

# Comparative Market Analysis



**905/2 MURRAY STREET PORT MACQUARIE NSW 2444**

Prepared on 7th July 2025

**David Blanch**  
**MCGRATH PORT MACQUARIE**

Suite G01, 149 Gordon Street  
PORT MACQUARIE NSW 2444

m: 0428 570926

davidblanch@mcgrath.com.au

# McGrath

---

The Proprietor  
Murray Street  
Port Macquarie

7th July 2025

Dear Reader,  
Thank you for the opportunity to appraise your property at 905/2 MURRAY 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.

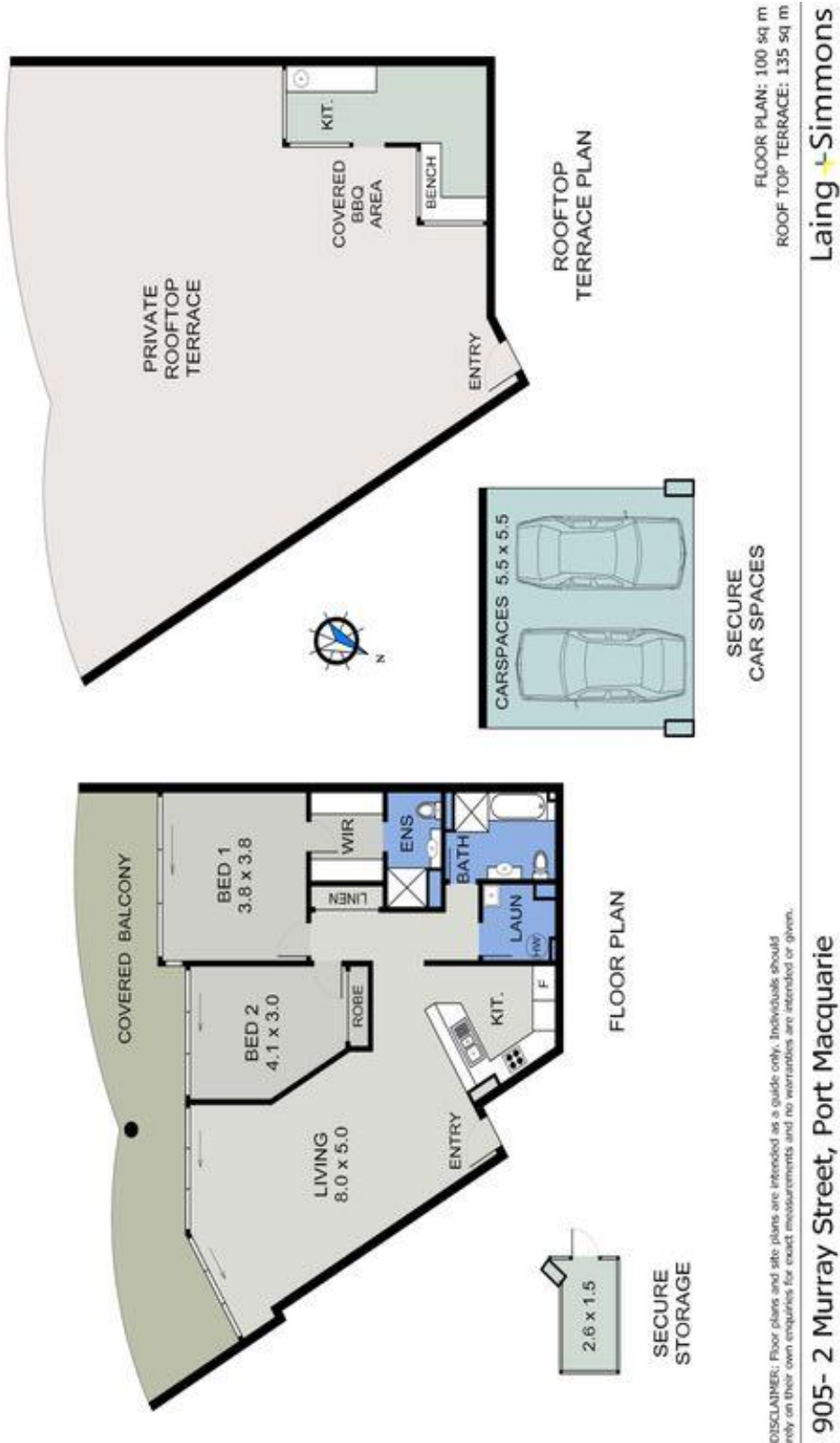
Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

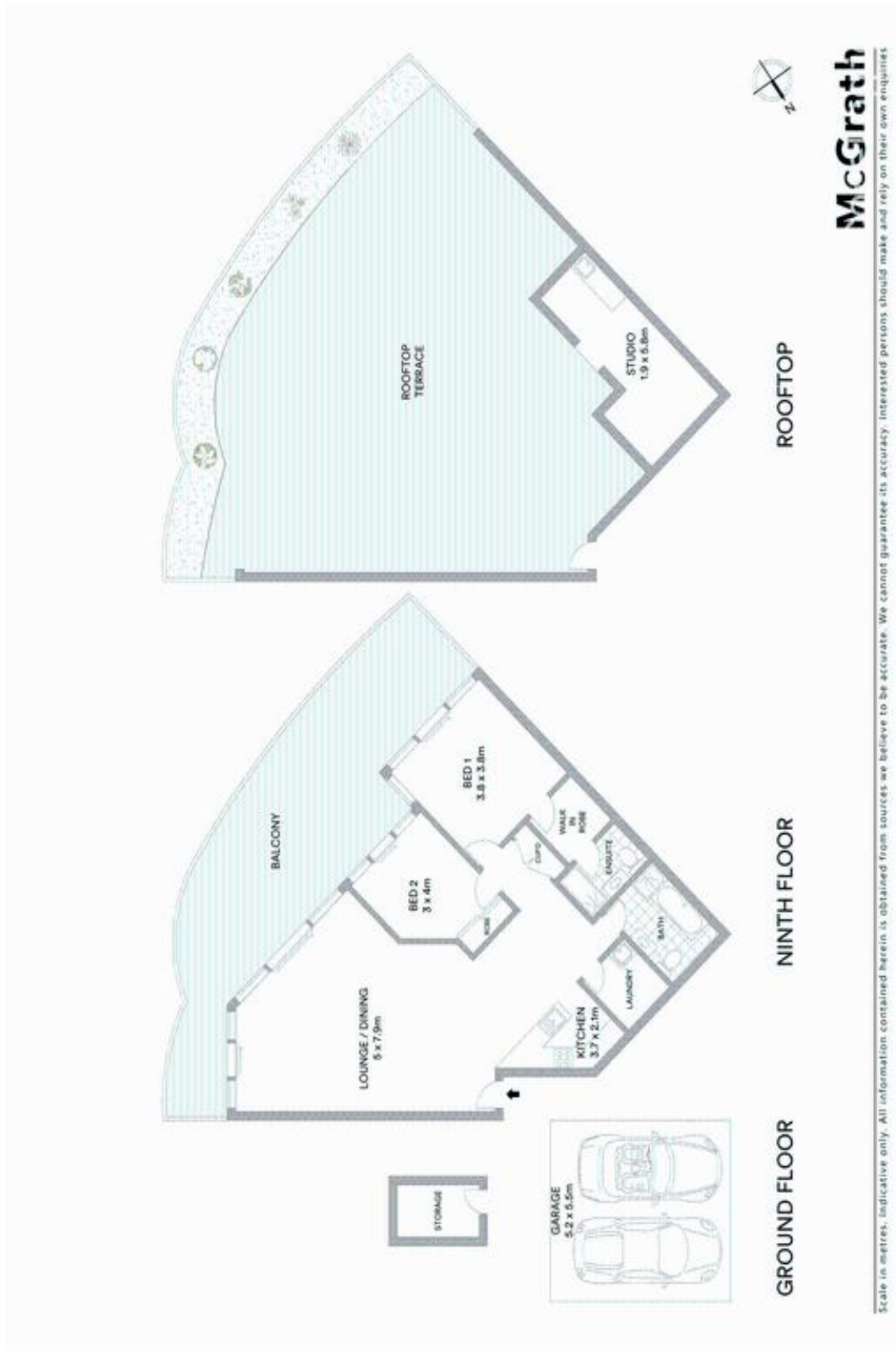
Yours Sincerely,

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

## Floor Plan

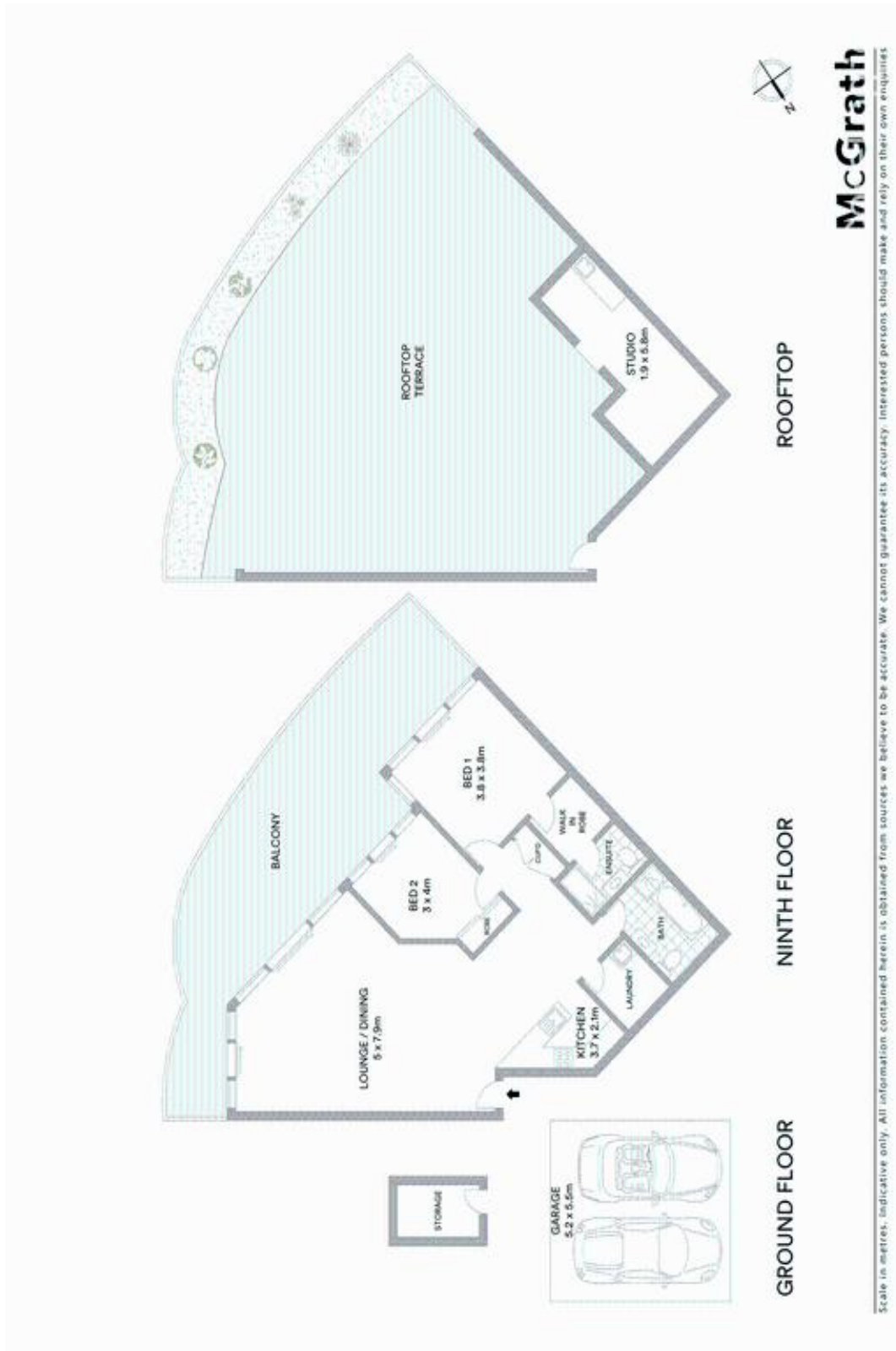


## Floor Plan



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries

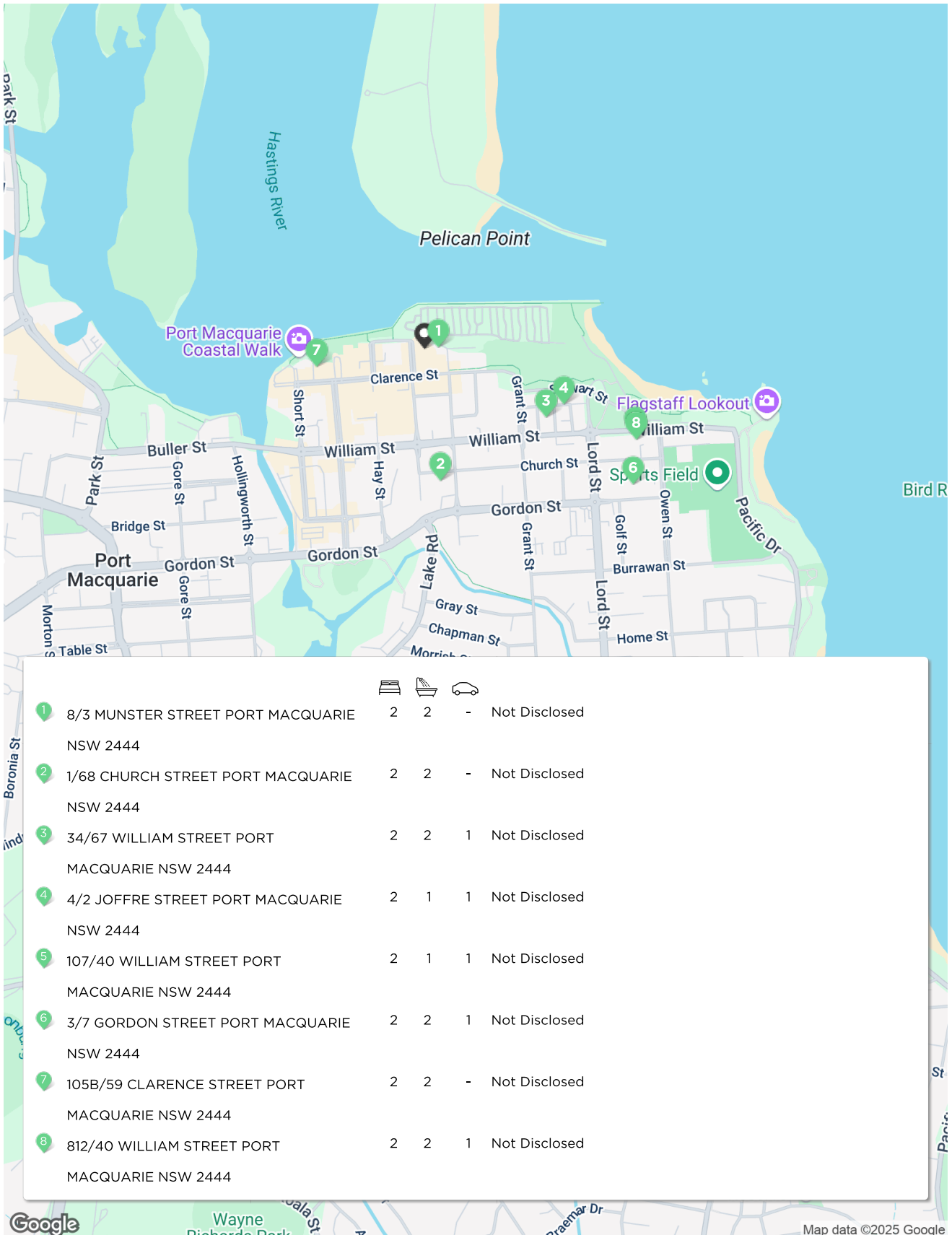
## Floor Plan



**McGrath**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

## Comps Map: Rentals



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

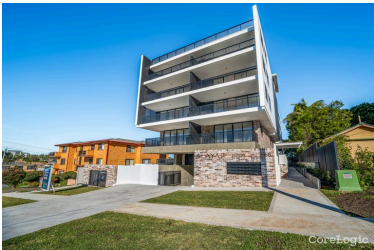
## Comparable Rentals

### 1 8/3 MUNSTER STREET PORT MACQUARIE NSW 2444



2 2 - 1,202m<sup>2</sup> 126m<sup>2</sup>  
 Year Built 1973 DOM 22 days  
 Listing Date 22-Jan-25 Distance 0.05km  
 Listing Price \$650/WEEKLY

### 2 1/68 CHURCH STREET PORT MACQUARIE NSW 2444



2 2 - 191m<sup>2</sup> 173m<sup>2</sup>  
 Year Built 2023 DOM 17 days  
 Listing Date 17-Feb-25 Distance 0.46km  
 Listing Price \$600/WEEKLY

### 3 34/67 WILLIAM STREET PORT MACQUARIE NSW 2444



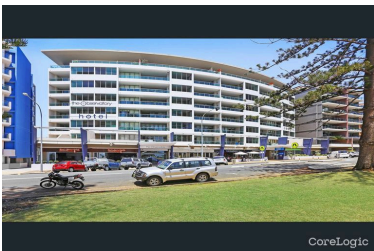
2 2 1 2,566m<sup>2</sup> 91m<sup>2</sup>  
 Year Built 2004 DOM 34 days  
 Listing Date 06-Mar-25 Distance 0.47km  
 Listing Price \$630/WEEKLY

### 4 4/2 JOFFRE STREET PORT MACQUARIE NSW 2444



2 1 1 860m<sup>2</sup> 82m<sup>2</sup>  
 Year Built 1990 DOM 23 days  
 Listing Date 24-Mar-25 Distance 0.51km  
 Listing Price \$550/WEEKLY

### 5 107/40 WILLIAM STREET PORT MACQUARIE NSW 2444








2 1 1 - 133m<sup>2</sup>  
 Year Built 2004 DOM 8 days  
 Listing Date 08-Apr-25 Distance 0.77km  
 Listing Price \$790/WEEKLY

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

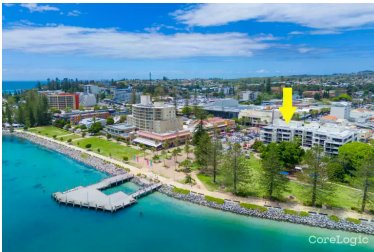
## Comparable Rentals






### 6 3/7 GORDON STREET PORT MACQUARIE NSW 2444



 2  2  1  175m<sup>2</sup>  -  
Year Built - DOM 18 days  
Listing Date 17-Jan-25 Distance 0.84km  
Listing Price \$620/WEEKLY

### 7 105B/59 CLARENCE STREET PORT MACQUARIE NSW 2444



 2  2  -  580m<sup>2</sup>  118m<sup>2</sup>  
Year Built 2007 DOM 10 days  
Listing Date 27-Jun-25 Distance 0.37km  
Listing Price \$640/WEEKLY

### 8 812/40 WILLIAM STREET PORT MACQUARIE NSW 2444



 2  2  1  4,217m<sup>2</sup>  88m<sup>2</sup>  
Year Built 2004 DOM 26 days  
Listing Date 24-Apr-25 Distance 0.78km  
Listing Price \$620/WEEKLY

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Summary

905/2 MURRAY STREET PORT MACQUARIE NSW 2444



**Appraisal price range**  
\$650-\$690

## Disclaimer

---

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.