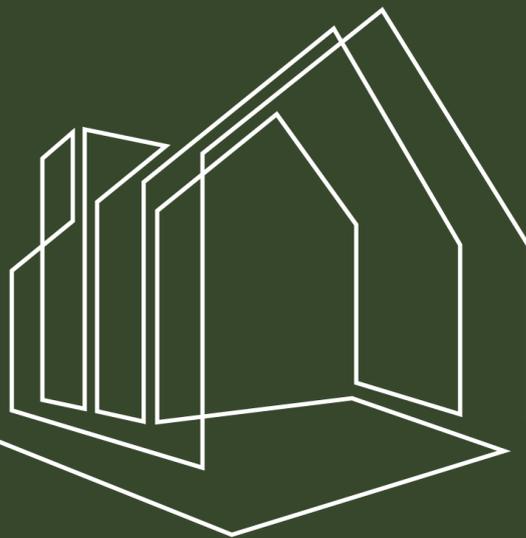


# COMPARABLE SALES

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## Comparable Properties Sold

1 Ngararatunua  
292 Pipiwai Road

🏠 3

🏡 3

🚗 -

📏 2579m<sup>2</sup>

🏠 180m<sup>2</sup>



Method of sale **Negotiation**  
Sale price **\$900,000**  
Sale date **17 Feb 2026**  
Days on market **34**

Capital value **\$880,000**  
Decade built **1980s**  
Distance from **4.299km**

2 Te Kamo  
7 Daviot Place

🏠 4

🏡 3

🚗 4

📏 1228m<sup>2</sup>

🏠 199m<sup>2</sup>



Method of sale **Offers Over**  
Sale price **\$880,000**  
Sale date **11 Feb 2026**  
Days on market **28**

Capital value **\$850,000**  
Decade built **2000s**  
Distance from **3.854km**

3 Avenues  
28 Fifth Avenue

🏠 3

🏡 2

🚗 -

📏 3007m<sup>2</sup>

🏠 165m<sup>2</sup>



Method of sale **Asking Price**  
Sale price **\$1,195,000**  
Sale date **18 Feb 2026**  
Days on market **184**

Capital value **\$1,300,000**  
Decade built **1910s**  
Distance from **2.577km**

4 Te Kamo  
196 Church Road

🏠 3

🏡 2

🚗 3

📏 4147m<sup>2</sup>

🏠 187m<sup>2</sup>



Method of sale **Negotiation**  
Sale price **\$1,045,000**  
Sale date **22 Aug 2025**  
Days on market **16**

Capital value **\$960,000**  
Decade built **2000s**  
Distance from **4.420km**

## Comparable Properties Sold

5 Tikipunga  
8 Watercourse Way



2123m<sup>2</sup>

180m<sup>2</sup>



Method of sale **Asking Price**  
Sale price **\$830,000**  
Sale date **8 Dec 2025**  
Days on market **61**

Capital value **\$750,000**  
Decade built **2020s**  
Distance from **3.836km**

6 Maunu  
32 Leons Lane



4797m<sup>2</sup>

197m<sup>2</sup>



Method of sale **Negotiation**  
Sale price **\$885,000**  
Sale date **19 Jun 2025**  
Days on market **Insufficient data**

Capital value **\$950,000**  
Decade built **2010s**  
Distance from **4.851km**

7 Tikipunga  
108 Whareora Road



2001m<sup>2</sup>

157m<sup>2</sup>



Method of sale **Negotiation**  
Sale price **\$905,000**  
Sale date **30 Apr 2025**  
Days on market **77**

Capital value **\$870,000**  
Decade built **2000s**  
Distance from **3.873km**

8 Ngararatunua  
280 Pipiwai Road



4271m<sup>2</sup>

167m<sup>2</sup>



Method of sale **Auction**  
Sale price **\$1,190,000**  
Sale date **23 May 2025**  
Days on market **23**

Capital value **\$1,100,000**  
Decade built **2000s**  
Distance from **4.221km**

## STATEMENT OF PASSING OVER

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