

## Recent Sales

1 10 AHERN CIRCUIT CUMBALUM NSW 2478 **Sold** **\$1,335,000**



🏠 5 🚗 2 🚘 2 📏 1,011m<sup>2</sup> 📐 234m<sup>2</sup>  
 Year Built 2004 DOM 19  
 Sold Date 07-Nov-25 Distance 0.86km  
 First Listing For Sale - Contact Agent  
 Last Listing \$1,335,000

2 14 WINDROW AVENUE CUMBALUM NSW 2478 **Sold** **\$1,176,000**



🏠 4 🚗 2 🚘 2 📏 563m<sup>2</sup> 📐 -  
 Year Built - DOM 113  
 Sold Date 07-Nov-25 Distance 0.61km  
 First Listing For Sale - \$1,250,000  
 Last Listing \$1,176,000

3 26 PERKINS CLOSE CUMBALUM NSW 2478 **Sold** <sup>RS</sup> **\$1,140,000**



🏠 4 🚗 2 🚘 2 📏 701m<sup>2</sup> 📐 159m<sup>2</sup>  
 Year Built 2018 DOM 56  
 Sold Date 12-Jan-26 Distance 0.36km  
 First Listing For Sale - Contact Agent  
 Last Listing \$1,140,000

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,150,000 - \$1,250,000, 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