



# Recent Sales

**1** 50 WINARA AVENUE, WAIKANAЕ, 5036 **Sold** **\$955,000**




|               |               |          |                     |                   |           |
|---------------|---------------|----------|---------------------|-------------------|-----------|
| 3             | 2             | 2        | 1,098m <sup>2</sup> | 214m <sup>2</sup> |           |
| Age           | 1988          | DOM      | 59                  | Capital Value     | \$960,000 |
| Sold Date     | 06-Nov-25     | Distance | 0.19km              | CV Date           | 01-Aug-23 |
| First Listing | Not Disclosed |          |                     |                   |           |
| Last Listing  | Not Disclosed |          |                     |                   |           |

**2** 70 WINARA AVENUE, WAIKANAЕ, 5036 **Sold** **\$915,000**



|               |               |          |                     |                   |           |
|---------------|---------------|----------|---------------------|-------------------|-----------|
| 3             | 3             | 2        | 1,231m <sup>2</sup> | 230m <sup>2</sup> |           |
| Age           | 1956          | DOM      | 131                 | Capital Value     | \$900,000 |
| Sold Date     | 18-Oct-25     | Distance | 0.25km              | CV Date           | 01-Aug-23 |
| First Listing | Not Disclosed |          |                     |                   |           |
| Last Listing  | Not Disclosed |          |                     |                   |           |

**3** 35B KOTARE STREET, WAIKANAЕ, 5036 **Sold** **\$1,250,000**




|               |               |          |                     |                   |             |
|---------------|---------------|----------|---------------------|-------------------|-------------|
| 3             | 2             | 2        | 1,520m <sup>2</sup> | 180m <sup>2</sup> |             |
| Age           | 2012          | DOM      | 22                  | Capital Value     | \$1,240,000 |
| Sold Date     | 22-Oct-25     | Distance | 0.42km              | CV Date           | 01-Aug-23   |
| First Listing | Not Disclosed |          |                     |                   |             |
| Last Listing  | Not Disclosed |          |                     |                   |             |

**4** 86A WINARA AVENUE, WAIKANAЕ, 5036 **Sold** **\$785,000**



|               |               |          |                   |                   |           |
|---------------|---------------|----------|-------------------|-------------------|-----------|
| 4             | 2             | 1        | 470m <sup>2</sup> | 146m <sup>2</sup> |           |
| Age           | 1960          | DOM      | 95                | Capital Value     | \$680,000 |
| Sold Date     | 25-Jul-25     | Distance | 0.43km            | CV Date           | 01-Aug-23 |
| First Listing | Not Disclosed |          |                   |                   |           |
| Last Listing  | \$799,000     |          |                   |                   |           |

**5** 19 KAKARIKI GROVE, WAIKANAЕ, 5036 **Sold** **\$910,000**




|               |               |          |                   |                   |           |
|---------------|---------------|----------|-------------------|-------------------|-----------|
| 3             | 2             | 2        | 809m <sup>2</sup> | 104m <sup>2</sup> |           |
| Age           | 2015          | DOM      | 18                | Capital Value     | \$830,000 |
| Sold Date     | 07-Dec-25     | Distance | 0.15km            | 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** 26B SEDDON STREET, WAIKANAЕ, 5036 **Sold** **\$865,000**




🏠 4 🚿 2 🚗 1 📏 488m<sup>2</sup> 📏 160m<sup>2</sup>  
 Age 2006 DOM 37 Capital Value \$830,000  
 Sold Date 12-Aug-25 Distance 0.45km CV Date 01-Aug-23  
 First Listing \$420,000  
 Last Listing \$420,000

**7** 76B SEDDON STREET, WAIKANAЕ, 5036 **Sold** **\$835,000**




🏠 3 🚿 2 🚗 2 📏 574m<sup>2</sup> 📏 110m<sup>2</sup>  
 Age 2015 DOM 232 Capital Value \$810,000  
 Sold Date 19-Jul-25 Distance 0.46km CV Date 01-Aug-23  
 First Listing Not Disclosed  
 Last Listing Not Disclosed

**8** 27 RURU STREET, WAIKANAЕ, 5036 **Sold** **\$697,000**




🏠 4 🚿 2 🚗 2 📏 1,220m<sup>2</sup> 📏 200m<sup>2</sup>  
 Age 1975 DOM 34 Capital Value \$780,000  
 Sold Date 18-Jul-25 Distance 0.54km CV Date 01-Aug-23  
 First Listing Not Disclosed  
 Last Listing \$675,000

**9** 24 KERERU STREET, WAIKANAЕ, 5036 **Sold** **\$925,000**



🏠 3 🚿 1 🚗 3 📏 742m<sup>2</sup> 📏 155m<sup>2</sup>  
 Age 1983 DOM 119 Capital Value \$1,000,000  
 Sold Date 05-Aug-25 Distance 0.07km CV Date 01-Aug-23  
 First Listing Not Disclosed  
 Last Listing Not Disclosed

**10** 27 PARATA STREET, WAIKANAЕ, 5036 **Sold** **\$905,000**



🏠 3 🚿 2 🚗 3 📏 447m<sup>2</sup> 📏 132m<sup>2</sup>  
 Age 2021 DOM 74 Capital Value \$890,000  
 Sold Date 05-Nov-25 Distance 0.66km CV Date 01-Aug-23  
 First Listing Not Disclosed  
 Last Listing \$940,000


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# Recent Sales

**11** 2 TUI CRESCENT, WAIKANAЕ, 5036 **Sold** **\$860,000**



|               |               |          |                     |                         |
|---------------|---------------|----------|---------------------|-------------------------|
| 3             | 1             | 1        | 1,042m <sup>2</sup> | 180m <sup>2</sup>       |
| Age           | 1961          | DOM      | 15                  | Capital Value \$750,000 |
| Sold Date     | 24-Jun-25     | Distance | 0.11km              | CV Date 01-Aug-23       |
| First Listing | \$900,000     |          |                     |                         |
| Last Listing  | Not Disclosed |          |                     |                         |

**12** 29 PARATA STREET, WAIKANAЕ, 5036 **Sold** **\$1,020,000**



|               |               |          |                   |                         |
|---------------|---------------|----------|-------------------|-------------------------|
| 4             | 1             | 3        | 625m <sup>2</sup> | 270m <sup>2</sup>       |
| Age           | 1950          | DOM      | -                 | Capital Value \$930,000 |
| Sold Date     | 28-Aug-25     | Distance | 0.62km            | CV Date 01-Aug-23       |
| First Listing | Not Disclosed |          |                   |                         |
| Last Listing  | Not Disclosed |          |                   |                         |

**13** 47 KAKARIKI GROVE, WAIKANAЕ, 5036 **Sold** **\$772,000**



|               |               |          |                   |                         |
|---------------|---------------|----------|-------------------|-------------------------|
| 3             | 1             | 2        | 819m <sup>2</sup> | 140m <sup>2</sup>       |
| Age           | 1985          | DOM      | 159               | Capital Value \$800,000 |
| Sold Date     | 14-Nov-25     | Distance | 0.28km            | CV Date 01-Aug-23       |
| First Listing | Not Disclosed |          |                   |                         |
| Last Listing  | \$780,000     |          |                   |                         |

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