

Recent Sales

1	1A STELLA COURT, PARAPARAUMU, 5032		3 2 2 535m² 162m²	Sold \$835,000 Sold for 11.3% above RV. Capital Value \$750,000 Sold Date 04-Jul-25 Distance 0.04km CV Date 01-Aug-23 First Listing Not Disclosed Last Listing Not Disclosed
2	12 CHRISTOW COURT, PARAPARAUMU, 5032		4 2 2 842m² 248m²	Sold RS \$1,275,000 Sold for 19% above RV. Capital Value \$1,070,000 Sold Date 07-Aug-25 Distance 0.17km CV Date 01-Aug-23 First Listing \$1,295,000 Last Listing \$1,275,000
3	3 CHRISTOW COURT, PARAPARAUMU, 5032		3 2 4 650m² 214m²	Sold \$1,150,000 Sold for 14.5% above RV. Capital Value \$1,100,000 Sold Date 16-May-25 Distance 0.22km CV Date 01-Aug-23 First Listing Not Disclosed Last Listing Not Disclosed
4	5 HOLCOMBE DRIVE, PARAPARAUMU, 5032		3 2 2 498m² 200m²	Sold \$922,000 Sold for 11.1% above RV. Capital Value \$830,000 Sold Date 08-May-25 Distance 0.23km CV Date 01-Aug-23 First Listing Not Disclosed Last Listing Not Disclosed
5	15 HADLEIGH COURT, PARAPARAUMU, 5032		3 2 1 660m² 200m²	Sold \$835,000 Sold for 15.9% above RV. Capital Value \$720,000 Sold Date 22-Jun-25 Distance 0.29km CV Date 01-Aug-23 First Listing Not Disclosed Last Listing \$849,000

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

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6	36 COLLEGE DRIVE, PARAPARAUMU, 5032		4 2 2 769m ² 211m ²	Age 2000 DOM 11	Sold for 10.6% above RV. Capital Value \$850,000
			Sold Date 15-Aug-25 Distance 0.37km CV Date 01-Aug-23	First Listing Not Disclosed	
			Last Listing Not Disclosed		
7	40 COLLEGE DRIVE, PARAPARAUMU, 5032		3 2 2 555m ² 189m ²	Age 2000 DOM 29	Sold for 5.3% above RV. Capital Value \$760,000
			Sold Date 05-Jul-25 Distance 0.4km CV Date 01-Aug-23	First Listing \$780,000	
			Last Listing \$780,000		
8	86 GUILDFORD DRIVE, PARAPARAUMU, 5032		3 1 2 450m ² 179m ²	Age 2001 DOM -	Sold for 4.4% above RV. Capital Value \$790,000
			Sold Date 22-Aug-25 Distance 0.8km CV Date 01-Aug-23	First Listing Not Disclosed	
			Last Listing Not Disclosed		
9	151B LANGDALE AVENUE, PARAPARAUMU, 5032		3 2 2 571m ² 200m ²	Age 2004 DOM 24	Sold for 11.9% above RV. Capital Value \$870,000
			Sold Date 26-Jun-25 Distance 0.95km CV Date 01-Aug-23	First Listing Not Disclosed	
			Last Listing Not Disclosed		
10	28 HADLEIGH COURT, PARAPARAUMU, 5032		4 2 2 613m ² 202m ²	Age 2000 DOM 5	Sold for 6.4% above RV. Capital Value \$780,000
			Sold Date 13-Jun-25 Distance 0.37km CV Date 01-Aug-23	First Listing Not Disclosed	
			Last Listing Not Disclosed		

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