



20 OLIVER STREET BLAYNEY NSW 2799

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Comparable Sales

1 13 SOMERS PLACE BLAYNEY NSW 2799



4 1 4 911m² 91m²
 Year Built - DOM 98
 Sold Date 08-Jul-26 Distance 1.45km
 First Listing \$650,000
 Last Listing \$650,000

Sold \$630,000

Notes from your agent

Extra bedroom and 2 extra parking spots
 Larger block of land
 Older build
 Internal finishers are aged and inferior

2 24 HOYNES CIRCUIT BLAYNEY NSW 2799



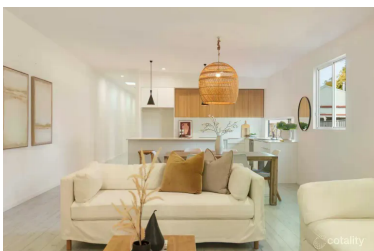
3 2 1 451m² 144m²
 Year Built 2023 DOM 29
 Sold Date 17-Mar-26 Distance 0.14km
 First Listing \$639,000
 Last Listing \$639,000

Sold \$635,000

Notes from your agent

Similar configuration but 1 less parking space
 Smaller block of land but similar house size
 2023 build
 Superior internal finishes due to age

3 17A TUCKER STREET BLAYNEY NSW 2799



3 2 1 636m² 178m²
 Year Built 2020 DOM 53
 Sold Date 25-Jun-26 Distance 0.4km
 First Listing \$675,000 - \$700,000
 Last Listing \$650,000 - \$680,000

Sold \$660,000

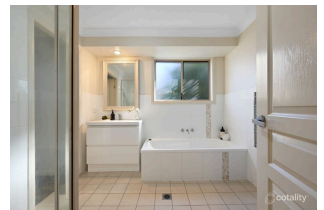
Notes from your agent

Similar configuration but extra bathroom and 1 less parking space
 Slightly smaller block of land but larger house size
 2020 build
 Superior internal finish

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

Summary

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Sale Price Guide

\$635,000 - \$655,000

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