

Recent Sales

1	4 ECLIPSE CRESCENT CUMBALUM NSW 2478	Sold	\$1,776,000
		4 3 3 1,115m²	- 42
	Year Built 2017	DOM	42
	Sold Date 30-Oct-25	Distance	0.1km
	First Listing Auction		
	Last Listing Auction		
2	39 THE RIDGEWAY CUMBALUM NSW 2478	Sold	\$1,610,000
		5 3 2 915m²	287m² 44
	Year Built 2006	DOM	44
	Sold Date 27-Jun-25	Distance	0.87km
	First Listing Contact Agent		
	Last Listing \$1,610,000		
3	13 FOLEY AVENUE CUMBALUM NSW 2478	Sold	\$1,450,000
		4 2 2 602m²	248m² 123
	Year Built 2019	DOM	123
	Sold Date 15-May-25	Distance	0.19km
	First Listing Contact Agent		
	Last Listing \$1,450,000		

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,500,000 - \$1,650,000, 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