

# Comparative Market Analysis



## 9/75 HILL STREET PORT MACQUARIE NSW 2444

Prepared on 8th April 2026

**David Blanch**  
MCGRATH PORT MACQUARIE

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PORT MACQUARIE NSW 2444

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# McGrath

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The Proprietor  
Hill Street  
Port Macquarie

8th April 2026

Dear Reader,  
Thank you for the opportunity to appraise your property at 9/75 HILL STREET PORT MACQUARIE NSW 2444

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

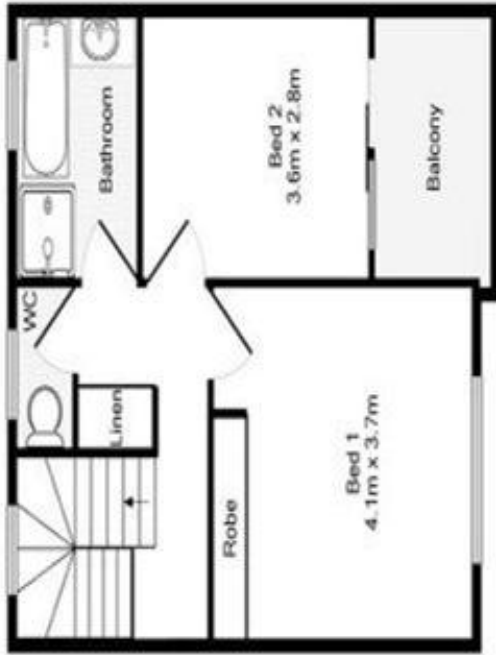
To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

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

## Floor Plan



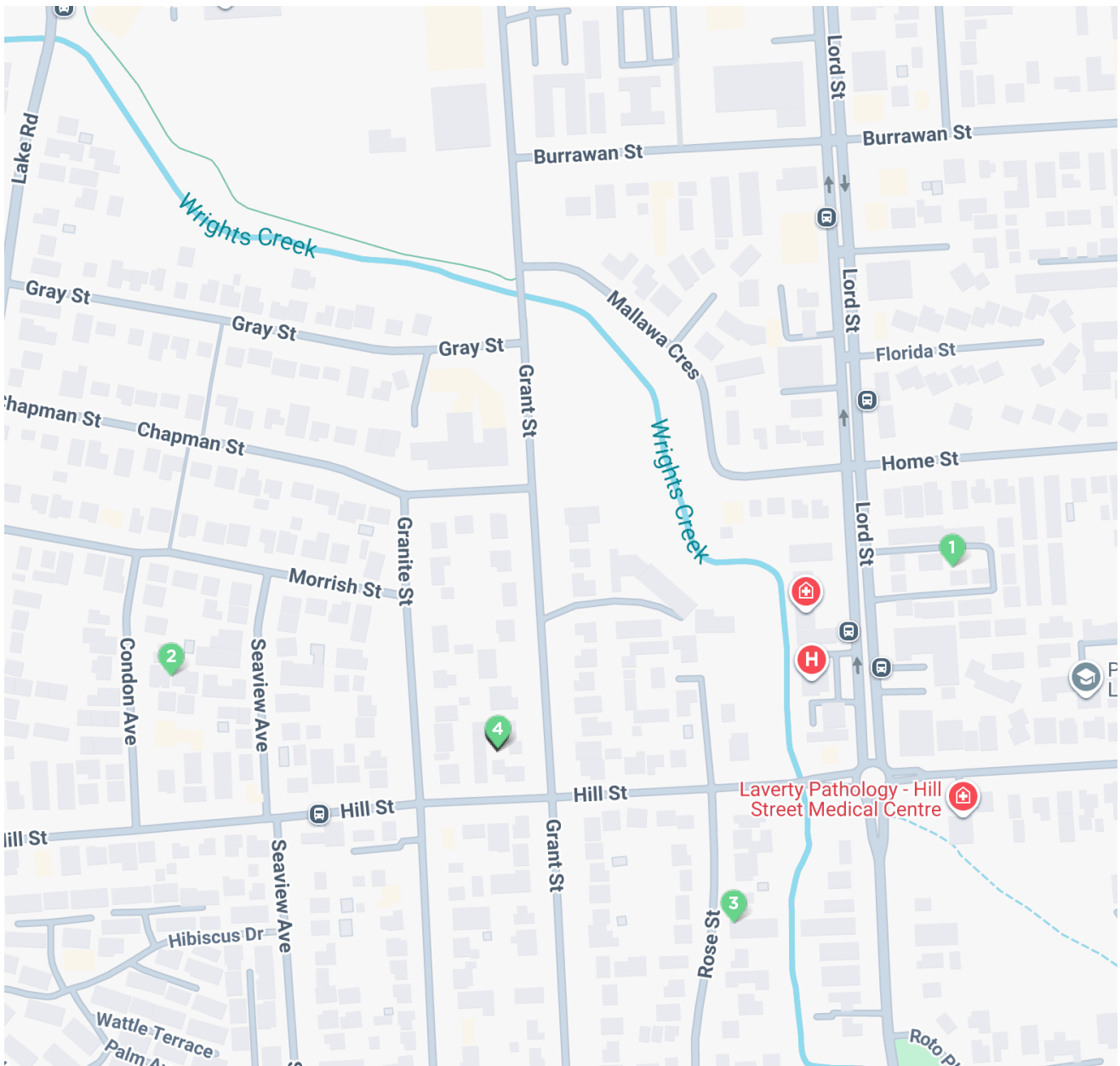
This plan is for illustrative purposes only and dimensions are approximate.



9/75 Hill St, Port Macquarie

Cotality

## Comps Map: Rentals



1	13/92 LORD STREET PORT MACQUARIE	3	2	1	\$600
	NSW 2444				
2	3/6 CONDON AVENUE PORT MACQUARIE	3	2	2	\$620
	NSW 2444				
3	2/10 ROSE STREET PORT MACQUARIE	3	1	1	\$560
	NSW 2444				
4	10/75 HILL STREET PORT MACQUARIE	2	1	1	\$560
	NSW 2444				

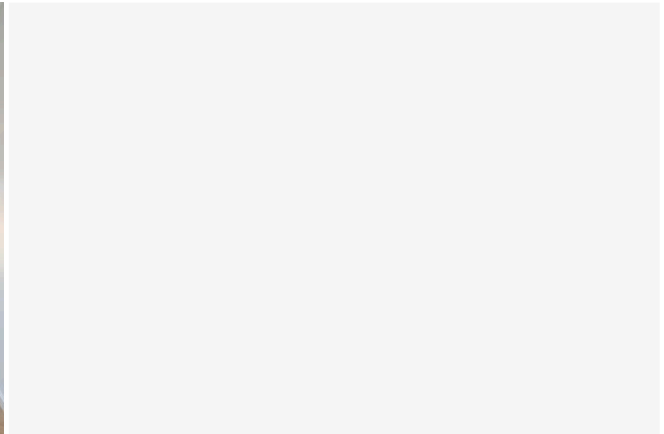
Google Map data ©2026 Google

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

## Comparable Rentals

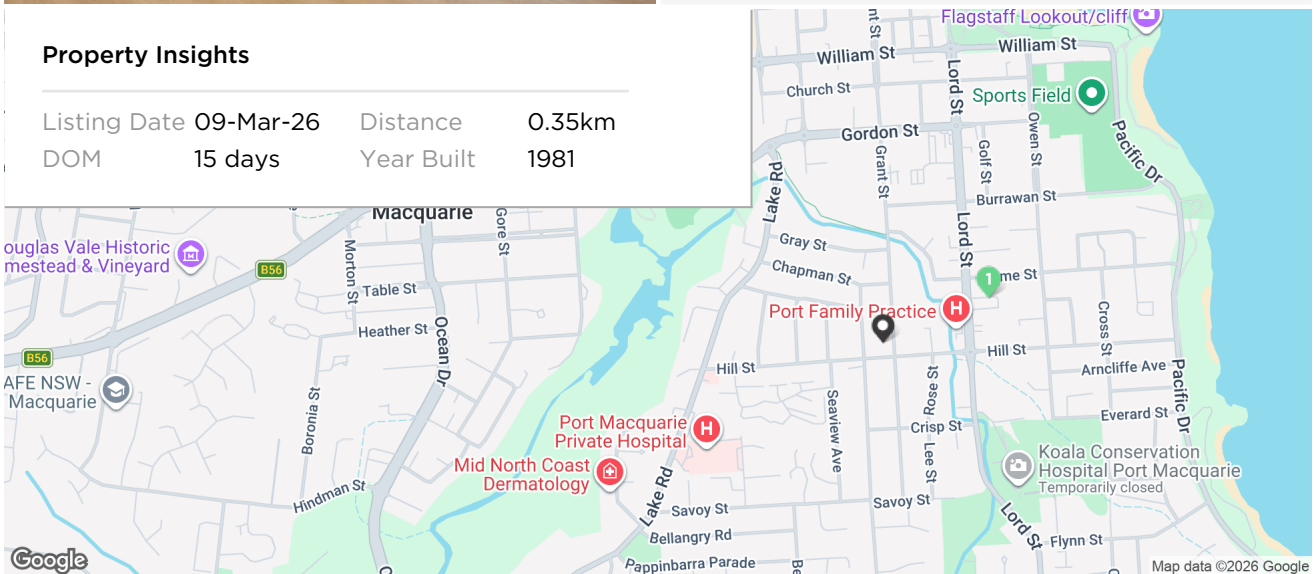
1 13/92 LORD STREET PORT MACQUARIE NSW 2444 Listing Price **\$600/WEEKLY**

3 2 1 7,032m<sup>2</sup> 114m<sup>2</sup>



### Property Insights

Listing Date	09-Mar-26	Distance	0.35km
DOM	15 days	Year Built	1981



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

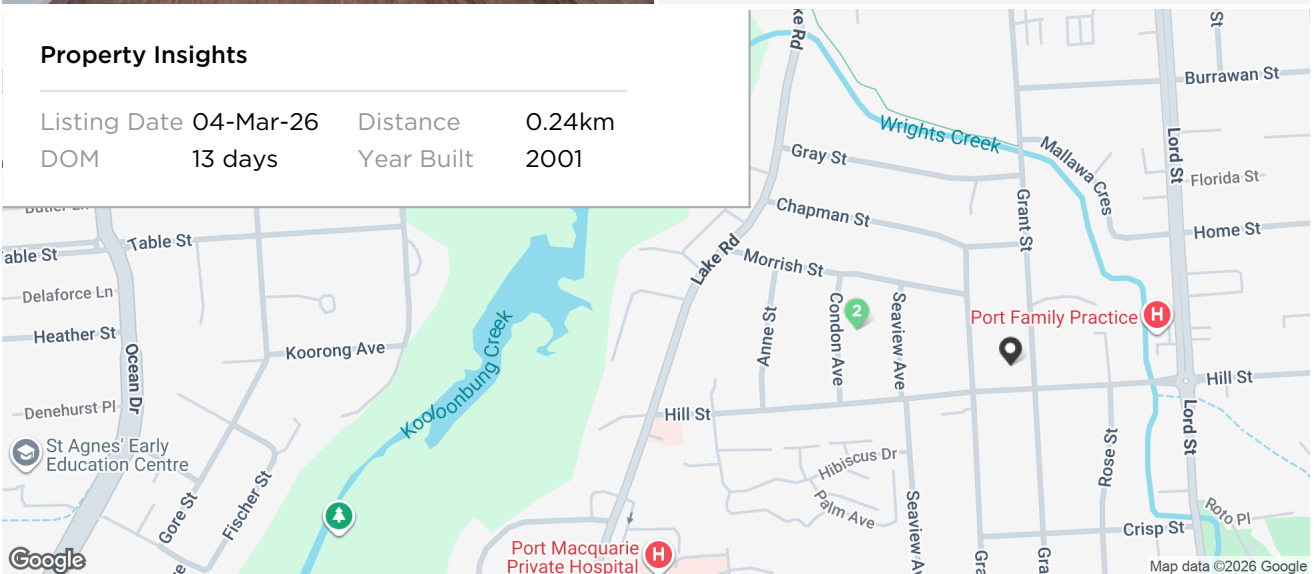
## Comparable Rentals

**2** 3/6 CONDON AVENUE PORT MACQUARIE NSW Listing Price **\$620/WEEKLY**  
2444  
3 2 2 754m<sup>2</sup> 115m<sup>2</sup>



### Property Insights

Listing Date 04-Mar-26 Distance 0.24km  
DOM 13 days Year Built 2001



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

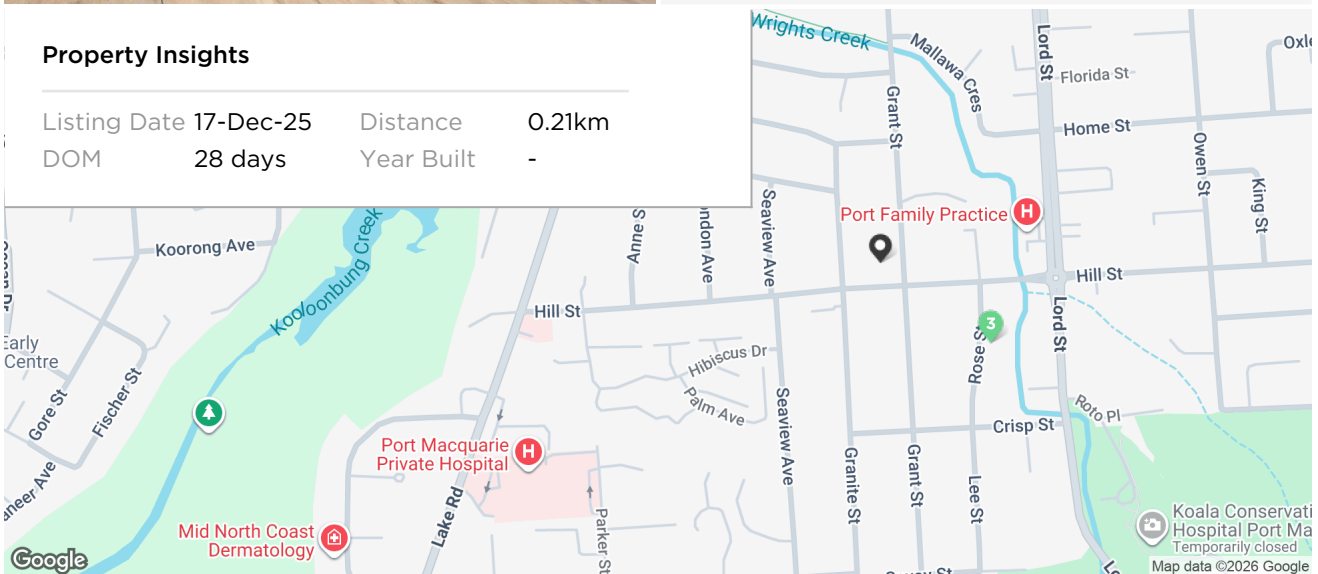
3 2/10 ROSE STREET PORT MACQUARIE NSW 2444 Listing Price \$560/WEEKLY

3 3 1 1 837m<sup>2</sup> -



### Property Insights

Listing Date	17-Dec-25	Distance	0.21km
DOM	28 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

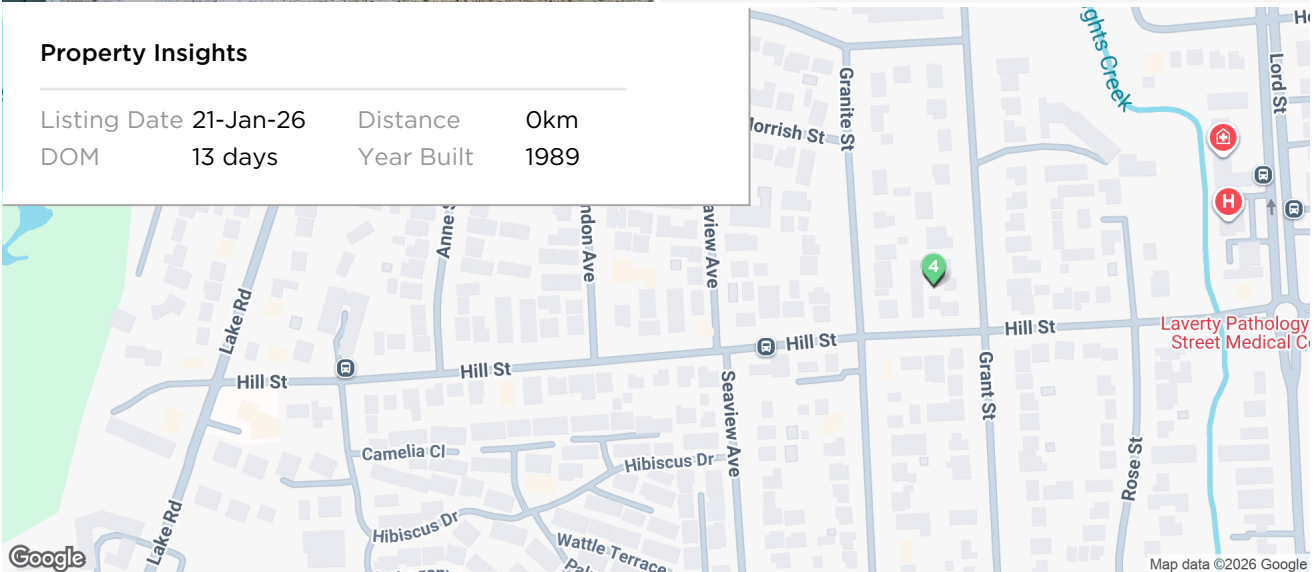
4 10/75 HILL STREET PORT MACQUARIE NSW 2444 Listing Price \$560/WEEKLY

2 1 1 2,365m<sup>2</sup> 102m<sup>2</sup>



### Property Insights

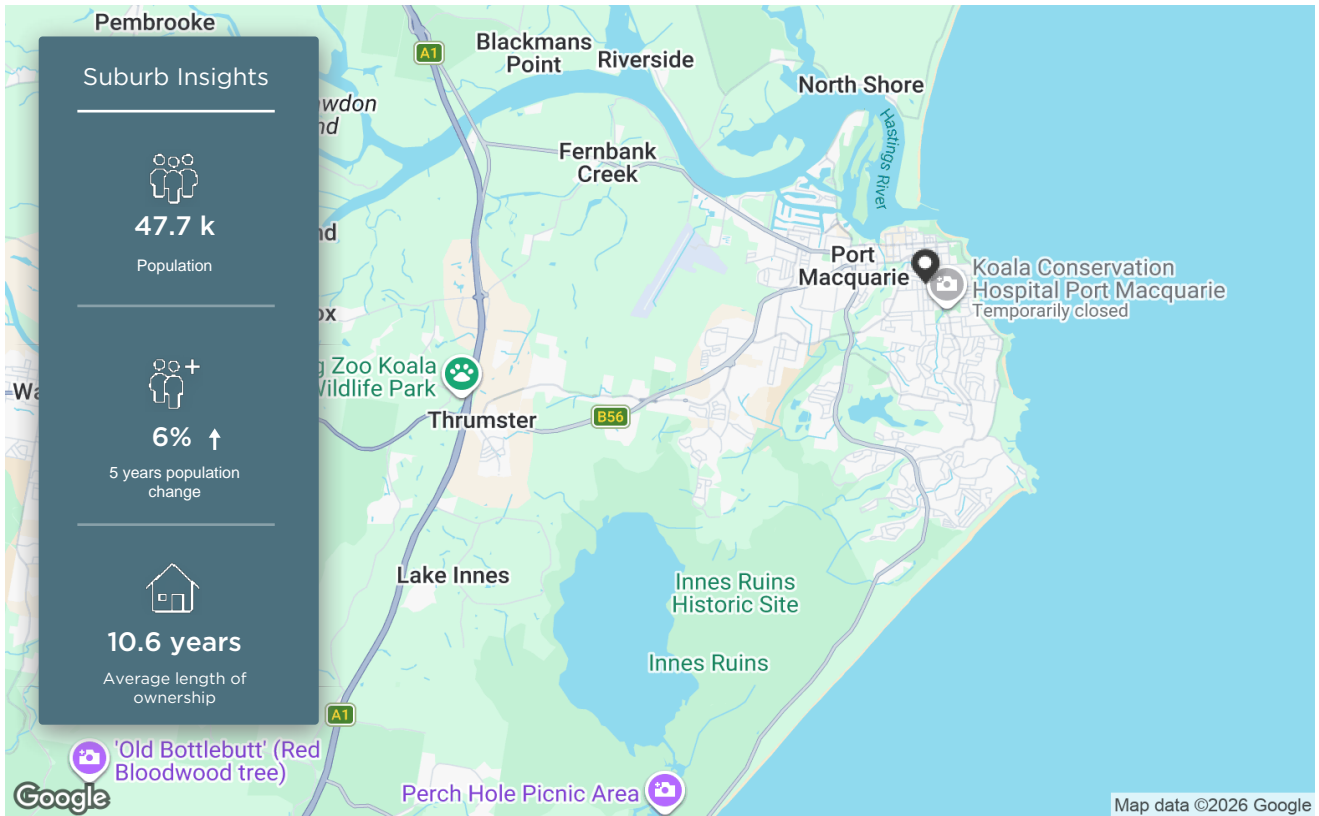
Listing Date	21-Jan-26	Distance	0km
DOM	13 days	Year Built	1989



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

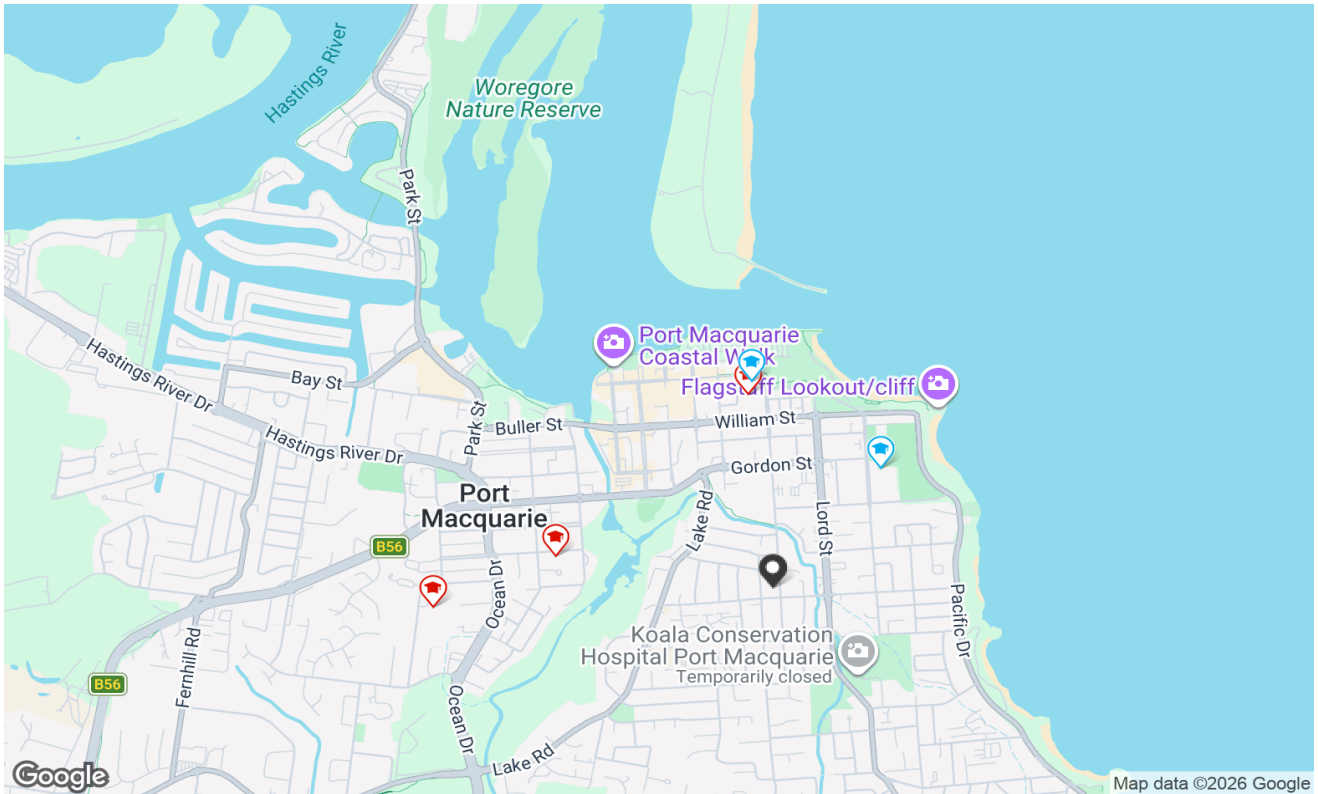
### Demographic








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
 <b>Hastings Secondary College, Port Macquarie Campus</b> 16 Owen Street Port Macquarie NSW 2444	0.82km	Secondary	Mixed	Government	7-12
 <b>North East Public School of Distance Education</b> 1-13 Grant Street Port Macquarie NSW 2444	1.0km	Primary	Mixed	Government	0-6
 <b>Port Macquarie Steiner School</b> 3/10 Table Street Port Macquarie NSW 2444	1.05km	Primary	Mixed	Non-Government	-
 <b>Port Macquarie Public School</b> 1-13 Grant Street Port Macquarie NSW 2444	1.06km	Primary	Mixed	Government	0-6
 <b>St Agnes' Primary School</b>	1.63km	Primary	Mixed	Non-Government	0-6



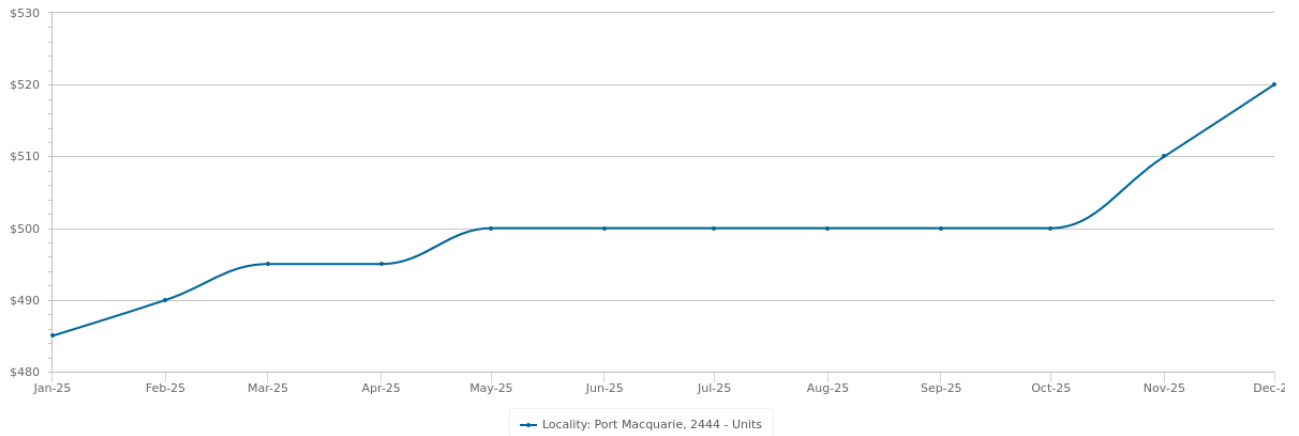
Property is within school catchment area



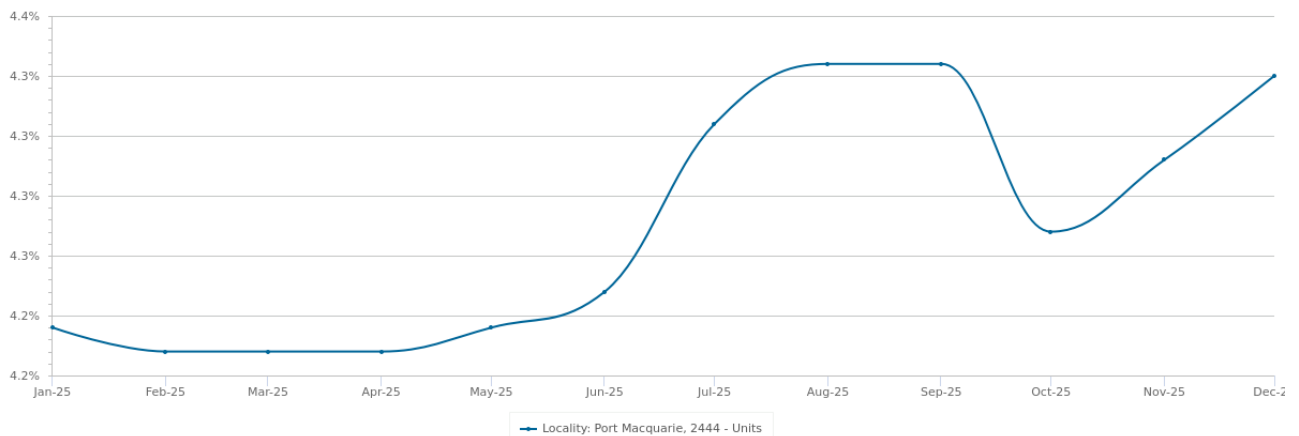
Property is outside school catchment area

## Recent Market Trends

Median Asking Rent - 12 months



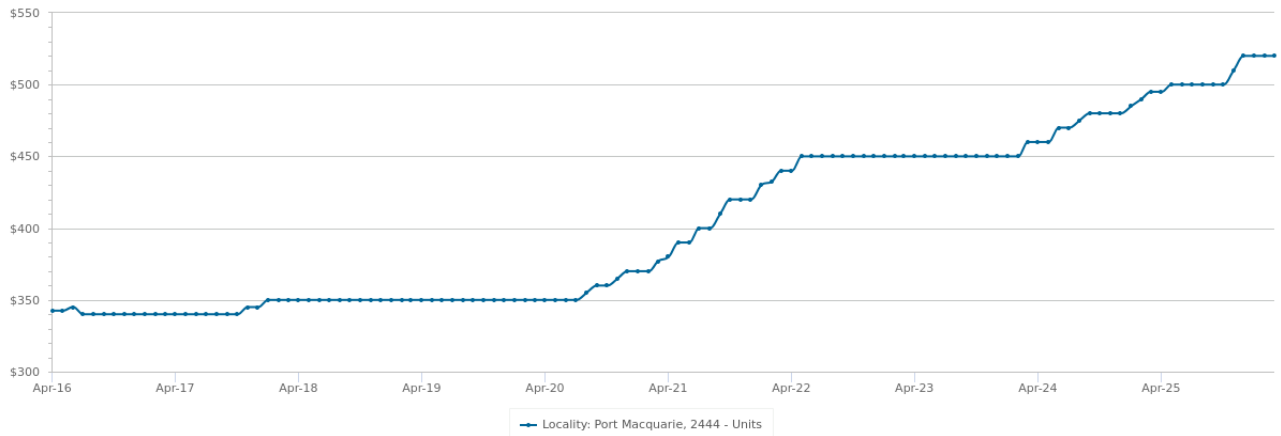
Gross Rental Yield - 12 months



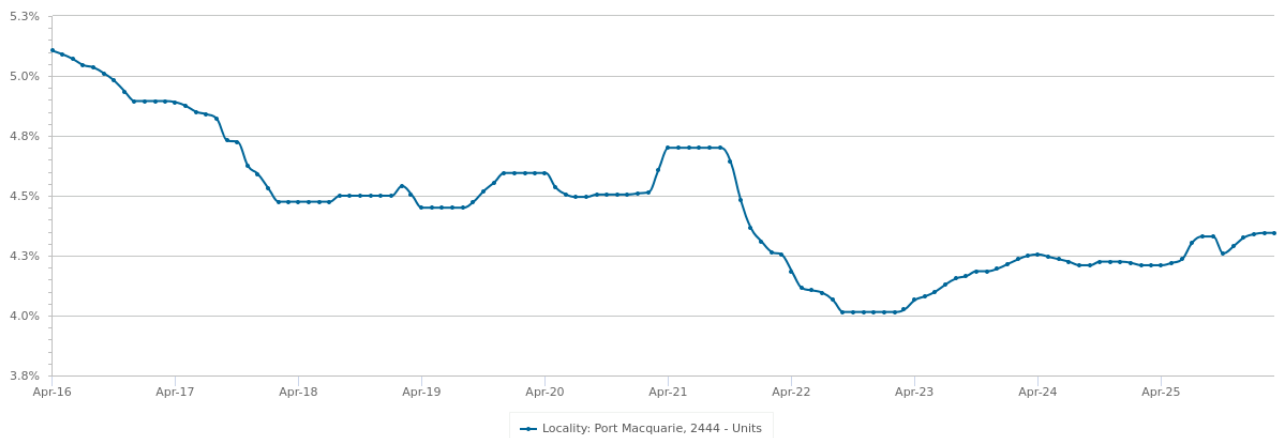
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$520	2.0% ▲	4.3%	605
Nov 2025	\$510	2.0% ▲	4.3%	616
Oct 2025	\$500	0.0%	4.3%	613
Sep 2025	\$500	0.0%	4.3%	620
Aug 2025	\$500	0.0%	4.3%	654
Jul 2025	\$500	0.0%	4.3%	674
Jun 2025	\$500	0.0%	4.2%	662
May 2025	\$500	1.0% ▲	4.2%	662
Apr 2025	\$495	0.0%	4.2%	649
Mar 2025	\$495	1.0% ▲	4.2%	637
Feb 2025	\$490	1.0% ▲	4.2%	622
Jan 2025	\$485	1.0% ▲	4.2%	640

## Long Term Market Trends

Median Asking Rent - 10 years



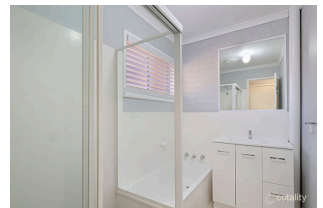
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$520	5.1% ▲	4.3%	596
2025	\$495	7.6% ▲	4.2%	637
2024	\$460	2.2% ▲	4.2%	794
2023	\$450	2.3% ▲	4%	905
2022	\$440	16.7% ▲	4.3%	804
2021	\$377	7.7% ▲	4.6%	951
2020	\$350	0.0%	4.6%	1168
2019	\$350	0.0%	4.5%	1212
2018	\$350	2.9% ▲	4.5%	1162
2017	\$340	-1.4% ▼	4.9%	1118

## Summary

9/75 HILL STREET PORT MACQUARIE NSW 2444



**Appraisal price range**  
\$580-\$600pw

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