

COMPARABLE SALES



SUE & DAMIEN

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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	\$1,280,000 to \$1,535,000	Mean	\$1,438,333
C.V	\$1,175,000 to \$2,450,000	Mean	\$1,513,750



87 Millington Road, Maunu, Whangarei

3 2 2

Last Sold	\$1,480,000 - 18 Sep 25	Floor Area	205 m²
Capital Value	\$1,550,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$950,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	2000-2009
Land Area	1.1010 ha		



99 Millington Road, Maunu, Whangarei

4 4 3

Last Sold	\$1,535,000 - 19 May 25	Floor Area	377 m²
Capital Value	\$1,475,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$590,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	4,146 m²		



26 Jean Millington Lane (Pvt), Maunu, Whangarei

4 2 4

Last Sold	\$1,530,000 - 10 Dec 24	Floor Area	291 m²
Capital Value	\$1,695,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$490,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residential	Building Age	2010-2019
Land Area	1,021 m²		

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**96 Millington Road, Maunu, Whangarei**

5 2 7

Last Sold	\$1,525,000 - 23 Jun 25	Floor Area	282 m ²
Capital Value	\$1,225,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$465,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	1980-1989
Land Area	5,376 m ²		

**243 Cemetery Road, Maunu, Whangarei**

4 3 11

Last Sold	\$1,500,000 - 28 Jan 25	Land Area	1.2560 ha
Capital Value	\$1,425,000 - 01 Jul 24	Floor Area	291 m ²
Land Value	\$560,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2010-2019

**298 Cemetery Road, Maunu, Whangarei**

4 3 5

Last Sold	\$1,400,000 - 10 Apr 25	Land Area	5.7016 ha
Capital Value	\$1,550,000 - 01 Jul 24	Floor Area	330 m ²
Land Value	\$660,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	1990-1999

**129 Millington Road, Maunu, Whangarei**

3 2 6

Last Sold	\$1,400,000 - 25 Feb 25	Floor Area	320 m ²
Capital Value	\$2,450,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$970,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	2.0410 ha		

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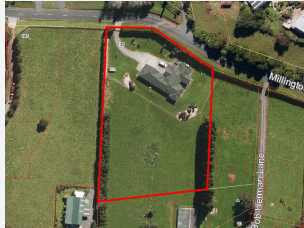
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139 Millington Road, Maunu, Whangarei

3

Last Sold	\$1,400,000 - 17 Dec 24	Floor Area	319 m ²
Capital Value	\$1,370,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$580,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	2000-2009
Land Area	7,756 m ²		



515 State Highway 14, Maunu, Whangarei

3 2 2

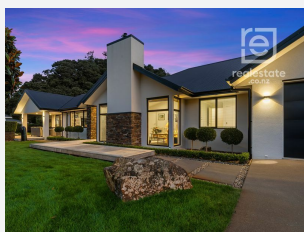
Last Sold	\$1,380,000 - 08 Apr 25	Land Area	4,745 m ²
Capital Value	\$1,575,000 - 01 Jul 24	Floor Area	341 m ²
Land Value	\$500,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2000-2009



152A Kokopu Block Road, Maungatapere, Whangarei

4 2 2

Last Sold	\$1,300,000 - 27 Nov 24	Floor Area	230 m ²
Capital Value	\$1,175,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$470,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	2010-2019
Land Area	4.7596 ha		



11 Jean Millington Lane (Pvt), Maunu, Whangarei

4 3 2

Last Sold	\$1,280,000 - 10 Mar 25	Floor Area	249 m ²
Capital Value	\$1,400,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$490,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2010-2019
Land Area	959 m ²		

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**97 West Ridge Road, Maunu, Whangarei** **4 +** **5** **5**

Last Sold	\$1,530,000 - 29 Jul 25	Land Area	3.2540 ha
Capital Value	\$1,275,000 - 01 Jul 24	Floor Area	303 m²
Land Value	\$475,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2010-2019

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