

Comparative Market Analysis



19 ROSE STREET PORT MACQUARIE NSW 2444

Prepared on 6th May 2026

David Blanch
MCGRATH PORT MACQUARIE

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PORT MACQUARIE NSW 2444

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McGrath

The Proprietor
Rose Street
Port Macquarie

6th May 2026

Dear Reader,

Thank you for the opportunity to appraise your property at 19 ROSE STREET PORT MACQUARIE NSW 2444

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

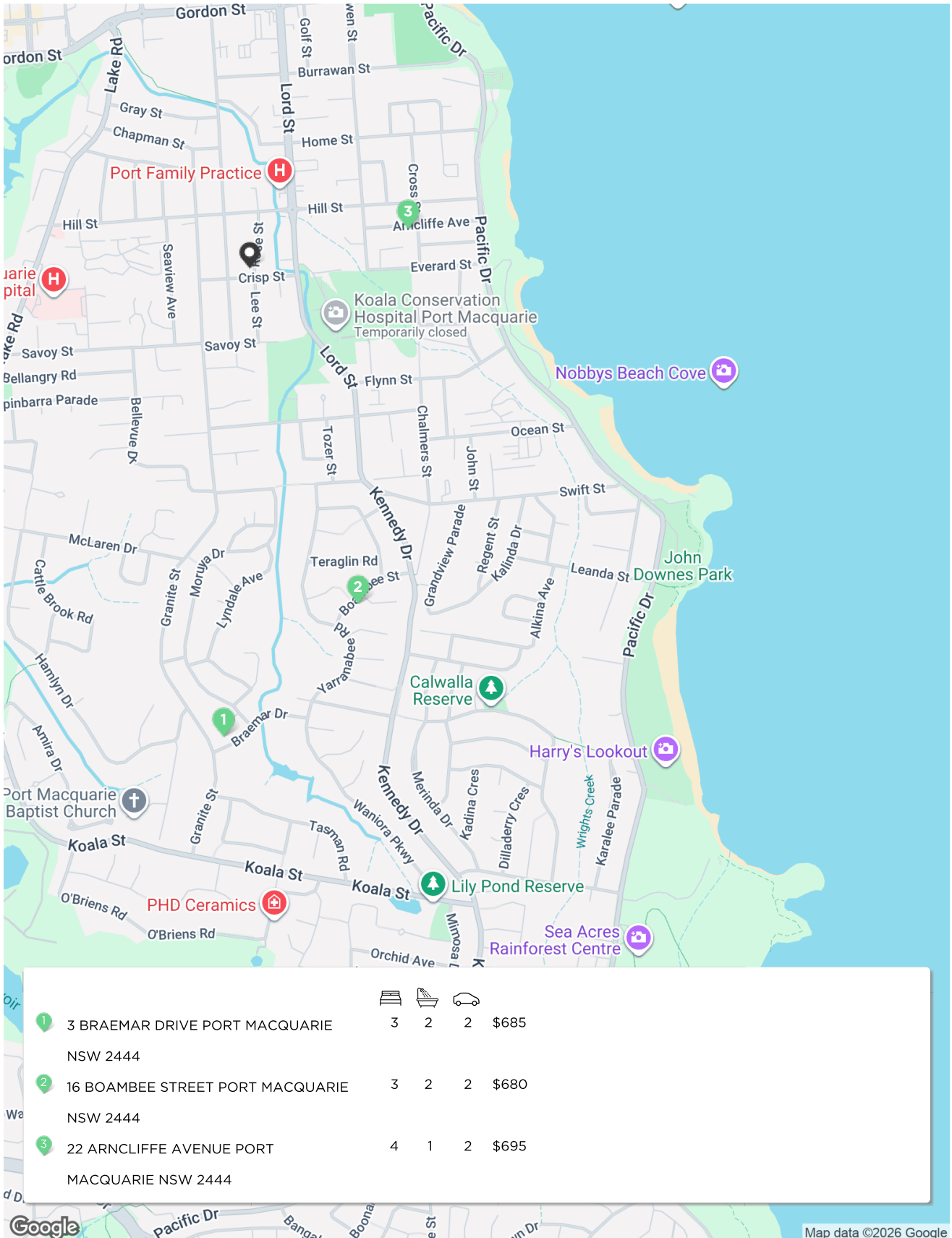
To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

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

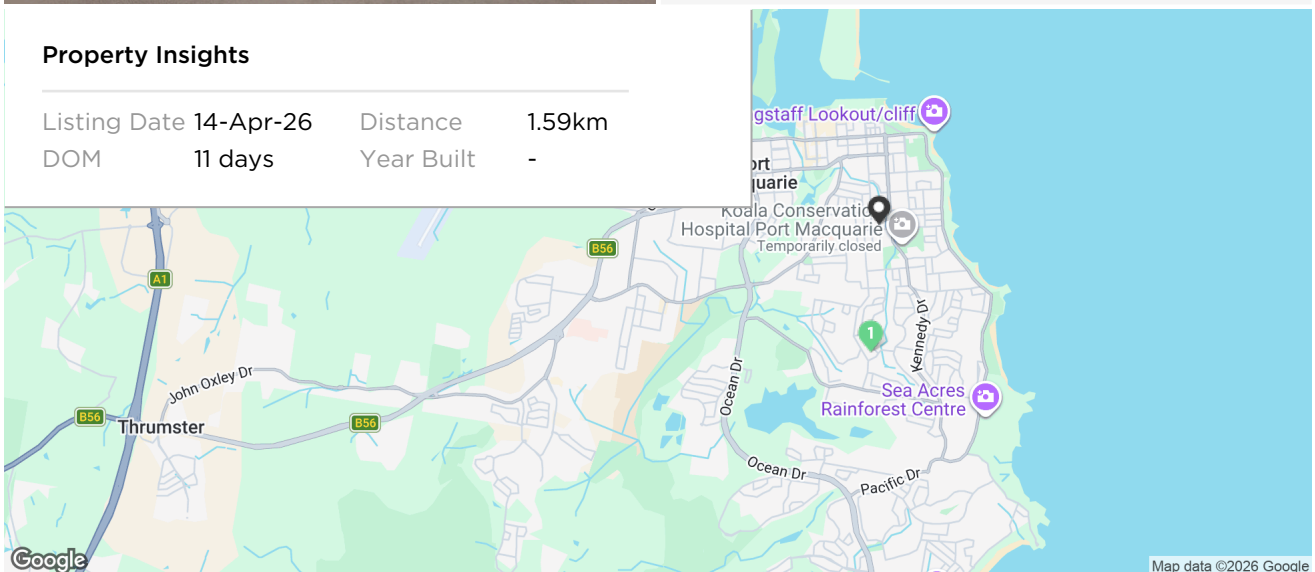
1 3 BRAEMAR DRIVE PORT MACQUARIE NSW 2444 Listing Price \$685/WEEKLY

3 2 2 659m² 150m²



Property Insights

Listing Date	14-Apr-26	Distance	1.59km
DOM	11 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

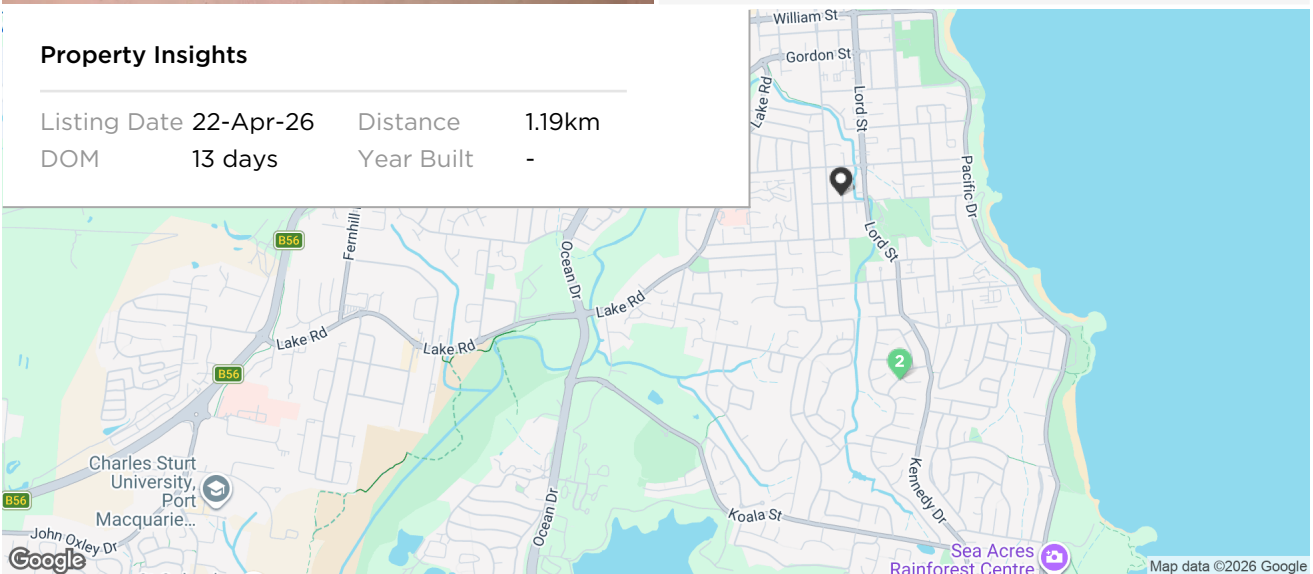
Comparable Rentals

2 16 BOAMBEE STREET PORT MACQUARIE NSW **Listing Price** **\$680/WEEKLY**
2444
3 2 2 689m² -



Property Insights

Listing Date 22-Apr-26 Distance 1.19km
DOM 13 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

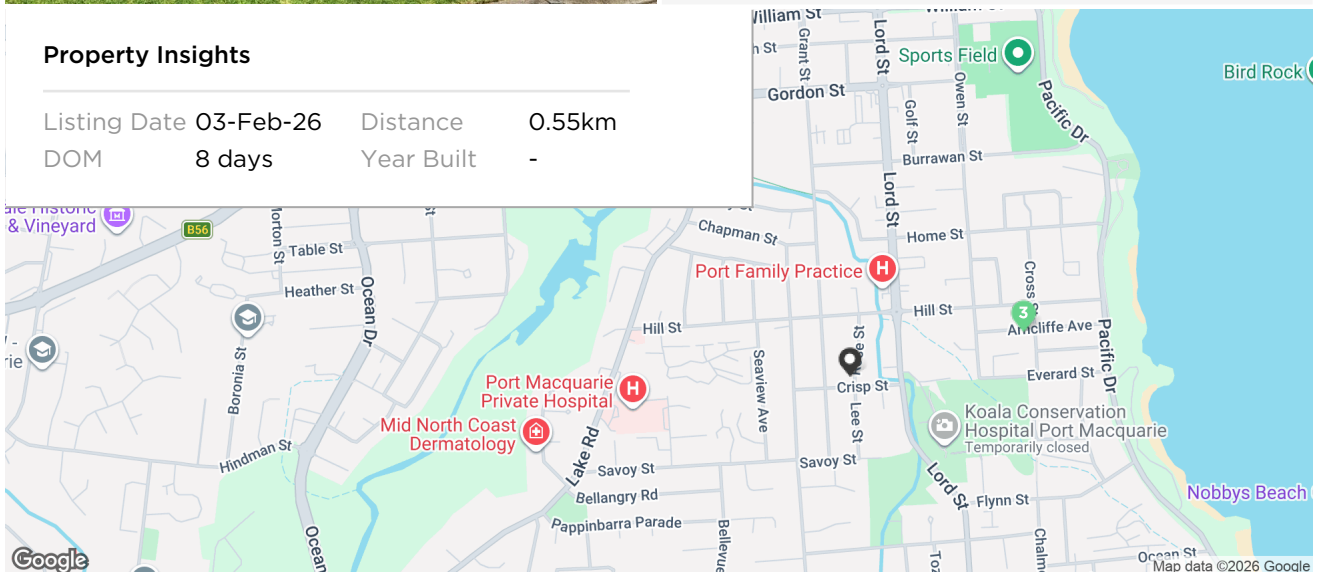
Comparable Rentals

3 22 ARNCLIFFE AVENUE PORT MACQUARIE NSW Listing Price \$695/WEEKLY
2444
4 1 2 470m² 136m²



Property Insights

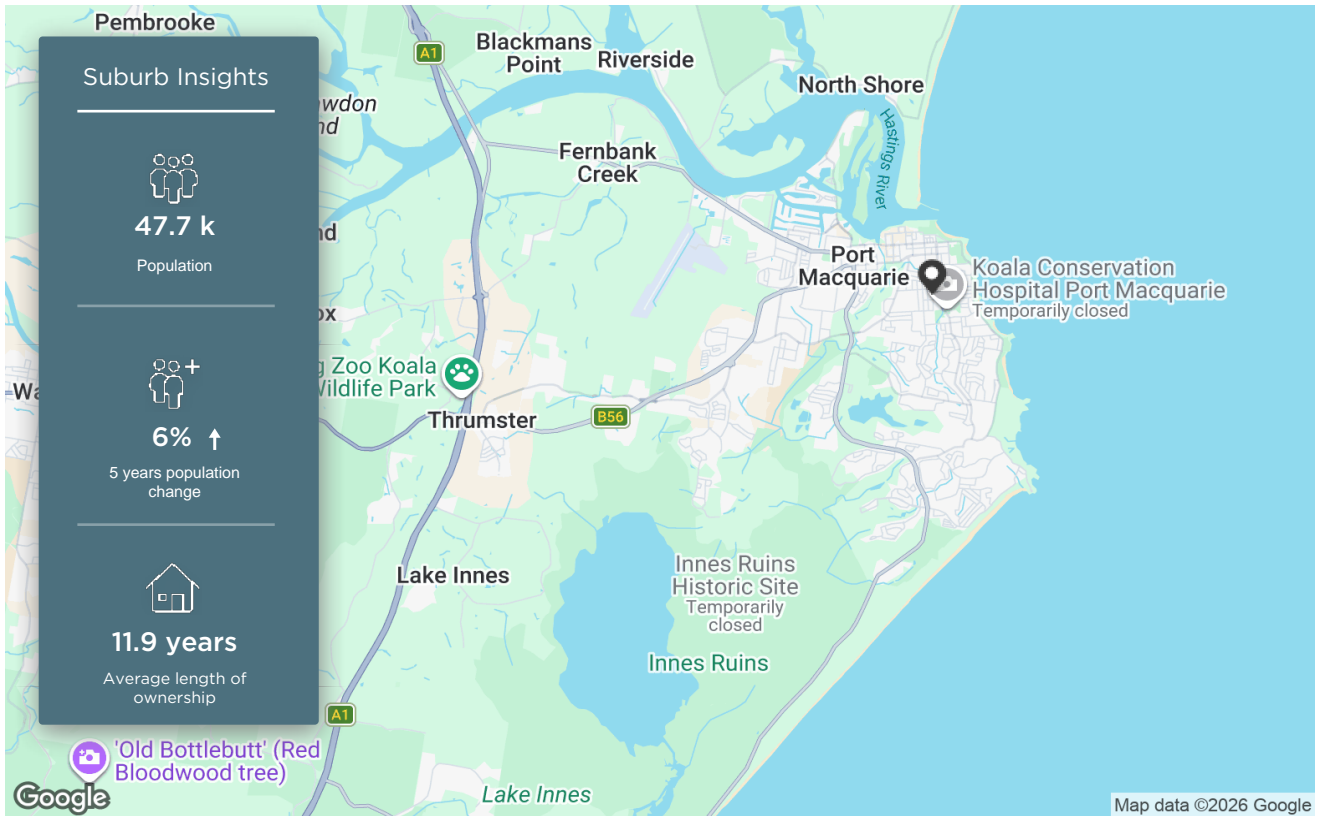
Listing Date 03-Feb-26 Distance 0.55km
DOM 8 days Year Built -



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

Port Macquarie

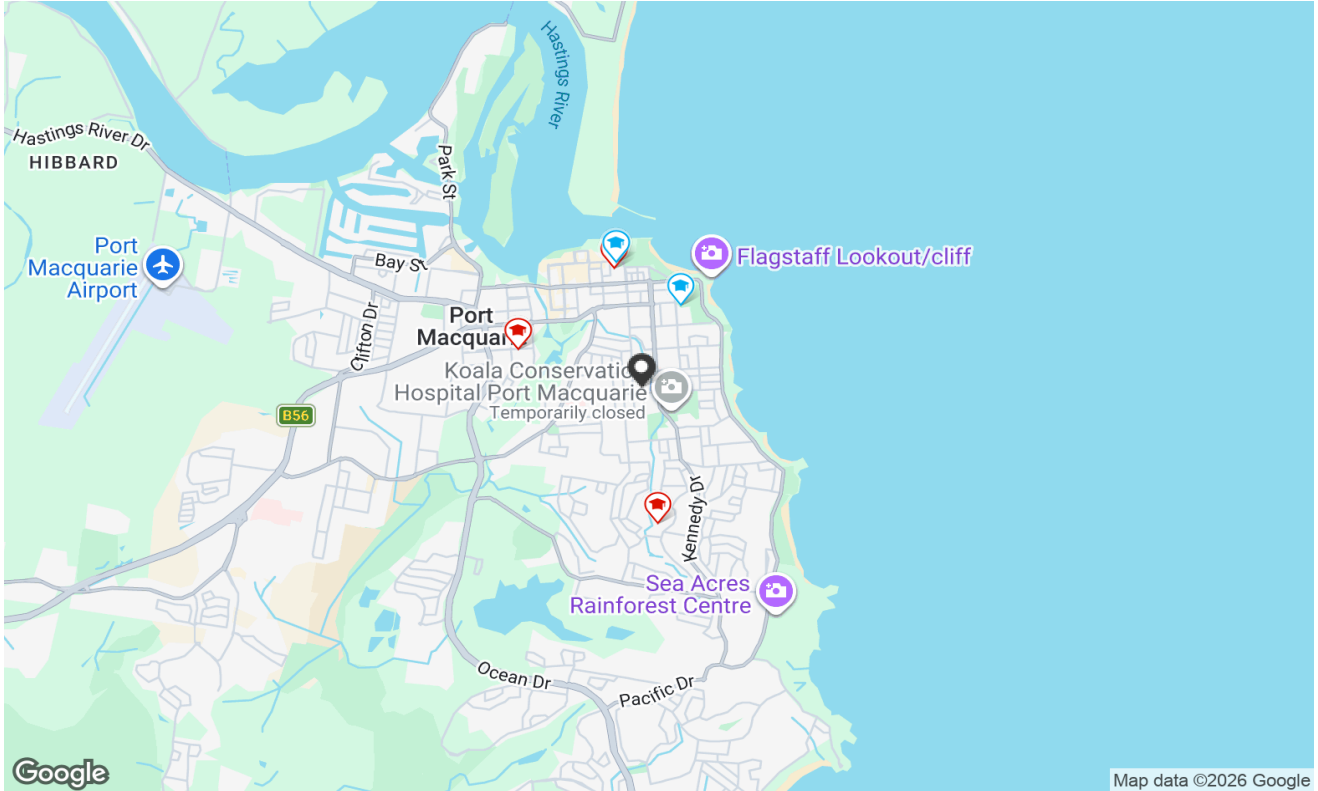
Demographic








The size of Port Macquarie is approximately 54.2 square kilometres. It has 61 parks covering nearly 17.2% of 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 Secondary College, Port Macquarie Campus 16 Owen Street Port Macquarie NSW 2444	0.93km	Secondary	Mixed	Government	7-12
 Port Macquarie Steiner School 3/10 Table Street Port Macquarie NSW 2444	1.22km	Primary	Mixed	Non-Government	-
 North East Public School of Distance Education 1-13 Grant Street Port Macquarie NSW 2444	1.23km	Primary	Mixed	Government	0-6
 Port Macquarie Public School 1-13 Grant Street Port Macquarie NSW 2444	1.29km	Primary	Mixed	Government	0-6
 Hastings Public School 85 Yarrabee Road Port Macquarie NSW 2444	1.4km	Primary	Mixed	Government	0-6



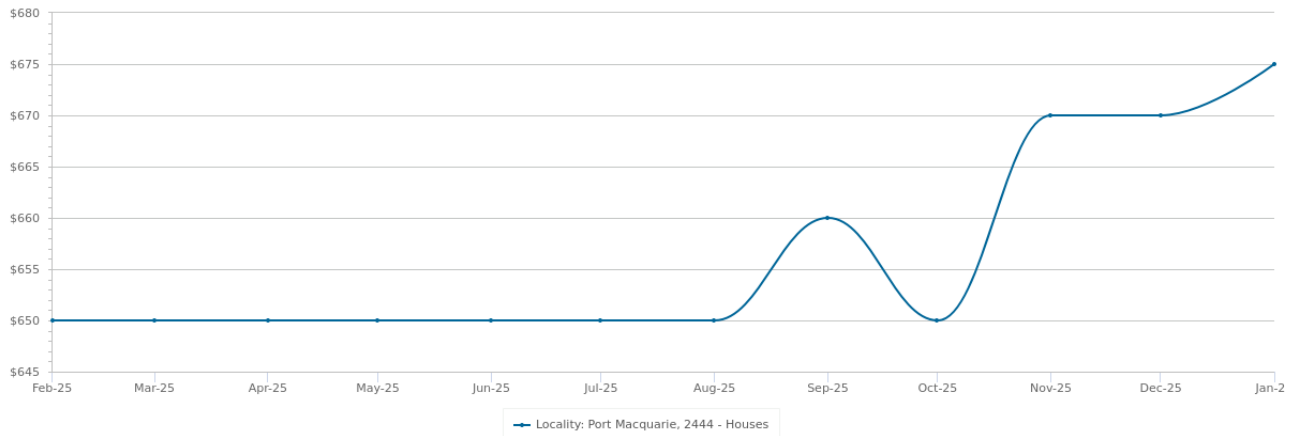
Property is within school catchment area



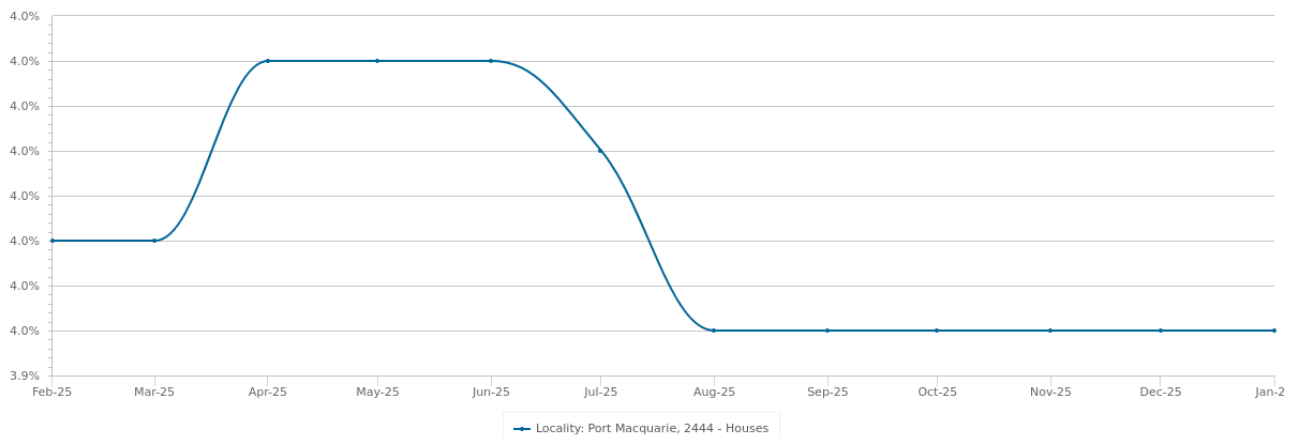
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



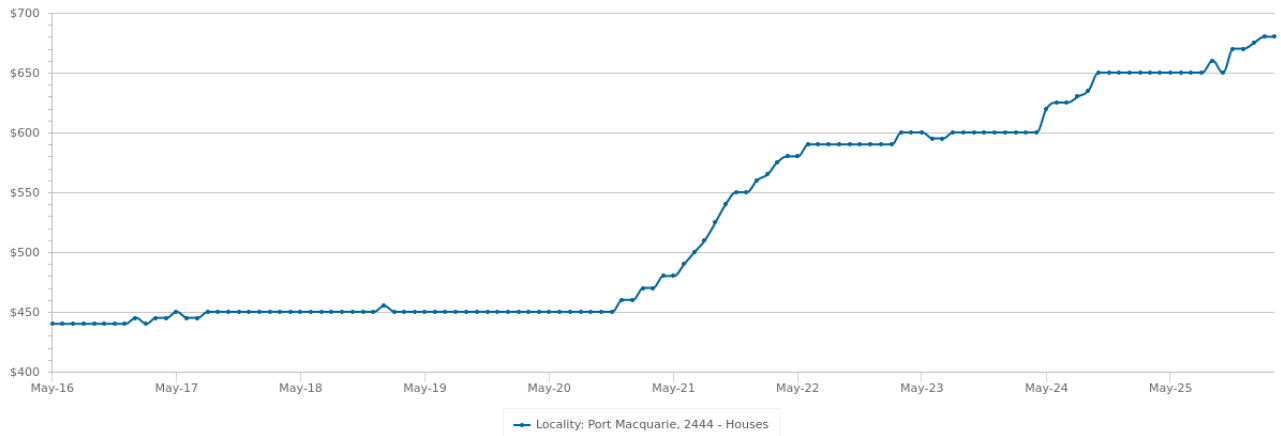
Gross Rental Yield - 12 months



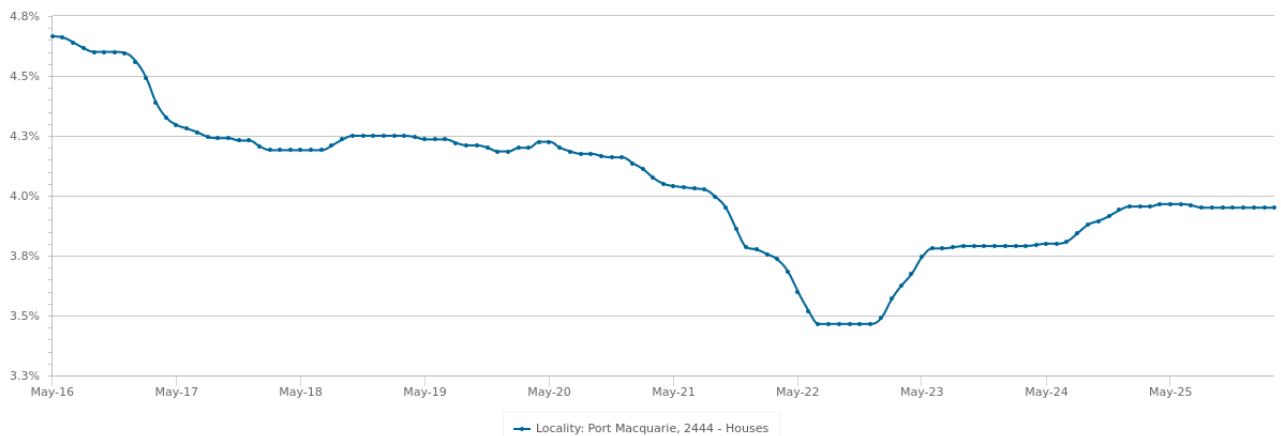
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2026	\$675	0.7% ▲	4%	489
Dec 2025	\$670	0.0%	4%	476
Nov 2025	\$670	3.1% ▲	4%	490
Oct 2025	\$650	-1.5% ▼	4%	480
Sep 2025	\$660	1.5% ▲	4%	469
Aug 2025	\$650	0.0%	4%	478
Jul 2025	\$650	0.0%	4%	491
Jun 2025	\$650	0.0%	4%	503
May 2025	\$650	0.0%	4%	491
Apr 2025	\$650	0.0%	4%	503
Mar 2025	\$650	0.0%	4%	509
Feb 2025	\$650	0.0%	4%	519

Long Term Market Trends

Median Asking Rent - 10 years



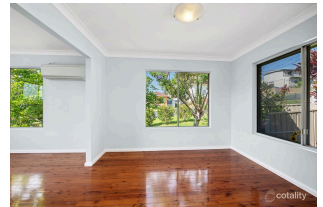
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$680	4.6% ▲	4%	503
2025	\$650	8.3% ▲	4%	509
2024	\$600	0.0%	3.8%	705
2023	\$600	4.3% ▲	3.6%	775
2022	\$575	22.3% ▲	3.7%	636
2021	\$470	4.4% ▲	4.1%	726
2020	\$450	0.0%	4.2%	970
2019	\$450	0.0%	4.2%	1066
2018	\$450	1.1% ▲	4.2%	1007
2017	\$445	-	4.4%	1057

Summary

19 ROSE STREET PORT MACQUARIE NSW 2444



Appraisal price range
\$680-\$700pw

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