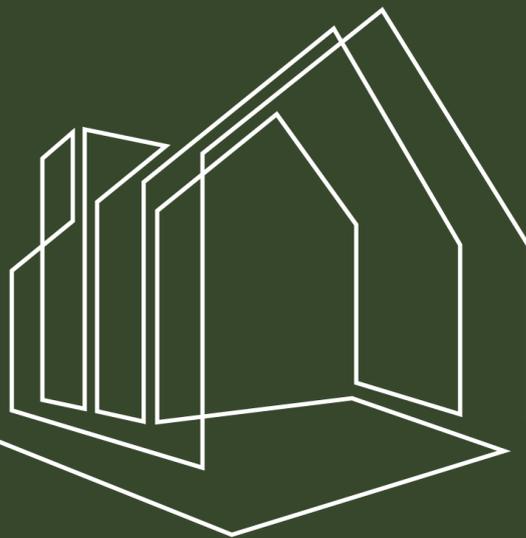


COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

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	\$820,000 to \$1,225,000	Median	\$980,000	Mean	\$992,428	For the property at the median, the sale price was 1.9% above CV.
C.V	\$850,000 to \$1,200,000	Median	\$945,000	Mean	\$981,428	



19 Mill Road, Regent, Whangarei 3+ 3 3

Last Sold	\$1,219,005 - 22 Jan 26	Floor Area	182 m²
Capital Value	\$1,175,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$675,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	1,533 m²		



19 Walnut Grove, Kensington, Whangarei 3 2 6

Last Sold	\$980,000 - 30 Oct 25	Floor Area	214 m²
Capital Value	\$1,050,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$420,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	2010-2019
Land Area	806 m²		



1C Oranga Road, Kensington, Whangarei 4 3 4

Last Sold	\$905,000 - 19 Jun 25	Floor Area	220 m²
Capital Value	\$970,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$475,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1970-1979
Land Area	680 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ow nrealestate.co.nz
powered by ownly (licensed REA 2008)





2 Vale Road, Riverside, Whangarei 

Last Sold	\$1,200,000 - 13 Apr 25	Floor Area	190 m²
Capital Value	\$1,070,000 - 01 Jul 24	Roof	Mixed Material
Land Value	\$380,000 - 01 Jul 24	Walls	Concrete
Land Use	Residential	Building Age	1980-1989
Land Area			



12B Dundas Road, Riverside, Whangarei   

Last Sold	\$1,000,000 - 11 Apr 25	Floor Area	271 m²
Capital Value	\$1,050,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$415,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	2010-2019
Land Area	671 m²		



8 Walnut Grove, Kensington, Whangarei   

Last Sold	\$980,000 - 10 Oct 24	Floor Area	193 m²
Capital Value	\$950,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$395,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	720 m²		



11 Haronui Street, Kensington, Whangarei   

Last Sold	\$965,000 - 14 Nov 24	Floor Area	158 m²
Capital Value	\$940,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	1930-1939
Land Area	875 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ow nrealestate.co.nz
powered by ow nly (licensed REA 2008)





15 Powhiri Avenue, Kensington, Whangarei 🛏️ 4 🚿 2 🚗 4

Last Sold	\$1,000,000 - 10 Feb 25	Floor Area	162 m ²
Capital Value	\$920,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$670,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	1,019 m ²		



1 Seaview Road, Whangarei, Whangarei 🛏️ 3 🚿 3 🚗 6

Last Sold	\$1,225,000 - 07 Aug 24	Floor Area	241 m ²
Capital Value	\$1,200,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$510,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	579 m ²		



4 Vale Road, Riverside, Whangarei 🛏️ 3 🚿 2 🚗 5

Last Sold	\$870,000 - 14 Aug 25	Floor Area	133 m ²
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 m ²		



6B Pentland Road, Regent, Whangarei 🛏️ 2 🚿 3 🚗 4

Last Sold	\$1,000,000 - 08 Oct 25	Floor Area	136 m ²
Capital Value	\$850,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$470,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2020-2029
Land Area	342 m ²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownrealestate.co.nz
powered by ownly (licensed REA 2008)





7C Dent Street, Whangarei, Whangarei  3  3  2

Last Sold	\$820,000 - 17 Dec 25	Floor Area	222 m²
Capital Value	\$860,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Apartment	Building Age	2000-2009
Land Area	254 m²		



25A Elizabeth Street, Kensington, Whangarei  3  4  4

Last Sold	\$850,000 - 04 Apr 25	Floor Area	235 m²
Capital Value	\$940,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$315,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	463 m²		



5 Lilicoe Lane (Pvt), Kensington, Whangarei  4  5  3

Last Sold	\$880,000 - 24 Nov 25	Floor Area	210 m²
Capital Value	\$910,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	636 m²		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownlyrealestate.co.nz
powered by ownly (licensed REA 2008)



STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.