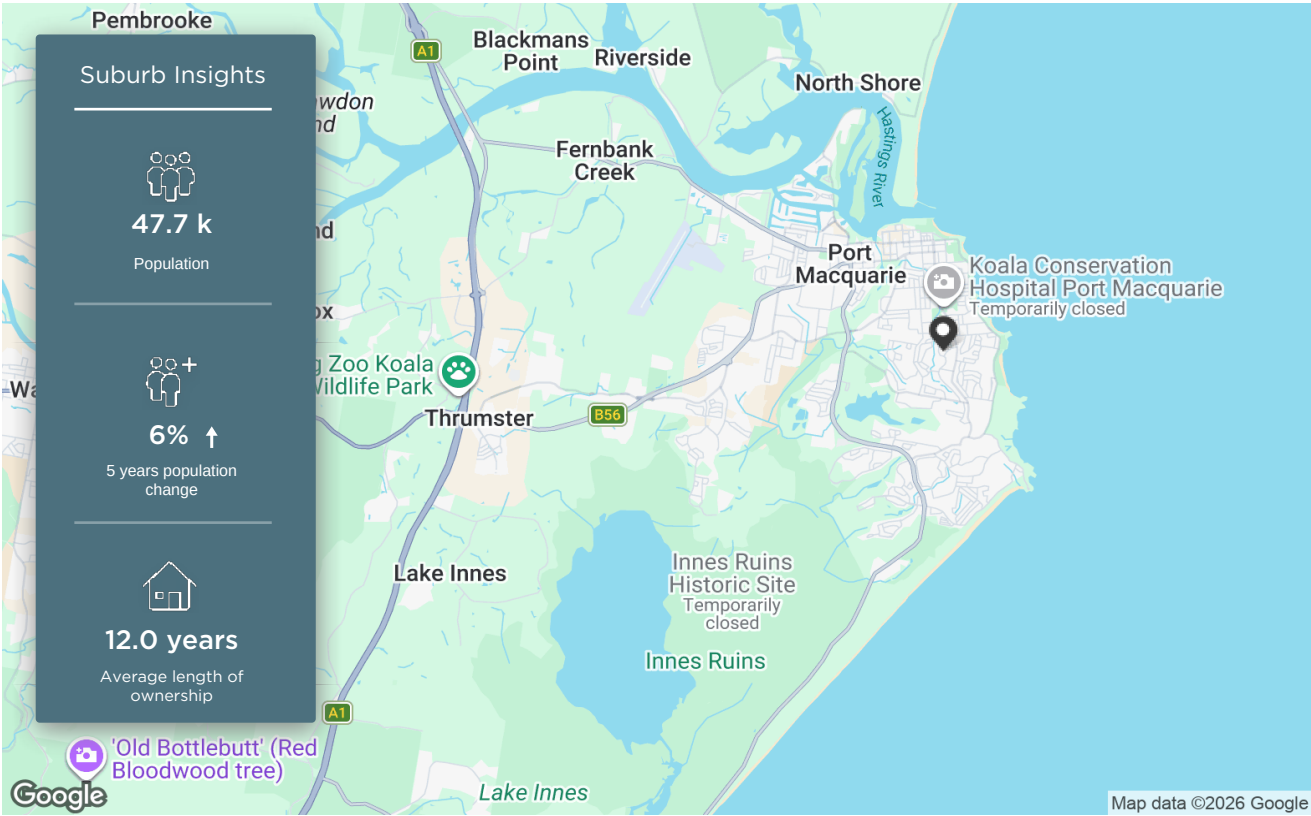
Listing Date	27-Mar-26	Distance	0.73km
DOM	18 days	Year Built	1980



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Port Macquarie

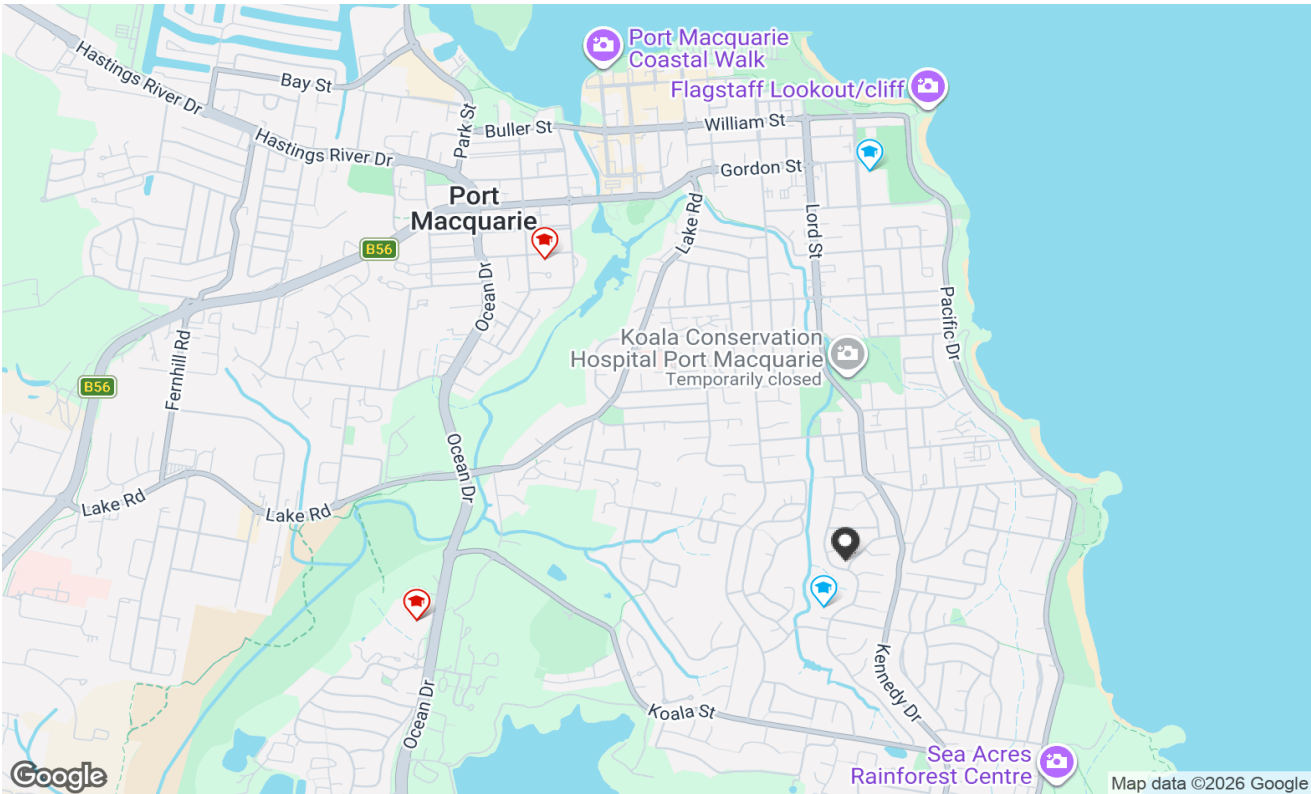
Demographic



The size of Port Macquarie is approximately 54.2 square kilometres. There are 61 parks, covering nearly 17.2% of the total area. The population of Port Macquarie in 2016 was 44830 people. By 2021 the population was 47693 showing a population growth of 6.4% in the area during that time. The predominant age group in Port Macquarie is 60-69 years. Households in Port Macquarie are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Port Macquarie work in a professional occupation. In 2021, 63.70% of the homes in Port Macquarie were owner-occupied compared with 64.00% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	48.4	Not Stated	1.8	130-182K	10.5	70-79	13.5
Couples with Children	33.1	Other	3.3	182K+	9.5	40-49	11.3
Single Parents	17.4	Purchaser	24.5	33.8-52K	16.6	50-59	12.3
Other	1.2	Owns Outright	39.2	78-130K	19.7	90-99	1.8
		Renting	31.1	52-78K	16.8	30-39	9.9
				0-15.6K	3.6	20-29	9.5
				15.6-33.8K	17.2	80-89	6.8
						100+	0.1
						60-69	13.6
						0-9	9.6

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Hastings Public School 85 Yarranabee Road Port Macquarie NSW 2444	0.25km	Primary	Mixed	Government	0-6
	Hastings Secondary College, Port Macquarie Campus 16 Owen Street Port Macquarie NSW 2444	1.99km	Secondary	Mixed	Government	7-12
	St Paul's High School 151 Greenmeadows Drive Port Macquarie NSW 2444	2.08km	Secondary	Mixed	Non-Government	7-12
	MacKillop College Port Macquarie	2.08km	Secondary	Mixed	Non-Government	7-12
	Port Macquarie Steiner School 3/10 Table Street Port Macquarie NSW 2444	2.1km	Primary	Mixed	Non-Government	-



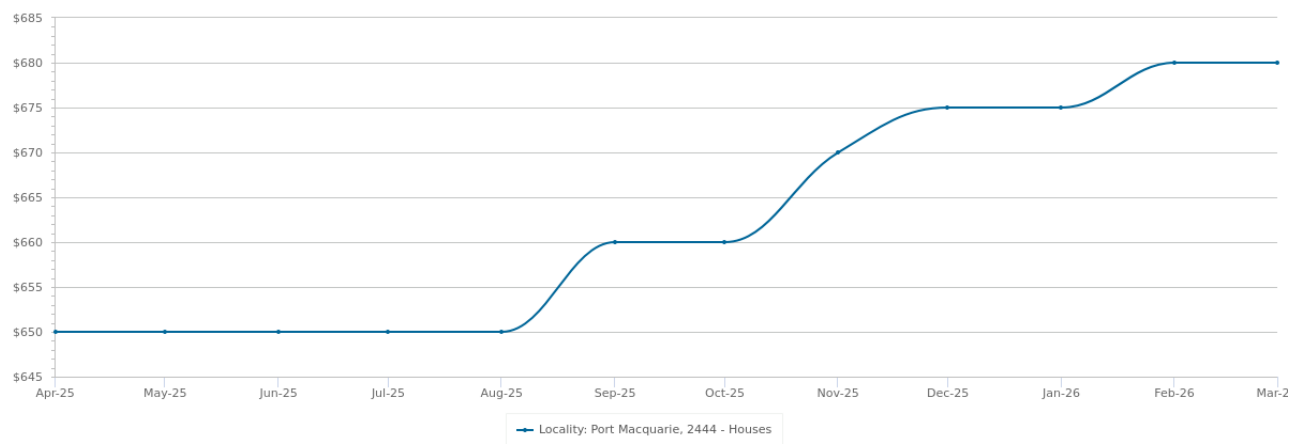
Property is within school catchment area



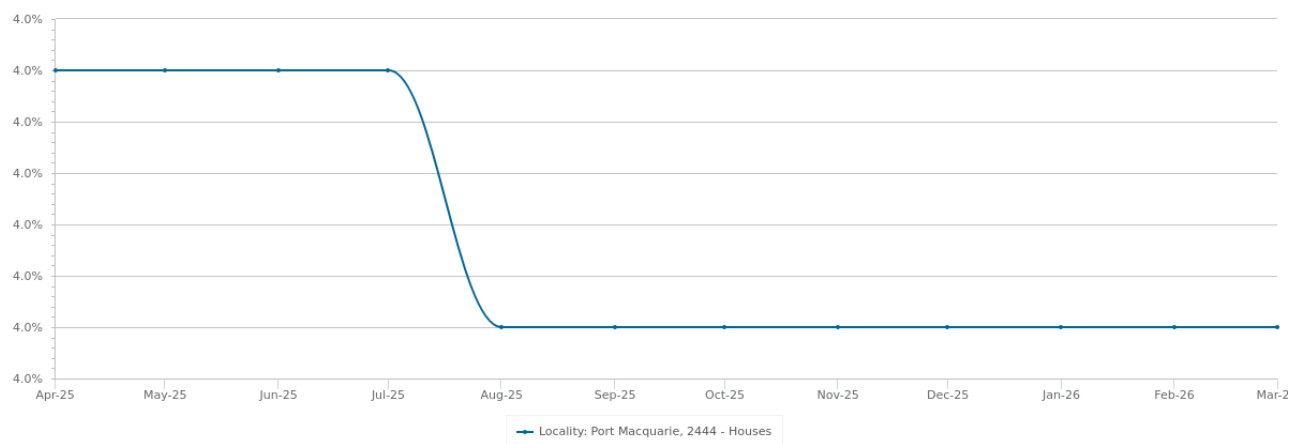
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



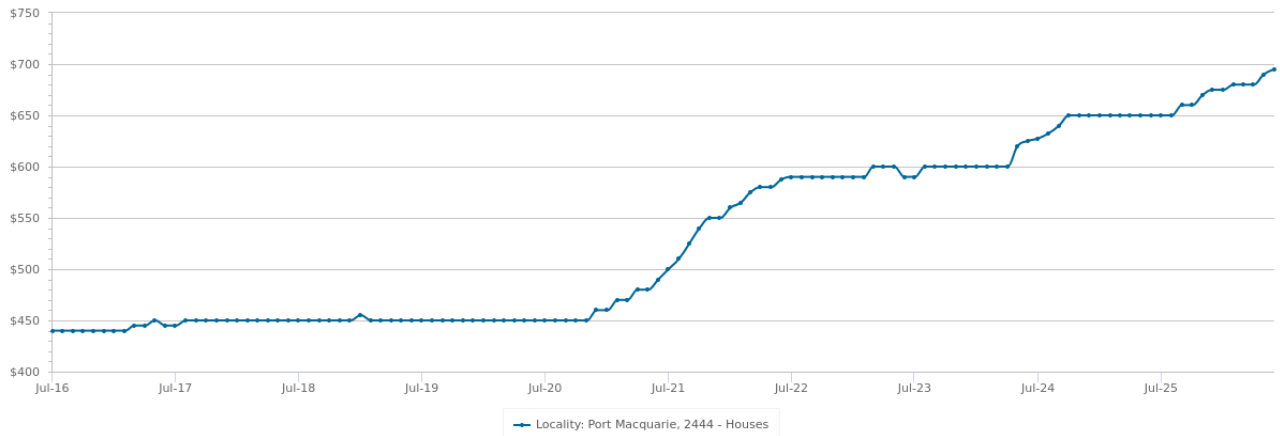
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Mar 2026	\$680	0.0%	4%	502
Feb 2026	\$680	0.7% ▲	4%	488
Jan 2026	\$675	0.0%	4%	483
Dec 2025	\$675	0.7% ▲	4%	474
Nov 2025	\$670	1.5% ▲	4%	488
Oct 2025	\$660	0.0%	4%	476
Sep 2025	\$660	1.5% ▲	4%	464
Aug 2025	\$650	0.0%	4%	473
Jul 2025	\$650	0.0%	4%	485
Jun 2025	\$650	0.0%	4%	496
May 2025	\$650	0.0%	4%	488
Apr 2025	\$650	0.0%	4%	500

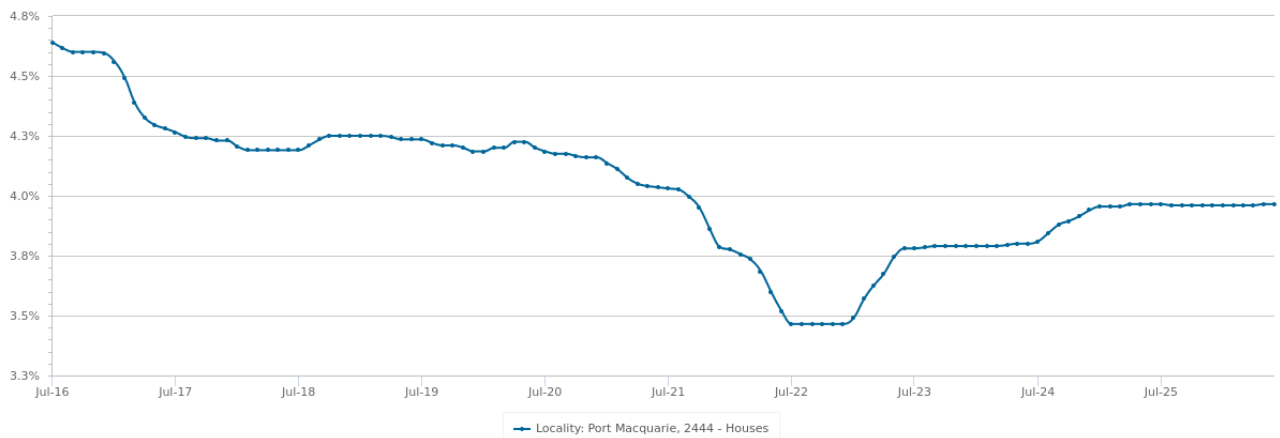
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$695	6.9% ▲	4%	523
2025	\$650	4.0% ▲	4%	496
2024	\$625	5.9% ▲	3.8%	630
2023	\$590	0.4% ▲	3.8%	787
2022	\$587	19.9% ▲	3.5%	680
2021	\$490	8.9% ▲	4%	677
2020	\$450	0.0%	4.2%	915
2019	\$450	0.0%	4.2%	1073
2018	\$450	1.1% ▲	4.2%	1033
2017	\$445	1.1% ▲	4.3%	1056

Summary

25 BOAMBEE STREET PORT MACQUARIE NSW 2444



Appraisal price range
\$630-\$650

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