

Comparable Sales

1
58 FISH PARADE GORMANS HILL NSW 2795



3
1
1

670m²
90m²

Year Built 1960 DOM 85

Sold Date 24-Feb-26 Distance 0.18km

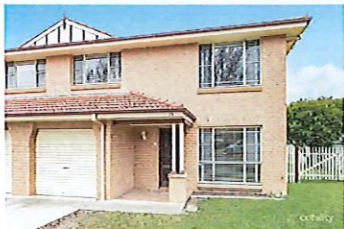
First Listing \$500,000 - \$550,000

Last Listing \$500,000 - \$550,000

Sold \$520,000

Property is in the same direct area. Land size is larger for this property and it has off-street parking. Interior looks to be in superior condition. It has a more modern bathroom and kitchen.

2
26 DEES CLOSE GORMANS HILL NSW 2795



3
2
1

326m²
113m²

Year Built 1995 DOM 29

Sold Date 14-Jul-25 Distance 0.23km

First Listing \$500,000 - \$520,000

Last Listing \$520,000

Sold \$530,500

Property is in the same direct area. Land size is smaller. Property has off-street parking and a more modern interior, including bathroom and kitchen. Property was sold almost 12 months ago under different market conditions.

3
40 FISH PARADE GORMANS HILL NSW 2795



3
1
4

673m²
94m²

Year Built 1950 DOM 1

Sold Date 17-Nov-25 Distance 0.14km

First Listing Buyers Guide \$510,000 - \$540,000

Last Listing Buyers Guide \$510,000 - \$540,000

Sold \$538,000

Property is in the same direct area. Land size is bigger and it has multiple off-street parking options. Interior looks more modern including the bathroom and kitchen. Property was sold in November 25 under different market conditions.

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

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Comparables Map: Sales

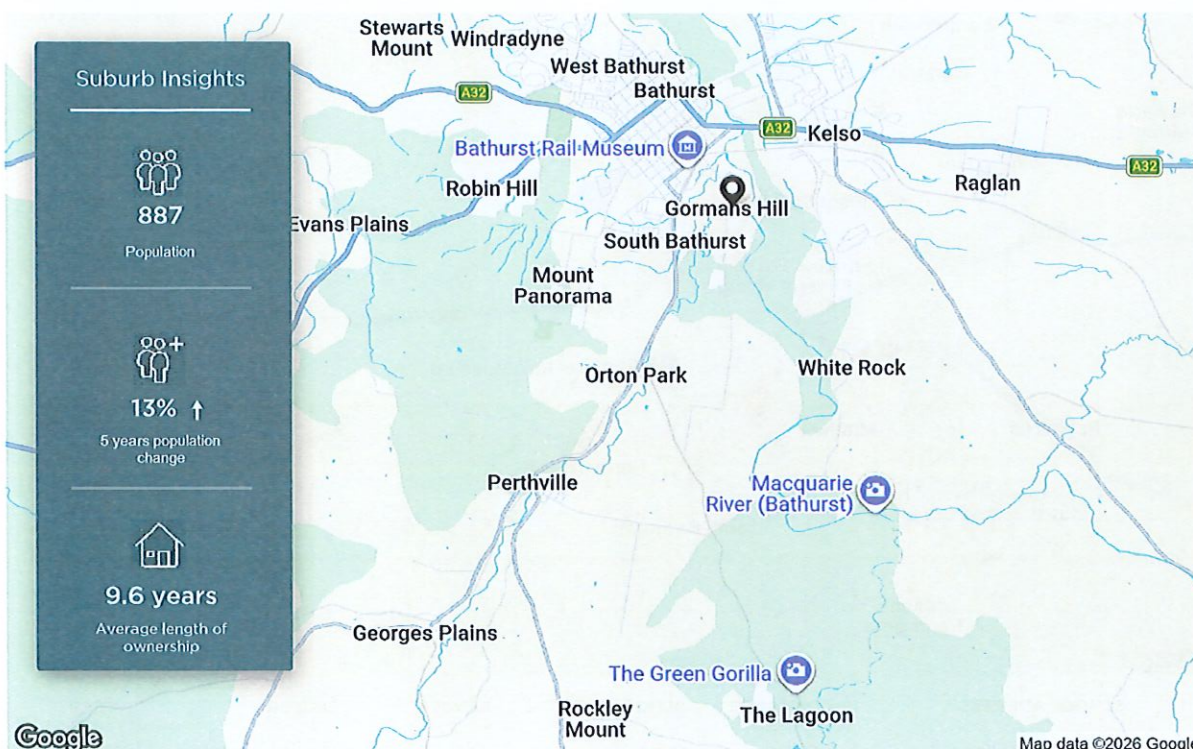


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Map data ©2026 Google

Gormans Hill

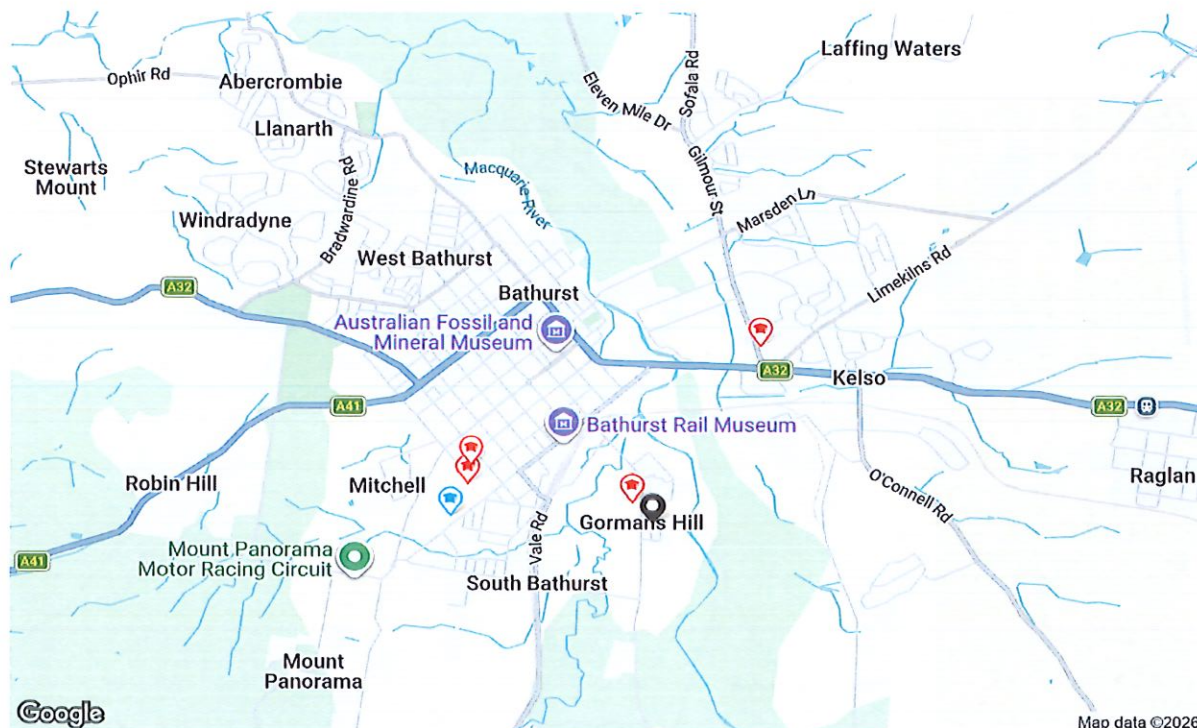
Demographic



The size of Gormans Hill is approximately 16.5 square kilometres. There are 4 parks, covering nearly 1.2% of the total area. The population of Gormans Hill in 2016 was 785 people. By 2021 the population was 887 showing a population growth of 13.0% in the area during that time. The predominant age group in Gormans Hill is 70-79 years. Households in Gormans Hill are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Gormans Hill work in a labourer occupation. In 2021, 44.00% of the homes in Gormans Hill were owner-occupied compared with 39.90% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.1	Other	4.0	0-15.6K	6.0	20-29	10.5
Couples with Children	31.8	Purchaser	23.2	52-78K	13.8	10-19	10.1
Single Parents	25.9	Renting	51.7	15.6-33.8K	22.1	30-39	10.0
Other	5.3	Owns Outright	20.8	182K+	5.0	40-49	8.0
		Not Stated	5.4	33.8-52K	16.8	80-89	12.6
				130-182K	9.4	50-59	9.6
				78-130K	21.8	100+	0.0
						90-99	7.6
						70-79	12.9
						0-9	7.9

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Mackillop College 31 Gormans Hill Road Gormans Hill NSW 2795	0.3km	Secondary	-	Non-Government	7-12
	St Stanislaus' College, Sunnyside Farm 220 Bentinck Street Bathurst NSW 2795	1.96km	Secondary	Mixed	Non-Government	-
	St Stanislaus' College 220 Bentinck Street Bathurst NSW 2795	1.99km	Secondary	-	Non-Government	7-12
	Bathurst South Public School 251 Havannah Street Bathurst NSW 2795	2.09km	Primary	Mixed	Government	0-6
	Kelso Public School 21 Gilmour Street Kelso NSW 2795	2.27km	Primary	Mixed	Government	0-6



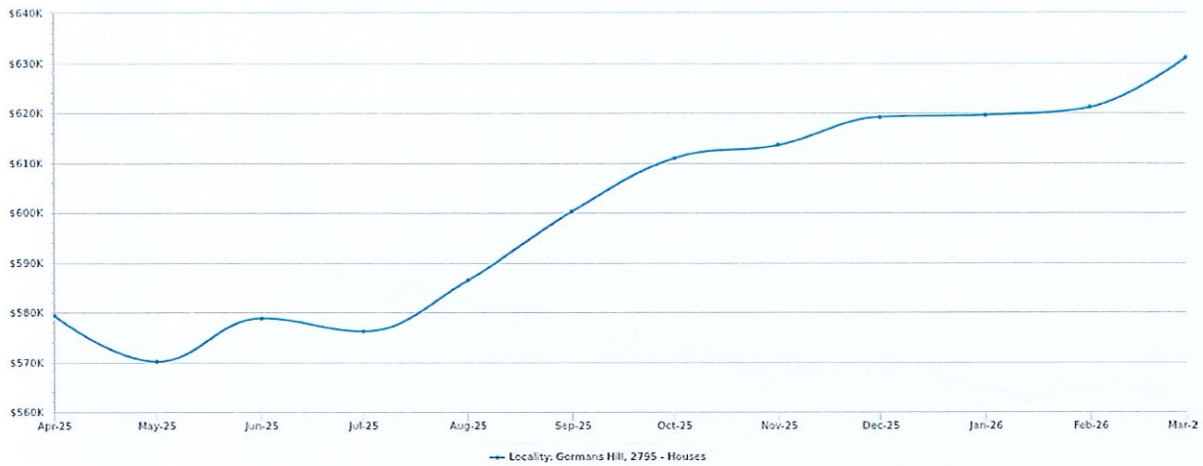
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

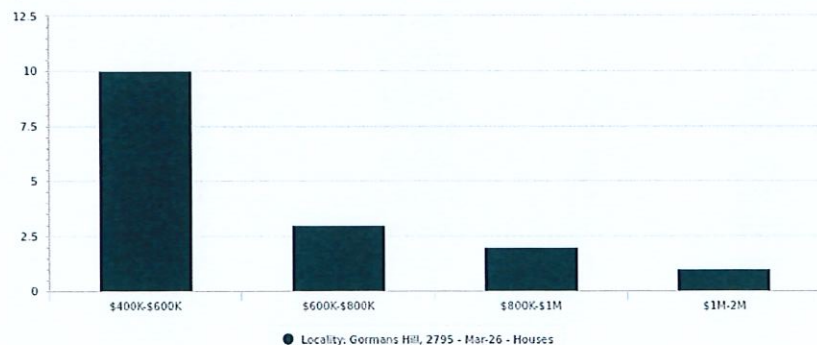


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2026	1	\$630,949	1.6% ▲	29	3	\$525
Feb 2026	1	\$621,016	0.2% ▲	30	3	\$525
Jan 2026	-	\$619,524	0.1% ▲	28	3	\$520
Dec 2025	1	\$619,113	0.9% ▲	28	4	\$520
Nov 2025	4	\$613,495	0.4% ▲	29	4	\$480
Oct 2025	2	\$610,865	1.8% ▲	-	3	\$440
Sep 2025	3	\$600,246	2.4% ▲	60	5	\$440
Aug 2025	1	\$586,386	1.8% ▲	-	5	\$440
Jul 2025	2	\$576,142	-0.5% ▼	53	4	\$450
Jun 2025	-	\$578,767	1.5% ▲	80	3	\$430
May 2025	-	\$570,075	-1.6% ▼	69	2	\$440
Apr 2025	1	\$579,177	-0.8% ▼	78	3	\$440

Sales by Price - 12 months (House)

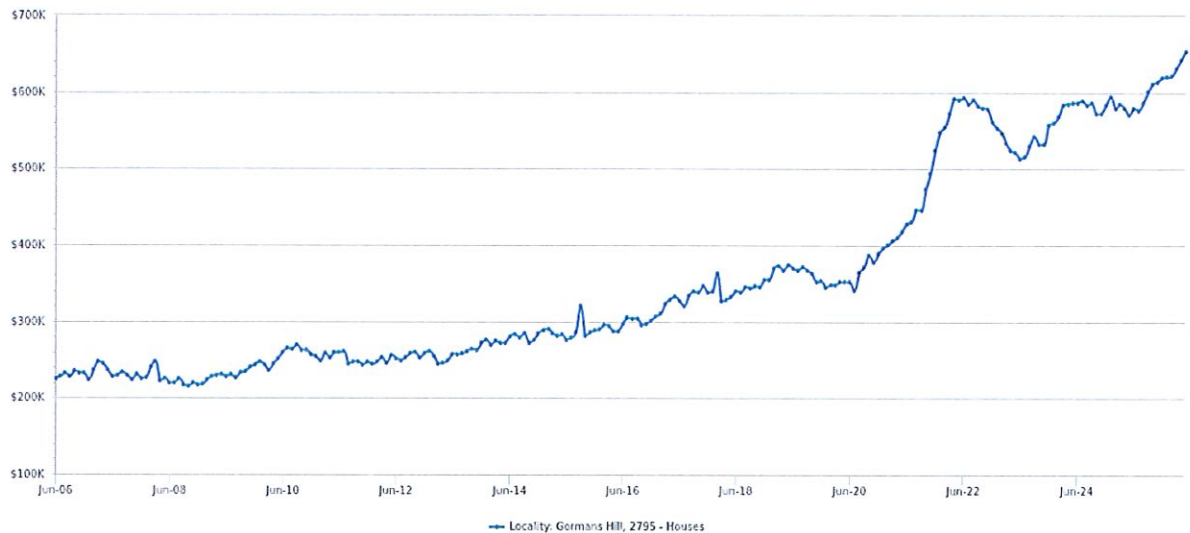
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	10
\$600K-\$800K	3
\$800K-\$1M	2
\$1M-\$2M	1
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	16	\$653,851	14.7% ▲	29	18	\$550
2025	12	\$570,075	-2.7% ▼	69	14	\$440
2024	10	\$585,825	12.5% ▲	-	12	\$450
2023	12	\$520,713	-11.7% ▼	-	12	\$365
2022	21	\$589,470	41.1% ▲	51	9	-
2021	11	\$417,800	18.8% ▲	-	11	\$380
2020	11	\$351,566	-6.1% ▼	-	11	\$300
2019	5	\$374,244	12.7% ▲	-	11	\$325
2018	11	\$332,212	-0.1% ▼	-	9	\$295
2017	12	\$332,509	15.6% ▲	-	9	\$290
2016	14	\$287,652	1.8% ▲	44	14	\$280
2015	14	\$282,622	3.8% ▲	54	18	\$292
2014	6	\$272,361	9.6% ▲	-	7	\$290
2013	10	\$248,476	-2.8% ▼	-	6	-
2012	7	\$255,739	-1.3% ▼	-	8	-
2011	9	\$259,086	2.9% ▲	-	8	-
2010	15	\$251,839	9.2% ▲	-	5	-
2009	9	\$230,633	2.2% ▲	-	6	-
2008	7	\$225,762	-4.4% ▼	-	13	-
2007	8	\$236,191	4.1% ▲	-	6	-

McGrath

Summary

15 MCPHILLAMY AVENUE GORMANS HILL NSW 2795



Sale Price Range
\$520,000 - \$550,000



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