





Recent Sales

1	154 FORESTERS WAY TINTENBAR NSW 2478	Sold \$2,650,000
	<p> 🏠 6 🚗 3 🚘 4 📏 4,815m² 🏠 398m² Year Built 2005 DOM 20 Sold Date 23-Apr-24 Distance 2.44km First Listing For Sale: \$2.4m - \$2.6m Last Listing \$2,650,000 </p>	
2	55 KOELLNER ROAD CUMBALUM NSW 2478	Sold ^{RS} \$2,500,000
	<p> 🏠 4 🚗 2 🚘 6 📏 1.5ha 🏠 300m² Year Built 1993 DOM 125 Sold Date 28-Oct-25 Distance 4.93km First Listing Contact Agent Last Listing \$2,500,000 </p>	
3	45 PACIFIC HEIGHTS DRIVE CUMBALUM NSW 2478	Sold \$2,300,000
	<p> 🏠 4 🚗 3 🚘 6 📏 1.37ha 🏠 188m² Year Built 1990 DOM 31 Sold Date 12-Jun-25 Distance 4.61km First Listing Forthcoming Auction Last Listing \$2,300,000 </p>	
4	76 BUNDARA PARK DRIVE TUCKOMBIL NSW 2477	Sold \$2,300,000
	<p> 🏠 5 🚗 3 🚘 3 📏 8,498m² 🏠 - Year Built - DOM 125 Sold Date 19-Dec-23 Distance 3.43km First Listing - Last Listing - </p>	

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$2,250,000 - \$2,475,000, but we are unsure where the price will end up. We recommend you inspect the property to determine what it may be worth to you.

Kind Regards
Team Mills

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