



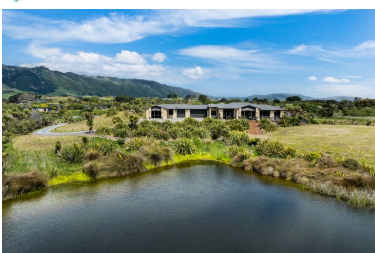


# Recent Sales

1	358 NGARARA ROAD, WAIKANAЕ, 5391		4  3  8  1.76ha  367m <sup>2</sup>	<b>Sold</b> <b>\$2,185,000</b>
	Age 2004 DOM 54	Capital Value \$2,250,000		
	Sold Date 07-Apr-25 Distance 1.75km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$2,300,000			
2	90 PEKA PEKA ROAD, PEKA PEKA, WAIKANAЕ, 5391		3  3  3  1.32ha  250m <sup>2</sup>	<b>Sold</b> <sup>RS</sup> <b>\$1,600,000</b>
	Age 2004 DOM 95	Capital Value \$1,280,000		
	Sold Date 15-Aug-25 Distance 2.02km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,695,000			
3	52-56 WINARA AVENUE, WAIKANAЕ, 5036		5  3  3  4,873m <sup>2</sup> 460m <sup>2</sup>	<b>Sold</b> <b>\$2,152,000</b>
	Age 1962 DOM 81	Capital Value \$2,020,000		
	Sold Date 10-May-25 Distance 2.16km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$3,195,000			
4	14 PAIRUKU LANE, PEKA PEKA, WAIKANAЕ, 5391		4  2  2  4,382m <sup>2</sup> 232m <sup>2</sup>	<b>Sold</b> <b>\$1,700,000</b>
	Age 2011 DOM 10	Capital Value \$1,420,000		
	Sold Date 18-Apr-25 Distance 3km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
5	37 PINGAO LANE, PEKA PEKA, WAIKANAЕ, 5391		7  3  4  8,656m <sup>2</sup> 360m <sup>2</sup>	<b>Sold</b> <b>\$2,350,000</b>
	Age 2014 DOM 160	Capital Value \$2,150,000		
	Sold Date 29-Jun-25 Distance 3.26km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$2,350,000			

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 Cotality

# Recent Sales

6

140 SCHOOL ROAD, TE HORO, OTAKI, 5582



5

3

7

4,295m<sup>2</sup>

342m<sup>2</sup>

Age

2018

DOM

26

Sold Date

06-Sep-25

Distance

6.7km

First Listing

Not Disclosed

Last Listing

Not Disclosed

Sold

RS

\$1,750,000

Capital Value


\$1,700,000

CV Date

01-Aug-23

7

123 MAUI POMARE ROAD, NIKAU VALLEY, PARAPARAUMU, 5032



5

3

4

4,296m<sup>2</sup>

398m<sup>2</sup>

Age

2006

DOM

1

Sold Date

02-Apr-25

Distance

7.11km

First Listing

Not Disclosed

Last Listing

Not Disclosed

Sold

\$1,750,000

Capital Value


\$1,650,000

CV Date

01-Aug-23

8

1037 STATE HIGHWAY 1, TE HORO, OTAKI, 5581



4

2

4

5.17ha

195m<sup>2</sup>

Age

2018

DOM

12

Sold Date

20-May-25

Distance

8.4km

First Listing

\$1,500,000

Last Listing

\$1,500,000

Sold

\$1,700,000

Capital Value


\$1,320,000

CV Date

01-Aug-23

9

162 KARUHIRUHI STREET, WAIKANAЕ, 5036



4

2

2

1,000m<sup>2</sup>

230m<sup>2</sup>

Age

2024

DOM

-

Sold Date

05-Aug-25

Distance

0.82km

First Listing

Not Disclosed

Last Listing

Not Disclosed

Sold

\$1,600,000

Capital Value


\$1,130,000

CV Date

01-Aug-23

10

57 OCTAVIUS ROAD, PEKA PEKA, WAIKANAЕ, 5391



3

2

2

3ha

291m<sup>2</sup>

Age

1995

DOM

106

Sold Date

11-Feb-25

Distance

1.61km

First Listing

\$2,100,000

Last Listing

\$2,100,000

Sold

\$2,000,000

Capital Value

\$1,840,000

CV Date

01-Aug-23






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## Recent Sales

11 25-27 HADFIELD ROAD, PEKA PEKA, WAIKANAE, 5391






 -  -  -  4.84ha  -  
 Age - DOM -  
 Sold Date 07-Mar-25 Distance 2.58km  
 First Listing Not Disclosed  
 Last Listing Not Disclosed

Sold	\$1,770,000
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Capital Value \$1,300,000

CV Date 01-Aug-23

12 9A KARAKA GROVE, WAIKANAE, 5036






 5	 3	 2	 1,465m <sup>2</sup>	 300m <sup>2</sup>
Age	1986	DOM	107	
Sold Date	14-Feb-25	Distance	2.81km	
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

Sold \$1,658,000

Capital Value \$1.420.000

CV Date 01-Aug-23

13 5 LAVINIA GROVE, WAIKANAE BEACH, WAIKANAE, 5036






 5	 3	 2	 3,434m <sup>2</sup>	 440m <sup>2</sup>
Age	1987	DOM	93	
Sold Date	24-Dec-24	Distance	4.08km	
First Listing	Not Disclosed			
Last Listing	\$2,480,000			

**Sold**                    **\$2,450,000**

Capital Value \$1,870,000

CV Date 01-Aug-23

14 62 GREENDALE DRIVE, OTAIHANGA, PARAPARAUMU, 5036






 4	 2	 4	 1.25ha	 253m <sup>2</sup>
Age	2017	DOM	23	
Sold Date	04-Feb-25	Distance	5.18km	
First Listing	\$390,000			
Last Listing	\$390,000			

**Sold**                    **\$2,000,000**

Capital Value \$1,700,000

CV Date 01-Aug-23

15 226 STATE HIGHWAY 1, OTAIHANGA, PARAPARAUMU, 5036

 4	 3	 4	 7,804m <sup>2</sup>	 320m <sup>2</sup>
Age	1989	DOM	-	
Sold Date	01-Jan-25	Distance	5.8km	
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

**Sold**                    **\$1,800,000**

Capital Value \$1,570,000

CV Date 01-Aug-23

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# Recent Sales

16

12 MILLVALE STREET, WAIKANAЕ, 5036



8

2

3

4,032m<sup>2</sup>

520m<sup>2</sup>

Age

1994

DOM

7

Capital Value

\$1,790,000

Sold Date

05-Aug-25

Distance

3.27km

CV Date

01-Aug-23

First Listing

Not Disclosed

Last Listing

Not Disclosed

Sold

\$1,886,000