






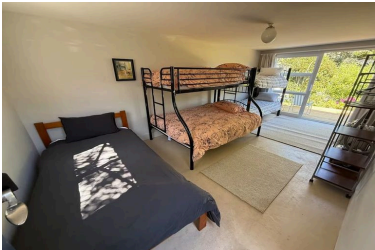
Recent Sales






1 64 TUTERE STREET, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$900,000**



 2  1  2  693m²  70m²
 Age 1957 DOM - Capital Value \$760,000
 Sold Date 24-Oct-25 Distance 0.32km CV Date 01-Aug-23
 First Listing Not Disclosed
 Last Listing Not Disclosed

2 59 TUTERE STREET, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$1,260,000**



 2  1  1  697m²  70m²
 Age 1930 DOM 25 Capital Value \$1,310,000
 Sold Date 16-Oct-25 Distance 0.33km CV Date 01-Aug-23
 First Listing Not Disclosed
 Last Listing Not Disclosed


3 82 TE MOANA ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$855,000**




 2  1  1  839m²  118m²
 Age 2000 DOM 80 Capital Value \$780,000
 Sold Date 26-Sep-25 Distance 0.55km CV Date 01-Aug-23
 First Listing Not Disclosed
 Last Listing \$845,000




4 13 WAIMEA ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$750,000**



 2  1  1  587m²  84m²
 Age 1930 DOM 39 Capital Value \$670,000
 Sold Date 27-Nov-25 Distance 0.55km CV Date 01-Aug-23
 First Listing Not Disclosed
 Last Listing \$750,000































5 27 WAIMEA ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$665,000**



 2  2  2  587m²  95m²
 Age 1984 DOM 49 Capital Value \$670,000
 Sold Date 09-Sep-25 Distance 0.55km CV Date 01-Aug-23
 First Listing Not Disclosed
 Last Listing \$699,000

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

Recent Sales

























	<p>6 67 TE MOANA ROAD, WAIKANAEBEACH, WAIKANAEBEACH, 5036</p> <p>  2  1  1  870m²  190m² </p> <p>Age 1965 DOM 303</p> <p>Sold Date 26-Sep-25 Distance 0.37km</p> <p>First Listing Not Disclosed</p> <p>Last Listing \$789,000</p>	<p>Sold \$770,000</p> <p>Capital Value \$700,000</p> <p>CV Date 01-Aug-23</p>
	<p>7 114 TUTERE STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036</p> <p>  1  1  -  809m²  50m² </p> <p>Age 1970 DOM -</p> <p>Sold Date 07-Aug-25 Distance 0.79km</p> <p>First Listing Not Disclosed</p> <p>Last Listing Not Disclosed</p>	<p>Sold \$640,000</p> <p>Capital Value \$640,000</p> <p>CV Date 01-Aug-23</p>
	<p>8 15 ERUINI STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036</p> <p>  2  1  3  817m²  160m² </p> <p>Age 1975 DOM 7</p> <p>Sold Date 03-Nov-25 Distance 0.9km</p> <p>First Listing Not Disclosed</p> <p>Last Listing Not Disclosed</p>	<p>Sold \$850,000</p> <p>Capital Value \$800,000</p> <p>CV Date 01-Aug-23</p>
	<p>9 3 JANE STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036</p> <p>  2  2  1  822m²  197m² </p> <p>Age 2001 DOM 20</p> <p>Sold Date 08-Sep-25 Distance 1.14km</p> <p>First Listing Not Disclosed</p> <p>Last Listing Not Disclosed</p>	<p>Sold \$1,375,000</p> <p>Capital Value \$1,100,000</p> <p>CV Date 01-Aug-23</p>
	<p>10 36 RAUPARAHA STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036</p> <p>  2  1  2  871m²  74m² </p> <p>Age 1955 DOM 7</p> <p>Sold Date 26-Jan-26 Distance 0.21km</p> <p>First Listing Not Disclosed</p> <p>Last Listing Not Disclosed</p>	<p>Sold \$700,000</p> <p>Capital Value \$700,000</p> <p>CV Date 01-Aug-23</p>

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

	<p>11 29 HONA STREET, WAIKANAЕ BEACH, WAIKANAЕ, 5036</p> <p>  2  2  2  809m²  130m² </p> <p>Age 1960 DOM 128</p> <p>Sold Date 27-Feb-26 Distance 0.24km</p> <p>CV Date 01-Aug-23</p> <p>First Listing Not Disclosed</p> <p>Last Listing Not Disclosed</p>	<p>Sold ^{RS} \$892,000</p> <p>Capital Value \$780,000</p>
	<p>12 1 VICTOR GROVE, WAIKANAЕ BEACH, WAIKANAЕ, 5036</p> <p>  2  1  1  -  70m² </p> <p>Age 1986 DOM -</p> <p>Sold Date 11-Mar-26 Distance 0.97km</p> <p>CV Date 01-Aug-23</p> <p>First Listing Not Disclosed</p> <p>Last Listing Not Disclosed</p>	<p>Sold \$520,000</p> <p>Capital Value \$455,000</p>
	<p>13 20 FREYBERG CRESCENT, WAIKANAЕ BEACH, WAIKANAЕ, 5036</p> <p>  2  1  2  961m²  160m² </p> <p>Age 1972 DOM 115</p> <p>Sold Date 20-Mar-26 Distance 1.11km</p> <p>CV Date 01-Aug-23</p> <p>First Listing \$850,000</p> <p>Last Listing \$810,000</p>	<p>Sold ^{RS} -</p> <p>Capital Value \$750,000</p>
	<p>14 63 QUEENS ROAD, WAIKANAЕ BEACH, WAIKANAЕ, 5036</p> <p>  2  1  1  870m²  110m² </p> <p>Age 1982 DOM 31</p> <p>Sold Date 24-Dec-25 Distance 1.18km</p> <p>CV Date 01-Aug-23</p> <p>First Listing Not Disclosed</p> <p>Last Listing \$590,000</p>	<p>Sold \$570,000</p> <p>Capital Value \$700,000</p>

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