






Recent Sales





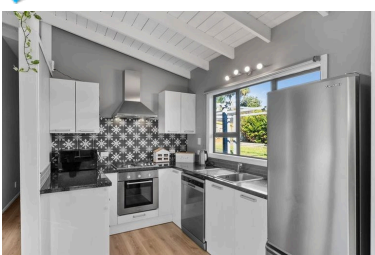
| | | | | | | |
|---|--|---|--|-------------------------------------|---------------|-------------------------|
| 1 | 32 GUILDFORD DRIVE, PARAPARAUMU, 5032 |  | 3 2 2 719m ² 160m ² | Age 1994 DOM 359 | Sold | \$710,000 |
| | | | | | Capital Value | \$740,000 |
| | | | | Sold Date 24-Sep-25 Distance 0.14km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing \$700,000 | | |
| 2 | 56 LANGDALE AVENUE, PARAPARAUMU, 5032 |  | 3 1 2 805m ² 102m ² | Age 1992 DOM 1 | Sold | ^{RS} \$744,000 |
| | | | | | Capital Value | \$650,000 |
| | | | | Sold Date 03-Oct-25 Distance 0.32km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing Not Disclosed | | |
| 3 | 102 LANGDALE AVENUE, PARAPARAUMU, 5032 |  | 3 2 2 506m ² 195m ² | Age 1992 DOM 3 | Sold | \$885,000 |
| | | | | | Capital Value | \$720,000 |
| | | | | Sold Date 23-Sep-25 Distance 0.28km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing \$880,000 | | |
| 4 | 11 GLEN LOCH PLACE, PARAPARAUMU, 5032 |  | 3 1 2 426m ² 160m ² | Age 1998 DOM - | Sold | \$850,000 |
| | | | | | Capital Value | \$780,000 |
| | | | | Sold Date 02-Nov-25 Distance 0.34km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing Not Disclosed | | |
| 5 | 6 BELFORD COURT, PARAPARAUMU, 5032 |  | 4 2 2 1,209m ² 300m ² | Age 1989 DOM 35 | Sold | \$853,000 |
| | | | | | Capital Value | \$890,000 |
| | | | | Sold Date 29-Sep-25 Distance 0.35km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing \$865,000 | | |

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 | 10 CAMPBELL AVENUE, PARAPARAUMU, 5032 |  | 3 1 2 777m ² 90m ² | Age 1990 DOM 6 | Sold \$656,000 |
| | | | | Capital Value \$620,000 | |
| | | | | Sold Date 24-Jul-25 Distance 0.36km CV Date 01-Aug-23 | |
| | | | | First Listing \$640,000 | |
| | | | | Last Listing \$640,000 | |
| 7 | 6 ROBERT GROVE, PARAPARAUMU, 5032 |  | 3 1 2 577m ² 103m ² | Age 1990 DOM 6 | Sold \$721,000 |
| | | | | Capital Value \$620,000 | |
| | | | | Sold Date 07-Oct-25 Distance 0.41km CV Date 01-Aug-23 | |
| | | | | First Listing \$695,000 | |
| | | | | Last Listing \$695,000 | |
| 8 | 15 BELFORD COURT, PARAPARAUMU, 5032 |  | 3 1 2 700m ² 214m ² | Age 1999 DOM 46 | Sold \$850,000 |
| | | | | Capital Value \$830,000 | |
| | | | | Sold Date 12-Nov-25 Distance 0.41km CV Date 01-Aug-23 | |
| | | | | First Listing \$260,000 | |
| | | | | Last Listing \$260,000 | |
| 9 | 103 REALM DRIVE, PARAPARAUMU, 5032 |  | 4 2 2 599m ² 198m ² | Age 2000 DOM 58 | Sold \$880,000 |
| | | | | Capital Value \$830,000 | |
| | | | | Sold Date 07-Nov-25 Distance 0.51km CV Date 01-Aug-23 | |
| | | | | First Listing \$459,000 | |
| | | | | Last Listing \$459,000 | |
| 10 | 48 CAMPBELL AVENUE, PARAPARAUMU, 5032 |  | 3 1 2 538m ² 140m ² | Age 1980 DOM 50 | Sold \$720,000 |
| | | | | Capital Value \$650,000 | |
| | | | | Sold Date 02-Jul-25 Distance 0.08km CV Date 01-Aug-23 | |
| | | | | First Listing Not Disclosed | |
| | | | | Last Listing \$739,000 | |

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| | | | | | | |
|----|--|---|--|-------------------------------------|---------------|-----------|
| 11 | 71 CAMPBELL AVENUE, PARAPARAUMU, 5032 |  | 3 2 2 522m ² 180m ² | Age 1996 DOM 4 | Sold | \$845,000 |
| | | | | | Capital Value | \$800,000 |
| | | | | Sold Date 17-Feb-25 Distance 0.1km | CV Date | 01-Aug-23 |
| | | | | First Listing \$845,000 | | |
| | | | | Last Listing \$845,000 | | |
| 12 | 37 CAMPBELL AVENUE, PARAPARAUMU, 5032 |  | 3 1 2 652m ² 120m ² | Age 1991 DOM 18 | Sold | \$802,500 |
| | | | | | Capital Value | \$720,000 |
| | | | | Sold Date 20-Apr-25 Distance 0.13km | CV Date | 01-Aug-23 |
| | | | | First Listing \$799,000 | | |
| | | | | Last Listing \$799,000 | | |
| 13 | 82 LANGDALE AVENUE, PARAPARAUMU, 5032 |  | 3 1 1 539m ² 110m ² | Age 1989 DOM 18 | Sold | \$680,000 |
| | | | | | Capital Value | \$540,000 |
| | | | | Sold Date 06-Mar-25 Distance 0.28km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing Not Disclosed | | |
| 14 | 144 LANGDALE AVENUE, PARAPARAUMU, 5032 |  | 3 2 2 582m ² 190m ² | Age 2000 DOM 26 | Sold | \$840,000 |
| | | | | | Capital Value | \$800,000 |
| | | | | Sold Date 28-Mar-25 Distance 0.31km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing \$845,000 | | |
| 15 | 142 LANGDALE AVENUE, PARAPARAUMU, 5032 |  | 3 2 2 555m ² 167m ² | Age 2000 DOM 26 | Sold | \$850,000 |
| | | | | | Capital Value | \$840,000 |
| | | | | Sold Date 23-Jun-25 Distance 0.32km | CV Date | 01-Aug-23 |
| | | | | First Listing Not Disclosed | | |
| | | | | Last Listing \$850,000 | | |

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