

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	\$630,000 to \$870,000	Mean	\$728,571
C.V	\$650,000 to \$855,000	Mean	\$747,142



2 Kent Road, Regent, Whangarei

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Last Sold	\$630,000 - 26 Aug 25	Floor Area	120 m²
Capital Value	\$650,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$415,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1920-1929
Land Area	635 m²		



4 Vale Road, Riverside, Whangarei

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Last Sold	\$870,000 - 14 Aug 25	Floor Area	133 m²
Capital Value	\$855,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$305,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1930-1939
Land Area	514 m²		



14 Norfolk Street, Regent, Whangarei

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Last Sold	\$695,000 - 05 Nov 24	Floor Area	130 m²
Capital Value	\$760,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$510,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	1930-1939
Land Area	718 m²		

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4 Graham Street, Kensington, Whangarei 3 3 8

Last Sold	\$870,000 - 29 Apr 25	Floor Area	170 m²
Capital Value	\$840,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$530,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1920-1929
Land Area	905 m²		



89 Hatea Drive, Kensington, Whangarei 3 1 5

Last Sold	\$645,000 - 26 Mar 25	Floor Area	110 m²
Capital Value	\$695,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$625,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1930-1939
Land Area	1,315 m²		



9 Deveron Street, Regent, Whangarei 3 1 2

Last Sold	\$735,000 - 07 Mar 25	Floor Area	140 m²
Capital Value	\$760,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$495,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1920-1929
Land Area	759 m²		



45 Norfolk Street, Regent, Whangarei 4

Last Sold	\$655,000 - 18 Jul 25	Floor Area	130 m²
Capital Value	\$670,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$390,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	453 m²		

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