

























Recent Sales

1	66 DOLPHIN DRIVE WEST BALLINA NSW 2478		 4  3  4  714m ²  -	Sold ^{RS} \$2,450,000
	Year Built	-	DOM	180
	Sold Date	31-Oct-25	Distance	0.12km
	First Listing	Expressions of Interest		
	Last Listing	\$2,400,000 - \$2,500,000		
2	9 MAINSAIL PLACE WEST BALLINA NSW 2478		 5  2  2  692m ²  -	Sold \$1,875,000
	Year Built	-	DOM	124
	Sold Date	23-Oct-25	Distance	0.28km
	First Listing	\$1,850,000 - \$1,950,000		
	Last Listing	\$1,850,000 - \$1,950,000		
3	45 BURNS POINT FERRY ROAD WEST BALLINA NSW 2478		 4  2  4  927m ²  274m ²	Sold \$1,875,000
	Year Built	1995	DOM	28
	Sold Date	26-Jun-25	Distance	0.4km
	First Listing	Contact Agent		
	Last Listing	Contact Agent		
4	88 DOLPHIN DRIVE WEST BALLINA NSW 2478		 6  3  3  1,454m ²  485m ²	Sold \$1,750,000
	Year Built	1990	DOM	103
	Sold Date	02-May-25	Distance	0.29km
	First Listing	Auction		
	Last Listing	\$1,750,000		

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,700,000 - \$1,850,000, 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