






Recent Sales






1	42 FIELD WAY, WAIKANAE BEACH, WAIKANAE, 5036		3 2 1 809m ² 70m ²	Age 1969 DOM 22	Sold ^{RS} \$825,000
				Capital Value \$740,000	
				Sold Date 18-Dec-25 Distance 0.27km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
2	23 HUGHES STREET, WAIKANAE BEACH, WAIKANAE, 5036		3 1 - 447m ² 112m ²	Age 2023 DOM 24	Sold ^{RS} \$800,000
				Capital Value \$670,000	
				Sold Date 20-Nov-25 Distance 0.37km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
3	13 FRANCES STREET, WAIKANAE BEACH, WAIKANAE, 5036		3 3 2 1,009m ² 387m ²	Age 1992 DOM 265	Sold ^{RS} \$1,500,000
				Capital Value \$1,560,000	
				Sold Date 29-Jul-25 Distance 0.48km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing \$1,550,000	
4	10 JANE STREET, WAIKANAE BEACH, WAIKANAE, 5036		3 1 1 850m ² 90m ²	Age 1976 DOM 15	Sold \$830,000
				Capital Value \$760,000	
				Sold Date 26-Nov-25 Distance 0.58km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
5	75 FIELD WAY, WAIKANAE BEACH, WAIKANAE, 5036		3 1 1 809m ² 140m ²	Age 1972 DOM 23	Sold ^{RS} \$1,537,000
				Capital Value \$1,300,000	
				Sold Date 07-Nov-25 Distance 0.6km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	

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

Recent Sales

6	1 GOLDIE PLACE, WAIKANAE BEACH, WAIKANAE, 5036		4 3 1 868m ² 160m ²	Age 1977 DOM 37	Sold Date 16-Jul-25 Distance 0.63km CV Date 01-Aug-23	Sold \$800,000
				Capital Value \$740,000	First Listing Not Disclosed	
				Last Listing \$780,000		
7	27A RAUPARAHA STREET, WAIKANAE BEACH, WAIKANAE, 5036		2 1 - 464m ² 72m ²	Age 1988 DOM 26	Sold Date 17-Jul-25 Distance 0.65km CV Date 01-Aug-23	Sold \$760,000
				Capital Value \$690,000	First Listing Not Disclosed	
				Last Listing Not Disclosed		
8	23 TUTERE STREET, WAIKANAE BEACH, WAIKANAE, 5036		3 2 1 697m ² 150m ²	Age 1940 DOM 26	Sold Date 06-Nov-25 Distance 0.65km CV Date 01-Aug-23	Sold \$1,075,000
				Capital Value \$1,250,000	First Listing Not Disclosed	
				Last Listing Not Disclosed		
9	26 REEVES STREET, WAIKANAE BEACH, WAIKANAE, 5036		4 1 2 595m ² 160m ²	Age 1990 DOM 24	Sold Date 20-Aug-25 Distance 0.7km CV Date 01-Aug-23	Sold \$725,000
				Capital Value \$670,000	First Listing Not Disclosed	
				Last Listing Not Disclosed		
10	67 TE MOANA ROAD, WAIKANAE BEACH, WAIKANAE, 5036		2 1 1 870m ² 190m ²	Age 1965 DOM 303	Sold Date 26-Sep-25 Distance 0.76km CV Date 01-Aug-23	Sold \$770,000
				Capital Value \$700,000	First Listing Not Disclosed	
				Last Listing \$789,000		

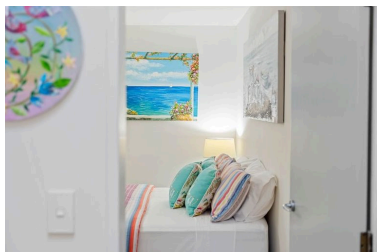
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Recent Sales

82 TE MOANA ROAD, WAIKANAE BEACH, WAIKANAE, 5036



 2	 1	 1	 839m ²	 118m ²
Age	2000	DOM	80	
Sold Date	26-Sep-25	Distance	0.77km	
First Listing	Not Disclosed			
Last Listing	\$845,000			

Sold **\$855,000**

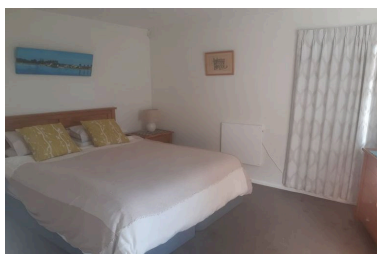
Capital Value \$780,000






CV Date 01-Aug-23

First Listing Not Disclosed

Last Listing \$845,000

21 RUTHERFORD DRIVE, WAIKANAE BEACH, WAIKANAE, 5036



 3	 1	 2	 550m ²	 150m ²
Age	1998	DOM	30	
Sold Date	28-Aug-25	Distance	0.78km	
First Listing	Not Disclosed			

Sold **\$650,000**

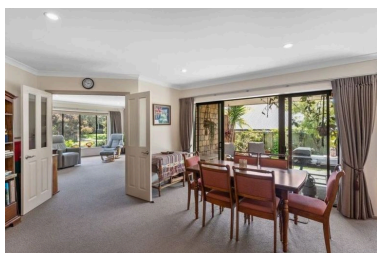
Capital Value \$650,000





CV Date 01-Aug-23

First Listing Not Disclosed

Last Listing Not Disclosed

13 15 FAIRWAY OAKS DRIVE, WAIKANAE BEACH, WAIKANAE, 5036



 4  2  2  1,027m ²  250m ²			
Age	2007	DOM	26
Sold Date	04-Dec-25	Distance	0.86km
First Listing	Not Disclosed		

Sold ^{RS} **\$1,180,000***

Capital Value \$1,030,000






CV Date 01-Aug-23

First Listing Not Disclosed

Last Listing Not Disclosed

14 59 TUTERE STREET, WAIKANAE BEACH, WAIKANAE, 5036



 2  1  1  697m ²  70m ²
Age1930DOM25
Sold Date16-Oct-25Distance0.95km
First ListingNot Disclosed

Sold	\$1,260,000
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Capital Value \$1,310,000

CV Date 01-Aug-23

First Listing Not Disclosed

Last Listing Not Disclosed

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