

COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

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	\$450,000 to \$740,000	Median	\$645,000	Mean	\$639,846	For the property at the median, the sale price was 0.9% above CV.
C.V	\$485,000 to \$770,000	Median	\$630,000	Mean	\$634,230	



5 Walker Crescent, Whau Valley, Whangarei 3 1 3

Last Sold	\$660,000 - 27 Feb 25	Floor Area	140 m²
Capital Value	\$560,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$390,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	1940-1949
Land Area	610 m²		



41 Keyte Street, Kensington, Whangarei 3 1 2

Last Sold	\$605,000 - 11 Dec 24	Floor Area	120 m²
Capital Value	\$600,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$350,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1940-1949
Land Area	620 m²		



22 King Street, Kensington, Whangarei 3 2 3

Last Sold	\$700,000 - 06 Mar 25	Floor Area	160 m²
Capital Value	\$585,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$495,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1930-1939
Land Area	1,009 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ow.nrealestate.co.nz
powered by ownly (licensed REA 2008)



**6D Islington Street, Kensington, Whangarei**

3 1

Last Sold	\$690,000 - 20 Apr 25	Floor Area	220 m²
Capital Value	\$630,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$200,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1920-1929
Land Area			

**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		

**20 Islington Street, Kensington, Whangarei**

3 1 6

Last Sold	\$680,000 - 28 Jan 25	Floor Area	140 m²
Capital Value	\$650,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$375,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	1960-1969
Land Area	673 m²		

**9 Briden Drive, Tikipunga, Whangarei**

3 1 4

Last Sold	\$670,000 - 29 May 25	Floor Area	157 m²
Capital Value	\$620,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$275,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	2000-2009
Land Area	657 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownlyrealestate.co.nz
powered by ownly (licensed REA 2008)




96C Kiripaka Road, Tikipunga, Whangarei

3 3 6

Last Sold	\$667,000 - 01 Oct 25	Floor Area	141 m ²
Capital Value	\$640,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$335,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1970-1979
Land Area	1,165 m ²		


43 Amy Kate Street, Tikipunga, Whangarei

3 2

Last Sold	\$660,000 - 19 Feb 25	Floor Area	162 m ²
Capital Value	\$685,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$245,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	628 m ²		


13 Wrack Street, Kensington, Whangarei

3 1 2

Last Sold	\$660,000 - 16 Feb 25	Floor Area	110 m ²
Capital Value	\$580,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$385,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1910-1919
Land Area	554 m ²		


75 Carr Street, Kamo, Whangarei

3 2 2

Last Sold	\$655,000 - 29 Sep 25	Floor Area	175 m ²
Capital Value	\$670,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$235,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1990-1999
Land Area			

PREPARED BY:
Sue Maich

P: 021793822
sue@ownlyrealestate.co.nz
powered by ownly (licensed REA 2008)



**25 Wallace Street, Regent, Whangarei**

3 1 3

Last Sold	\$645,000 - 14 Jul 25	Floor Area	240 m²
Capital Value	\$620,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$220,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1940-1949
Land Area			

**316 Kamo Road, Kamo, Whangarei**

3 1 1

Last Sold	\$645,000 - 22 Oct 24	Floor Area	180 m²
Capital Value	\$630,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	873 m²		

**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		

**14 Magnolia Avenue, Kamo, Whangarei**

3 1 3

Last Sold	\$639,000 - 20 Mar 25	Floor Area	140 m²
Capital Value	\$700,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1980-1989
Land Area	600 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ow.nrealestate.co.nz
powered by ownly (licensed REA 2008)



**8 Mcmillan Avenue, Kamo, Whangarei**

3 1 1

Last Sold	\$630,000 - 03 Aug 25	Floor Area	170 m²
Capital Value	\$595,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$355,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969
Land Area	827 m²		

**79 Fisher Terrace, Kamo, Whangarei**

3 1 4

Last Sold	\$627,000 - 23 Oct 24	Floor Area	110 m²
Capital Value	\$630,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$330,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989
Land Area	857 m²		

**15 Spedding Road, Tikipunga, Whangarei**

4 1 8

Last Sold	\$625,000 - 24 Apr 25	Floor Area	130 m²
Capital Value	\$660,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$335,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	1,012 m²		

**14 Adams Place, Kamo, Whangarei**

3 1 1

Last Sold	\$615,500 - 21 Nov 24	Floor Area	130 m²
Capital Value	\$600,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	706 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ow nrealestate.co.nz
powered by ownly (licensed REA 2008)



**41 Ridgeway Drive, Kamo, Whangarei**

3 1 4

Last Sold	\$615,000 - 10 Oct 25	Floor Area	140 m²
Capital Value	\$605,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$395,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999
Land Area	1,044 m²		

**17 Hoey Street, Kamo, Whangarei**

3 1 3

Last Sold	\$652,000 - 02 Oct 25	Floor Area	160 m²
Capital Value	\$690,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1960-1969
Land Area	873 m²		

**43 Fisher Terrace, Kamo, Whangarei**

3 1 4

Last Sold	\$605,000 - 22 Jan 25	Floor Area	110 m²
Capital Value	\$680,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979
Land Area	830 m²		

**25 Tait Street, Kamo, Whangarei**

3

Last Sold	\$610,000 - 20 Dec 24	Floor Area	130 m²
Capital Value	\$690,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$335,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1990-1999
Land Area	525 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownlyrealestate.co.nz
powered by ownly (licensed REA 2008)




54 Weaver Street, Whau Valley, Whangarei

3 1 1

Last Sold	\$565,000 - 01 Sep 25	Floor Area	110 m ²
Capital Value	\$560,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$345,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	1950-1959
Land Area	764 m ²		


66B Weaver Street, Whau Valley, Whangarei

3 2 2

Last Sold	\$740,000 - 04 Mar 25	Floor Area	176 m ²
Capital Value	\$770,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$335,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	628 m ²		


36A McClintock Street, Whau Valley, Whangarei

3 1 3

Last Sold	\$450,000 - 22 Oct 24	Floor Area	100 m ²
Capital Value	\$485,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$295,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999
Land Area	455 m ²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownlyrealestate.co.nz
powered by ownly (licensed REA 2008)



STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.