






# Recent Sales





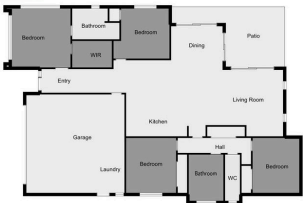
1	44 AWANUI DRIVE, WAIKANAЕ, 5036		3  2  2  848m <sup>2</sup> 240m <sup>2</sup>	Age 1985 DOM 134	Sold <b>\$920,000</b>
				Capital Value \$990,000	
				Sold Date 09-Jul-25 Distance 0.17km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing \$945,000	
2	82 WAIPUNAHAU ROAD, WAIKANAЕ, 5036		3  2  2  515m <sup>2</sup> 185m <sup>2</sup>	Age 2018 DOM 28	Sold <b>\$1,030,000</b>
				Capital Value \$960,000	
				Sold Date 22-May-25 Distance 0.18km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing \$1,075,000	
3	21 AWANUI DRIVE, WAIKANAЕ, 5036		3  1  2  685m <sup>2</sup> 100m <sup>2</sup>	Age 1985 DOM 14	Sold <b>\$765,000</b>
				Capital Value \$710,000	
				Sold Date 02-Sep-25 Distance 0.24km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
4	8 RUNANGA GROVE, WAIKANAЕ, 5036		3  2  2  652m <sup>2</sup> 190m <sup>2</sup>	Age 1990 DOM 30	Sold <b>\$910,000</b>
				Capital Value \$830,000	
				Sold Date 23-Sep-25 Distance 0.3km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
5	17 AWANUI DRIVE, WAIKANAЕ, 5036		3  2  2  761m <sup>2</sup> 210m <sup>2</sup>	Age 1984 DOM 29	Sold <b>\$820,000</b>
				Capital Value \$820,000	
				Sold Date 06-Jun-25 Distance 0.3km	CV Date 01-Aug-23
				First Listing \$800,000	
				Last Listing \$799,000	

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	12 TEIAROA STREET, WAIKANAЕ, 5036		3  2  2  400m <sup>2</sup> 178m <sup>2</sup>	<b>Sold</b> <b>\$1,025,000</b>
	Age 2019 DOM 18	Capital Value \$930,000		
	Sold Date 02-Oct-25 Distance 0.32km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
7	29 CRANBROOK GROVE, WAIKANAЕ, 5036		4  2  2  1,635m <sup>2</sup> 220m <sup>2</sup>	<b>Sold</b> <b>\$1,015,000</b>
	Age 1995 DOM 24	Capital Value \$970,000		
	Sold Date 10-Jul-25 Distance 0.38km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
8	4 AWANUI DRIVE, WAIKANAЕ, 5036		3  2  1  669m <sup>2</sup> 190m <sup>2</sup>	<b>Sold</b> <b>\$830,000</b>
	Age 1984 DOM 22	Capital Value \$810,000		
	Sold Date 17-Sep-25 Distance 0.42km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
9	161 KARUHIRUHI STREET, WAIKANAЕ, 5036		4  2  2  726m <sup>2</sup> 249m <sup>2</sup>	<b>Sold</b> <b>\$1,200,000</b>
	Age 2024 DOM 28	Capital Value \$1,120,000		
	Sold Date 11-Nov-25 Distance 0.5km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
10	166 KARUHIRUHI STREET, WAIKANAЕ, 5036		3  2  2  847m <sup>2</sup> 171m <sup>2</sup>	<b>Sold</b> <b>RS</b>
	Age 2025 DOM 142	Capital Value \$960,000		
	Sold Date 22-Aug-25 Distance 0.54km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,199,000			

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