



















## Recent Sales

<p>1 20 CEDAR CRESCENT EAST BALLINA NSW 2478</p> 	<p>  4  2  2  670m<sup>2</sup>  189m<sup>2</sup>            Year Built 1975 DOM 58            Sold Date 01-Oct-25 Distance 0.06km            First Listing Contact Agent            Last Listing Contact Agent         </p>	<p><b>Sold</b> <b>\$1,520,000</b></p>
<p>2 11 BANKSIA LANE EAST BALLINA NSW 2478</p> 	<p>  3  1  3  664m<sup>2</sup>  -            Year Built - DOM 107            Sold Date 09-Dec-25 Distance 1km            First Listing Contact Agent            Last Listing Contact Agent         </p>	<p><b>Sold</b> <sup>RS</sup> <b>\$1,400,000</b></p>
<p>3 69 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478</p> 	<p>  3  3  4  766m<sup>2</sup>  -            Year Built - DOM 21            Sold Date 04-Feb-26 Distance 1.33km            First Listing For Sale - Contact Agent            Last Listing \$1,350,000         </p>	<p><b>Sold</b> <sup>RS</sup> <b>\$1,350,000</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