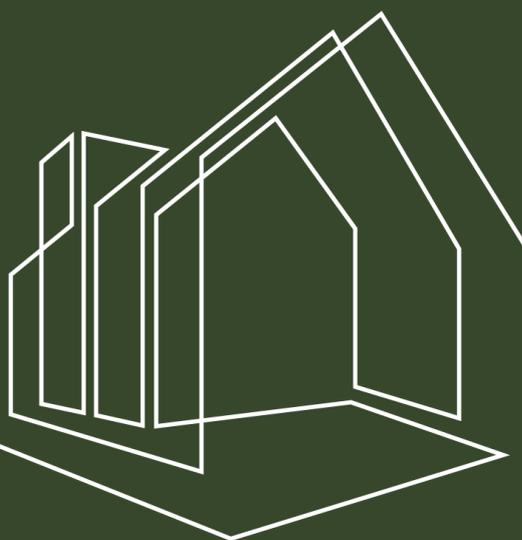


COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

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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 | \$229,000 to \$1,360,000 | Median | \$1,125,000 | Mean | \$1,078,133 | For the property at the median, the sale price was 0.0% below CV. |
| C.V | \$960,000 to \$1,400,000 | Median | \$1,150,000 | Mean | \$1,152,333 | |



37 Kara Road, Maungatapere, Whangarei  3  3  4

| | | | |
|---------------|--------------------------------|--------------|--------------------------|
| Last Sold | \$1,210,000 - 25 Mar 25 | Floor Area | 260 m² |
| Capital Value | \$1,200,000 - 01 Jul 24 | Roof | Tile Profile |
| Land Value | \$490,000 - 01 Jul 24 | Walls | Mixed Material |
| Land Use | Lifestyle | Building Age | 1970-1979 |
| Land Area | 1.1830 ha | | |



735 State Highway 14, Maunu, Whangarei  4  2  2

| | | | |
|---------------|--------------------------------|--------------|--------------------------|
| Last Sold | \$1,200,000 - 30 Sep 25 | Floor Area | 170 m² |
| Capital Value | \$1,250,000 - 01 Jul 24 | Roof | Tile Profile |
| Land Value | \$570,000 - 01 Jul 24 | Walls | Stone |
| Land Use | Lifestyle | Building Age | 1980-1989 |
| Land Area | 2.3290 ha | | |



53 North Ridge Rise (Pvt), Maunu, Whangarei  3  2  10

| | | | |
|---------------|--------------------------------|--------------|--------------------------|
| Last Sold | \$1,160,000 - 04 Dec 25 | Land Area | 1.5975 ha |
| Capital Value | \$1,250,000 - 01 Jul 24 | Floor Area | 178 m² |
| Land Value | \$365,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Use | Lifestyle | Walls | Steel/G-Iron |
| | Blocks Farmlet | Building Age | 2010-2019 |

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51 Dunrobin Lane (Pvt), Maungatapere, Whangarei  3  2  11

| | | | |
|---------------|--------------------------------|--------------|--------------------------|
| Last Sold | \$1,160,000 - 26 Aug 25 | Floor Area | 223 m² |
| Capital Value | \$1,150,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Value | \$415,000 - 01 Jul 24 | Walls | Mixed Material |
| Land Use | Lifestyle | Building Age | 2000-2009 |
| Land Area | 1.9480 ha | | |



967 State Highway 14, Maungatapere, Whangarei  4  2  10

| | | | |
|---------------|--------------------------------|--------------|--------------------------|
| Last Sold | \$1,080,000 - 12 Dec 25 | Floor Area | 170 m² |
| Capital Value | \$1,250,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Value | \$520,000 - 01 Jul 24 | Walls | Concrete |
| Land Use | Residence | Building Age | 1970-1979 |
| Land Area | 2.3262 ha | | |



304 Kara Road, Maungatapere, Whangarei  4  2  8

| | | | |
|---------------|--------------------------------|--------------|---------------------------------|
| Last Sold | \$1,050,000 - 31 Oct 25 | Floor Area | 174 m² |
| 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 |
| Land Area | 4,015 m² | | |



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 | | |

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35 Snooks Road, Maungatapere, Whangarei  3  2  2

| | | | |
|---------------|-------------------------|--------------|--------------------|
| Last Sold | \$1,200,000 - 11 Apr 25 | Floor Area | 208 m ² |
| Capital Value | \$1,175,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Value | \$520,000 - 01 Jul 24 | Walls | Brick |
| Land Use | Lifestyle | Building Age | 2000-2009 |
| Land Area | 2.6110 ha | | |



280 Pipiwai Road, Ngararatunua, Whangarei  6  3  12

| | | | |
|---------------|-------------------------|--------------|--------------------|
| Last Sold | \$1,190,000 - 23 May 25 | Floor Area | 215 m ² |
| Capital Value | \$1,100,000 - 01 Jul 24 | Roof | Tile Profile |
| Land Value | \$420,000 - 01 Jul 24 | Walls | Brick |
| Land Use | Lifestyle | Building Age | 2000-2009 |
| Land Area | 4,271 m ² | | |



65 Roose Rise (Pvt), Maungatapere, Whangarei  3  2  2

| | | | |
|---------------|-----------------------------|--------------|--------------------|
| Last Sold | \$1,125,000 - 01 Aug 25 | Land Area | 1.8815 ha |
| Capital Value | \$1,125,000 - 01 Jul 24 | Floor Area | 228 m ² |
| Land Value | \$450,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Use | Lifestyle Blocks Farmlet | Walls | Brick |
| | | Building Age | 2000-2009 |



32 Baker Road, Poroti, Whangarei  3  2  5

| | | | |
|---------------|-----------------------------|--------------|----------------------|
| Last Sold | \$1,095,000 - 03 Jun 25 | Land Area | 4,000 m ² |
| Capital Value | \$1,200,000 - 01 Jul 24 | Floor Area | 231 m ² |
| Land Value | \$375,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Use | Lifestyle Blocks Farmlet | Walls | Fibre Cement |
| | | Building Age | 2010-2019 |

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41 Maunu Estate Drive (Pvt), Maunu, Whangarei 3 2 6

| | | | |
|---------------|--------------------------------|--------------|---------------------------------|
| Last Sold | \$1,080,000 - 16 May 25 | Floor Area | 154 m² |
| Capital Value | \$1,050,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Value | \$435,000 - 01 Jul 24 | Walls | Wood (incl Weatherboard) |
| Land Use | Lifestyle | Building Age | 2000-2009 |
| Land Area | 1.7410 ha | | |



262 Whau Valley Road, Whau Valley, Whangarei 3 2

| | | | |
|---------------|--------------------------------|--------------|---------------------------------|
| Last Sold | \$1,053,000 - 13 Mar 25 | Floor Area | 227 m² |
| Capital Value | \$1,050,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Value | \$440,000 - 01 Jul 24 | Walls | Wood (incl Weatherboard) |
| Land Use | Lifestyle | Building Age | 1990-1999 |
| Land Area | 4.1010 ha | | |



196 Church Road, Kamo, Whangarei 3 + 2 3

| | | | |
|---------------|------------------------------|--------------|----------------------------|
| Last Sold | \$229,000 - 05 Sep 25 | Land Area | 4,147 m² |
| Capital Value | \$960,000 - 01 Jul 24 | Floor Area | 230 m² |
| Land Value | \$415,000 - 01 Jul 24 | Roof | Tile Profile |
| Land Use | Lifestyle | Walls | Malthoid/Fab |
| | Blocks Farmlet | Building Age | 2000-2009 |



152 Kokopu Block Road, Maungatapere, Whangarei 3 2 2

| | | | |
|---------------|--------------------------------|--------------|--------------------------|
| Last Sold | \$980,000 - 25 Mar 25 | Floor Area | 218 m² |
| Capital Value | \$1,100,000 - 01 Jul 24 | Roof | Steel/G-Iron |
| Land Value | \$485,000 - 01 Jul 24 | Walls | Brick |
| Land Use | Lifestyle | Building Age | 1990-1999 |
| Land Area | 5.4759 ha | | |

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