

COMPARABLE SALES



SUE & DAMIEN

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OWN
REAL ESTATE

Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$750,000 to \$1,000,000	Median	\$782,500	Mean	\$832,666	For the property at the median, the sale price was 0.6% below CV.
C.V	\$710,000 to \$1,025,000	Median	\$845,000	Mean	\$843,750	



18 Islington Street, Kensington, Whangarei 3 2 2

Last Sold	\$775,000 - 11 Jul 25	Floor Area	160 m²
Capital Value	\$850,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$385,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	667 m²		



28 Powhiri Avenue, Kensington, Whangarei 2 1

Last Sold	\$900,000 - 21 Aug 25	Floor Area	179 m²
Capital Value	\$1,025,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$495,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	859 m²		



29 Mains Avenue, Kensington, Whangarei 3 1 3

Last Sold	\$775,000 - 10 Jun 25	Floor Area	180 m²
Capital Value	\$730,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$365,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1920-1929
Land Area	688 m²		

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**73 Mill Road, Kensington, Whangarei**

3 2 4

Last Sold	\$750,000 - 29 May 25	Floor Area	170 m²
Capital Value	\$780,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$325,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1930-1939
Land Area	577 m²		

**4 Graham Street, Kensington, Whangarei**

3 3 8

Last Sold	\$870,000 - 29 Apr 25	Floor Area	170 m²
Capital Value	\$840,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$530,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1920-1929
Land Area	905 m²		

**15 Powhiri Avenue, Kensington, Whangarei**

4 2 4

Last Sold	\$1,000,000 - 10 Feb 25	Floor Area	162 m²
Capital Value	\$920,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$670,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	1,019 m²		

**66B Kamo Road, Kensington, Whangarei**

3 2 2

Last Sold	\$751,000 - 07 Feb 25	Floor Area	172 m²
Capital Value	\$710,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1990-1999
Land Area	400 m²		

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23B Princes Street, Kensington, Whangarei 3 2 4

Last Sold	\$879,000 - 07 Jan 25	Floor Area	160 m²
Capital Value	\$760,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$330,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	479 m²		


14A Hassard Street, Kensington, Whangarei 3 2 4

Last Sold	\$775,000 - 16 Dec 24	Floor Area	180 m²
Capital Value	\$890,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$310,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	2000-2009
Land Area	580 m²		


66A Mains Avenue, Kensington, Whangarei 3 2 6

Last Sold	\$790,000 - 26 Nov 24	Floor Area	180 m²
Capital Value	\$870,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$330,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999
Land Area	560 m²		



11 Haronui Street, Kensington, Whangarei 3 1 2

Last Sold	\$965,000 - 14 Nov 24	Floor Area	158 m²
Capital Value	\$940,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	1930-1939
Land Area	875 m²		




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26A King Street, Kensington, Whangarei

 **3**  **2**  **4**

Last Sold	\$762,000 - 04 Nov 24	Floor Area	158 m²
Capital Value	\$810,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$305,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	451 m²		



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