


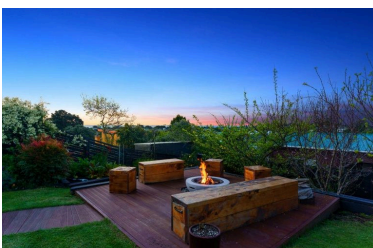
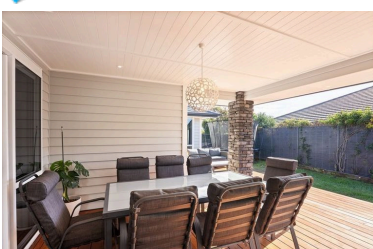


# Recent Sales






1	6 PINE RIDGE TERRACE, WAIKANAE BEACH, WAIKANAE, 5036		3  2  2  691m <sup>2</sup> 226m <sup>2</sup>	<b>Sold</b> <sup>RS</sup> <b>\$1,500,000*</b>
	Age 2021 DOM 53	Capital Value \$1,400,000		
	Sold Date 19-Jun-25 Distance 0.77km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
2	16B FRIMLEY TERRACE, WAIKANAE BEACH, WAIKANAE, 5036		-  1  -  520m <sup>2</sup> 240m <sup>2</sup>	<b>Sold</b> <b>\$1,650,000</b>
	Age 1988 DOM -	Capital Value \$360,000		
	Sold Date 04-Apr-25 Distance 0.28km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
3	22A QUEENS ROAD, WAIKANAE BEACH, WAIKANAE, 5036		4  2  1  451m <sup>2</sup> 235m <sup>2</sup>	<b>Sold</b> <b>\$1,625,000</b>
	Age 2022 DOM 15	Capital Value \$1,520,000		
	Sold Date 19-Dec-23 Distance 0.02km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
4	11 ISLAND VIEW TERRACE, WAIKANAE BEACH, WAIKANAE, 5036		5  3  2  898m <sup>2</sup> 340m <sup>2</sup>	<b>Sold</b> <b>\$1,500,000</b>
	Age 1992 DOM 17	Capital Value \$1,340,000		
	Sold Date 10-Oct-24 Distance 0.19km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
5	3 BARBARAS WAY, WAIKANAE BEACH, WAIKANAE, 5036		4  2  2  989m <sup>2</sup> 239m <sup>2</sup>	<b>Sold</b> <b>\$1,371,000</b>
	Age 2019 DOM 43	Capital Value \$1,090,000		
	Sold Date 21-May-25 Distance 2.27km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,360,000			

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 CoreLogic

# Recent Sales

6	4 FRANCES STREET, WAIKANAE BEACH, WAIKANAE, 5036		<div> <div> <div>3</div> <div>2</div> <div>1</div> </div> <div> <div>959m<sup>2</sup></div> <div>200m<sup>2</sup></div> </div> </div>	<div> <div>Age</div> <div>2003</div> <div>DOM</div> <div>21</div> </div>	<div> <div>Sold Date</div> <div>31-Mar-25</div> <div>Distance</div> <div>1.85km</div> </div>	<div> <div>CV Date</div> <div>01-Aug-23</div> </div>	<div> <div>Sold</div> <div>\$1,500,000</div> </div>
7	64B TE MOANA ROAD, WAIKANAE BEACH, WAIKANAE, 5036		<div> <div>3</div> <div>1</div> <div>2</div> </div> <div> <div>904m<sup>2</sup></div> <div>240m<sup>2</sup></div> </div>	<div> <div>Age</div> <div>1989</div> <div>DOM</div> <div>121</div> </div>	<div> <div>Sold Date</div> <div>12-Feb-25</div> <div>Distance</div> <div>0.61km</div> </div>	<div> <div>CV Date</div> <div>01-Aug-23</div> </div>	<div> <div>Sold</div> <div>\$1,632,500</div> </div>
8	16 ARA KUAKA, WAIKANAE BEACH, WAIKANAE, 5036		<div> <div>4</div> <div>2</div> <div>2</div> </div> <div> <div>913m<sup>2</sup></div> <div>270m<sup>2</sup></div> </div>	<div> <div>Age</div> <div>1975</div> <div>DOM</div> <div>21</div> </div>	<div> <div>Sold Date</div> <div>17-Oct-24</div> <div>Distance</div> <div>0.85km</div> </div>	<div> <div>CV Date</div> <div>01-Aug-23</div> </div>	<div> <div>Sold</div> <div>\$1,550,000</div> </div>
9	32 TITOKI ROAD, WAIKANAE BEACH, WAIKANAE, 5036		<div> <div>4</div> <div>2</div> <div>2</div> </div> <div> <div>2,499m<sup>2</sup></div> <div>283m<sup>2</sup></div> </div>	<div> <div>Age</div> <div>2009</div> <div>DOM</div> <div>16</div> </div>	<div> <div>Sold Date</div> <div>25-Jul-24</div> <div>Distance</div> <div>1.61km</div> </div>	<div> <div>CV Date</div> <div>01-Aug-23</div> </div>	<div> <div>Sold</div> <div>\$1,400,000</div> </div>
10	32A TITOKI ROAD, WAIKANAE BEACH, WAIKANAE, 5036		<div> <div>4</div> <div>2</div> <div>2</div> </div> <div> <div>4,918m<sup>2</sup></div> <div>254m<sup>2</sup></div> </div>	<div> <div>Age</div> <div>2018</div> <div>DOM</div> <div>16</div> </div>	<div> <div>Sold Date</div> <div>05-Jul-24</div> <div>Distance</div> <div>1.66km</div> </div>	<div> <div>CV Date</div> <div>01-Aug-23</div> </div>	<div> <div>Sold</div> <div>\$1,710,000</div> </div>

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# Recent Sales

11

36 TITOKI ROAD, WAIKANAE BEACH, WAIKANAE, 5036



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