

COMPARABLE SALES



SUE & DAMIEN

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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	\$821,000 to \$1,360,000	Median	\$1,045,000	Mean	\$1,061,473	For the property at the median, the sale price was 2.1% below CV.
C.V	\$860,000 to \$1,400,000	Median	\$1,150,000	Mean	\$1,108,421	



842 Three Mile Bush Road, Ruatangata West, Whangarei 4

Last Sold	\$1,050,000 - 06 Oct 25	Floor Area	198 m²
Capital Value	\$1,100,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$500,000 - 01 Jul 24	Walls	Concrete
Land Use	Lifestyle	Building Age	1970-1979
Land Area	4.2570 ha		



52 Matarau Road, Matarau, Whangarei 3 2 9

Last Sold	\$1,010,000 - 21 Jul 25	Land Area	8,129 m²
Capital Value	\$1,025,000 - 01 Jul 24	Floor Area	153 m²
Land Value	\$370,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Fibre Cement
	Blocks Farmlet	Building Age	1990-1999



21 Going Road, Matarau, Whangarei 4 2 2

Last Sold	\$1,260,000 - 17 Apr 25	Land Area	3.0670 ha
Capital Value	\$1,275,000 - 01 Jul 24	Floor Area	274 m²
Land Value	\$460,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Brick
	Blocks Farmlet	Building Age	2000-2009

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164 Matarau Road, Matarau, Whangarei

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Last Sold	\$1,025,000 - 31 Jan 25	Floor Area	152 m ²
Capital Value	\$910,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$425,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	1920-1929
	Blocks Farmlet		
Land Area	1.7355 ha		



821 Three Mile Bush Road, Ruatangata West, Whangarei

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Last Sold	\$1,340,000 - 22 Oct 25	Land Area	4.0700 ha
Capital Value	\$1,275,000 - 01 Jul 24	Floor Area	262 m ²
Land Value	\$500,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2000-2009



322 Kokopu Road, Ruatangata West, Whangarei

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Last Sold	\$969,000 - 02 Oct 25	Land Area	1.4925 ha
Capital Value	\$860,000 - 01 Jul 24	Floor Area	231 m ²
Land Value	\$395,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Steel/G-Iron
	Blocks Farmlet	Building Age	2000-2009



81 Tudehope Road, Matarau, Whangarei

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Last Sold	\$930,000 - 11 Mar 25	Floor Area	198 m ²
Capital Value	\$940,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$415,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	7,314 m ²		

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304 Kara Road, Maungatapere, Whangarei 4 2 8

Last Sold	\$1,050,000 - 31 Oct 25	Floor Area	174 m ²
Capital Value	\$1,025,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$365,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	2000-2009
	Blocks Farmlet		
Land Area	4,015 m ²		



535 Pipiwai Road, Matarau, Whangarei 4 2 2

Last Sold	\$1,125,000 - 22 Oct 25	Land Area	1.0209 ha
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	147 m ²
Land Value	\$410,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Fibre Cement
	Blocks Farmlet	Building Age	2000-2009



24 Old Loop Road, Ngararatunua, Whangarei 4

Last Sold	\$1,045,000 - 15 Aug 25	Land Area	1.2175 ha
Capital Value	\$1,150,000 - 01 Jul 24	Floor Area	200 m ²
Land Value	\$445,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	1980-1989



2 Nihotetea Lane (Pvt), Maunu, Whangarei 4 2 2

Last Sold	\$960,000 - 07 Aug 25	Floor Area	182 m ²
Capital Value	\$970,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$430,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2020-2029
Land Area	1.6690 ha		

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**32 Hawken Road, Maunu, Whangarei**

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Last Sold	\$920,000 - 30 Jul 25	Floor Area	277 m²
Capital Value	\$980,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$375,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	1970-1979
Land Area	5,825 m²		

**578A Three Mile Bush Road, Kamo, Whangarei**

3 1 6

Last Sold	\$821,000 - 03 Jul 25	Floor Area	120 m²
Capital Value	\$1,100,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$520,000 - 01 Jul 24	Walls	Plastic
Land Use	Lifestyle	Building Age	1980-1989
Land Area	3.5690 ha		

**587B Crane Road, Kauri, Whangarei**

4 2 20

Last Sold	\$1,360,000 - 03 Jul 25	Floor Area	225 m²
Capital Value	\$1,400,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$480,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	1.3839 ha		

**104 Dip Road, Kamo, Whangarei**

4 2 2

Last Sold	\$1,080,000 - 04 Jun 25	Floor Area	230 m²
Capital Value	\$1,150,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$560,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	1980-1989
Land Area	4.1685 ha		

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**10 Matarau Road, Matarau, Whangarei**

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Last Sold	\$848,000 - 26 May 25	Land Area	9,606 m²
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	250 m²
Land Value	\$410,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Stone
	Blocks Farmlet	Building Age	1990-1999

**9 Kara Road, Maungatapere, Whangarei**

4 2 1

Last Sold	\$980,000 - 29 May 25	Floor Area	219 m²
Capital Value	\$1,150,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$415,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	1990-1999
Land Area	4,005 m²		

**228 Harris Road, Glenbervie, Whangarei**

4 2 2

Last Sold	\$1,220,000 - 26 Mar 25	Floor Area	214 m²
Capital Value	\$1,200,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$475,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	8,901 m²		

**318 Vinegar Hill Road, Kauri, Whangarei**

4 2 2

Last Sold	\$1,175,000 - 03 Feb 25	Land Area	1.1815 ha
Capital Value	\$1,200,000 - 01 Jul 24	Floor Area	233 m²
Land Value	\$445,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Brick
	Blocks Farmlet	Building Age	2000-2009

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