

COMPARABLE SALES



SUE & DAMIEN

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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	\$900,100 to \$1,560,000	Median	\$1,000,000	Mean	\$1,050,728	For the property at the median, the sale price was 2.7% above CV.
C.V	\$850,000 to \$1,575,000	Median	\$960,000	Mean	\$1,034,285	



68 Mill Road, Kensington, Whangarei

4 3 8

Last Sold	\$1,560,000 - 10 Jul 25	Floor Area	282 m²
Capital Value	\$1,575,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$725,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1930-1939
Land Area	1,973 m²		



12 Princes Street, Kensington, Whangarei

3 2 5

Last Sold	\$1,025,000 - 13 Mar 25	Floor Area	160 m²
Capital Value	\$960,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$435,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1930-1939
Land Area	922 m²		



6B Pentland Road, Regent, Whangarei

2 3 4

Last Sold	\$1,000,000 - 08 Oct 25	Floor Area	136 m²
Capital Value	\$850,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$470,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	Unknown
Land Area	342 m²		

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15 Powhiri Avenue, Kensington, Whangarei 4 2 4

Last Sold	\$1,000,000 - 10 Feb 25	Floor Area	162 m ²
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 m ²		



11 Haronui Street, Kensington, Whangarei 3 1 2

Last Sold	\$965,000 - 14 Nov 24	Floor Area	158 m ²
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 m ²		



1C Oranga Road, Kensington, Whangarei 4 3 4

Last Sold	\$905,000 - 19 Jun 25	Floor Area	220 m ²
Capital Value	\$970,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$475,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1970-1979
Land Area	680 m ²		



28 Powhiri Avenue, Kensington, Whangarei 3 1 2

Last Sold	\$900,100 - 21 Aug 25	Floor Area	179 m ²
Capital Value	\$1,025,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$495,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2000-2009
Land Area	859 m ²		

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