




## Comparable Sales

<p>1 61 DOLPHIN DRIVE WEST BALLINA NSW 2478</p> 	<p>  4  2  2  716m<sup>2</sup>  191m<sup>2</sup>            Year Built - DOM 119            Sold Date 18-Aug-25 Distance 0.14km            First Listing Contact Agent            Last Listing \$1,250,000 - \$1,300,000         </p>	<p><b>Sold</b> <b>\$1,250,000</b></p>
<p>2 76 DOLPHIN DRIVE WEST BALLINA NSW 2478</p> 	<p>  4  2  3  714m<sup>2</sup>  191m<sup>2</sup>            Year Built - DOM 23            Sold Date 01-Oct-25 Distance 0.08km            First Listing Contact Agent            Last Listing Price Range \$1.25m to \$1.35m         </p>	<p><b>Sold</b> <b>\$1,275,000</b></p>
<p>3 28 QUAYS DRIVE WEST BALLINA NSW 2478</p> 	<p>  4  3  3  754m<sup>2</sup>  156m<sup>2</sup>            Year Built - DOM 132            Sold Date 10-Nov-25 Distance 0.45km            First Listing Contact Agent            Last Listing For Sale - \$1,325,000         </p>	<p><b>Sold</b> <b>\$1,300,000</b></p>

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,300,000 - \$1,400,000, 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