

COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

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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	\$800,000 to \$1,070,000	Mean	\$906,091
C.V	\$790,000 to \$1,110,000	Mean	\$934,166



53 Three Mile Bush Road, Kamo, Whangarei 4 2 3

Last Sold	\$998,000 - 26 Sep 25	Floor Area	260 m ²
Capital Value	\$1,110,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$640,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	2,357 m ²		



26 Chatsfield Place, Kamo, Whangarei 4 2 2

Last Sold	\$940,000 - 05 Sep 25	Floor Area	222 m ²
Capital Value	\$880,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$390,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	981 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		

PREPARED BY:

Darrien Davis

M: 021 387 345

darrien@ownrealestate.co.nz

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39 Russell Road, Kensington, Whangarei 3 1 2

Last Sold	\$800,000 - 19 Aug 25	Floor Area	178 m²
Capital Value	\$820,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$360,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	1,043 m²		


2 Merion Rise (pvt), Kamo, Whangarei 4 2 2

Last Sold	\$825,000 - 01 Aug 25	Floor Area	189 m²
Capital Value	\$840,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$325,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	541 m²		


18 Sycamore Drive, Kamo, Whangarei 3 2 2

Last Sold	\$950,000 - 28 Jul 25	Floor Area	167 m²
Capital Value	\$920,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$390,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	Unknown
Land Area	601 m²		


5 Lilicoe Lane (Pvt), Kensington, Whangarei 4 5 3

Last Sold	\$880,000 - 23 Jun 25	Floor Area	210 m²
Capital Value	\$910,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	636 m²		

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5 Sequoia Place, Kamo, Whangarei

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Last Sold	\$980,000 - 13 Jun 25	Floor Area	240 m ²
Capital Value	\$1,000,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$475,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	943 m ²		



40 Hoey Street, Kamo, Whangarei

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Last Sold	\$875,000 - 05 Jun 25	Floor Area	248 m ²
Capital Value	\$895,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$500,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	1980-1989
Land Area	1,487 m ²		



19 Moody Avenue, Whau Valley, Whangarei

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Last Sold	\$840,000 - 30 Apr 25	Floor Area	230 m ²
Capital Value	\$970,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$570,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1930-1939
Land Area	1,500 m ²		



4 Cowley Place, Kamo, Whangarei

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Last Sold	\$815,000 - 16 Apr 25	Floor Area	240 m ²
Capital Value	\$790,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	868 m ²		

PREPARED BY:

Darrien Davis

M: 021 387 345

darrien@ownrealestate.co.nz

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**13 Lincoln Place, Kamo, Whangarei****10** **5** **8**

Last Sold	\$1,070,000 - 25 Mar 25	Floor Area	399 m²
Capital Value	\$1,050,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$510,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1970-1979
Land Area	1,457 m²		

PREPARED BY:

Darrien Davis

M: 021 387 345

damien@ownrealestate.co.nz

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