

























Recent Sales

<p>1 65 HEADLANDS DRIVE SKENNARS HEAD NSW 2478</p> 	<p>  3  2  2  904m²  243m² Year Built 2001 DOM 18 Sold Date 27-Feb-26 Distance 0.27km First Listing Contact agent Last Listing \$1,595,000 </p>	<p>Sold \$1,595,000</p>
<p>2 36 CEDAR CRESCENT EAST BALLINA NSW 2478</p> 	<p>  4  2  2  664m²  160m² Year Built 1980 DOM 1 Sold Date 11-May-26 Distance 4.88km First Listing - Last Listing - </p>	<p>Sold \$1,500,000</p>
<p>3 28 WATERFORD PARADE SKENNARS HEAD NSW 2478</p> 	<p>  4  2  2  747m²  165m² Year Built 1995 DOM 21 Sold Date 25-Feb-25 Distance 0.26km First Listing Auction Last Listing \$1,460,000 </p>	<p>Sold \$1,460,000</p>
<p>4 6 CARROLL AVENUE SKENNARS HEAD NSW 2478</p> 	<p>  3  2  4  665m²  121m² Year Built 1995 DOM 42 Sold Date 22-May-25 Distance 0.36km First Listing Contact agent Last Listing Contact agent </p>	<p>Sold \$1,300,000</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

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