

























## Comparable Sales

1	10 HAMILTON LANE BALLINA NSW 2478	<b>Sold</b> \$1,040,000
	<p>  2  2  1  334m<sup>2</sup>  83m<sup>2</sup>            Year Built 1960 DOM 29            Sold Date 24-Mar-26 Distance 0.03km            First Listing Contact Agent            Last Listing \$1,040,000         </p>	
2	16 JARRETT STREET BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> \$1,200,000
	<p>  3  2  1  389m<sup>2</sup>  -            Year Built - DOM 34            Sold Date 22-Dec-25 Distance 0km            First Listing Contact Agent            Last Listing \$1,200,000         </p>	
3	37 FOX STREET BALLINA NSW 2478	<b>Sold</b> \$1,260,000 -
	<p>  3  3  3  334m<sup>2</sup>  -            Year Built - DOM 96            Sold Date - Distance 0.03km            First Listing For Sale - \$1,250,000 - \$1,350,000            Last Listing \$1,260,000         </p>	
4	21 NORTON STREET BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> \$1,275,000
	<p>  4  3  2  638m<sup>2</sup>  -            Year Built - DOM 62            Sold Date 27-Jan-26 Distance 0.83km            First Listing Contact Agent            Last Listing \$1,275,000         </p>	

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,100,000 - \$1,200,000, 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