

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	\$520,000 to \$730,000	Median	\$646,250	Mean	\$637,392	For the property at the median, the sale price was 0.4% below CV.
C.V	\$510,000 to \$730,000	Median	\$652,500	Mean	\$637,857	



12 Grant Street, Kamo, Whangarei

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Last Sold	\$576,000 - 07 Aug 25	Floor Area	90 m ²
Capital Value	\$570,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$305,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969
Land Area	645 m ²		



18 Meldrum Street, Kamo, Whangarei

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Last Sold	\$540,000 - 03 Jul 25	Floor Area	140 m ²
Capital Value	\$540,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$390,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1960-1969
Land Area	1,012 m ²		



29 Carr Street, Kamo, Whangarei

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Last Sold	\$710,000 - 23 Jun 25	Floor Area	160 m ²
Capital Value	\$660,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$355,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	728 m ²		

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30 Three Mile Bush Road, Kamo, Whangarei 3 1 5

Last Sold	\$660,000 - 19 Jun 25	Floor Area	170 m ²
Capital Value	\$670,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$345,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969
Land Area	809 m ²		



24 Crawford Crescent, Kamo, Whangarei 3 1 3

Last Sold	\$700,000 - 12 Jun 25	Floor Area	140 m ²
Capital Value	\$710,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$395,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1960-1969
Land Area	859 m ²		



284A Kamo Road, Whau Valley, Whangarei 3 2 4

Last Sold	\$585,000 - 30 May 25	Floor Area	123 m ²
Capital Value	\$590,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Aluminum
Land Use	Residence	Building Age	1970-1979
Land Area	804 m ²		



8A Ford Avenue, Kamo, Whangarei 3 1 1

Last Sold	\$520,000 - 19 May 25	Floor Area	90 m ²
Capital Value	\$510,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$220,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1950-1959
Land Area			

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**8 Tuhangi Street, Kamo, Whangarei**

2 + 1

Last Sold	\$650,000 - 13 May 25	Floor Area	100 m²
Capital Value	\$630,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969
Land Area	809 m²		

**55A Crawford Crescent, Kamo, Whangarei**

3

Last Sold	\$632,000 - 02 May 25	Floor Area	150 m²
Capital Value	\$645,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$235,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999
Land Area			

**2B Carr Street, Kamo, Whangarei**

3 2 4

Last Sold	\$630,000 - 08 Apr 25	Floor Area	220 m²
Capital Value	\$595,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$250,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residential	Building Age	1980-1989
Land Area			

**11 Fisher Terrace, Kamo, Whangarei**

3 1 4

Last Sold	\$642,500 - 20 Mar 25	Floor Area	140 m²
Capital Value	\$660,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	1960-1969
Land Area	809 m²		

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**27 Carlton Crescent, Kamo, Whangarei**

3 1 2

Last Sold	\$730,000 - 31 Jul 25	Floor Area	180 m²
Capital Value	\$730,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$420,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1970-1979
Land Area	918 m²		

**83 Carr Street, Kamo, Whangarei**

3 1 1

Last Sold	\$683,000 - 06 Aug 25	Floor Area	120 m²
Capital Value	\$695,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$425,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	1,371 m²		

**3A Grand View Road, Kamo, Whangarei**

3

Last Sold	\$665,000 - 14 Aug 25	Floor Area	180 m²
Capital Value	\$725,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$445,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1960-1969
Land Area	1,194 m²		

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