

Comparable Sales

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| <p>1 3 FRY STREET EAST BALLINA NSW 2478</p>  | <p> 🏠 3 🚗 1 🚘 2 📏 623m² 📐 136m² Year Built 1980 DOM 16 Sold Date 04-Nov-25 Distance 0.07km First Listing For Sale - Contact Agent Last Listing \$1,166,000 </p> | <p>Sold \$1,166,000</p> |
| <p>2 33 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478</p>  | <p> 🏠 3 🚗 2 🚘 2 📏 649m² 📐 108m² Year Built 1970 DOM 14 Sold Date 18-Feb-26 Distance 0.18km First Listing Contact Agent Last Listing \$1,205,000 </p> | <p>Sold ^{RS} \$1,205,000</p> |
| <p>3 69 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478</p>  | <p> 🏠 3 🚗 3 🚘 4 📏 766m² 📐 - Year Built - DOM 21 Sold Date 04-Feb-26 Distance 0.09km First Listing For Sale - Contact Agent Last Listing \$1,350,000 </p> | <p>Sold ^{RS} \$1,350,000</p> |

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,200,000 - \$1,300,000, 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