

# COMPARABLE SALES

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**SUE & DAMIEN**

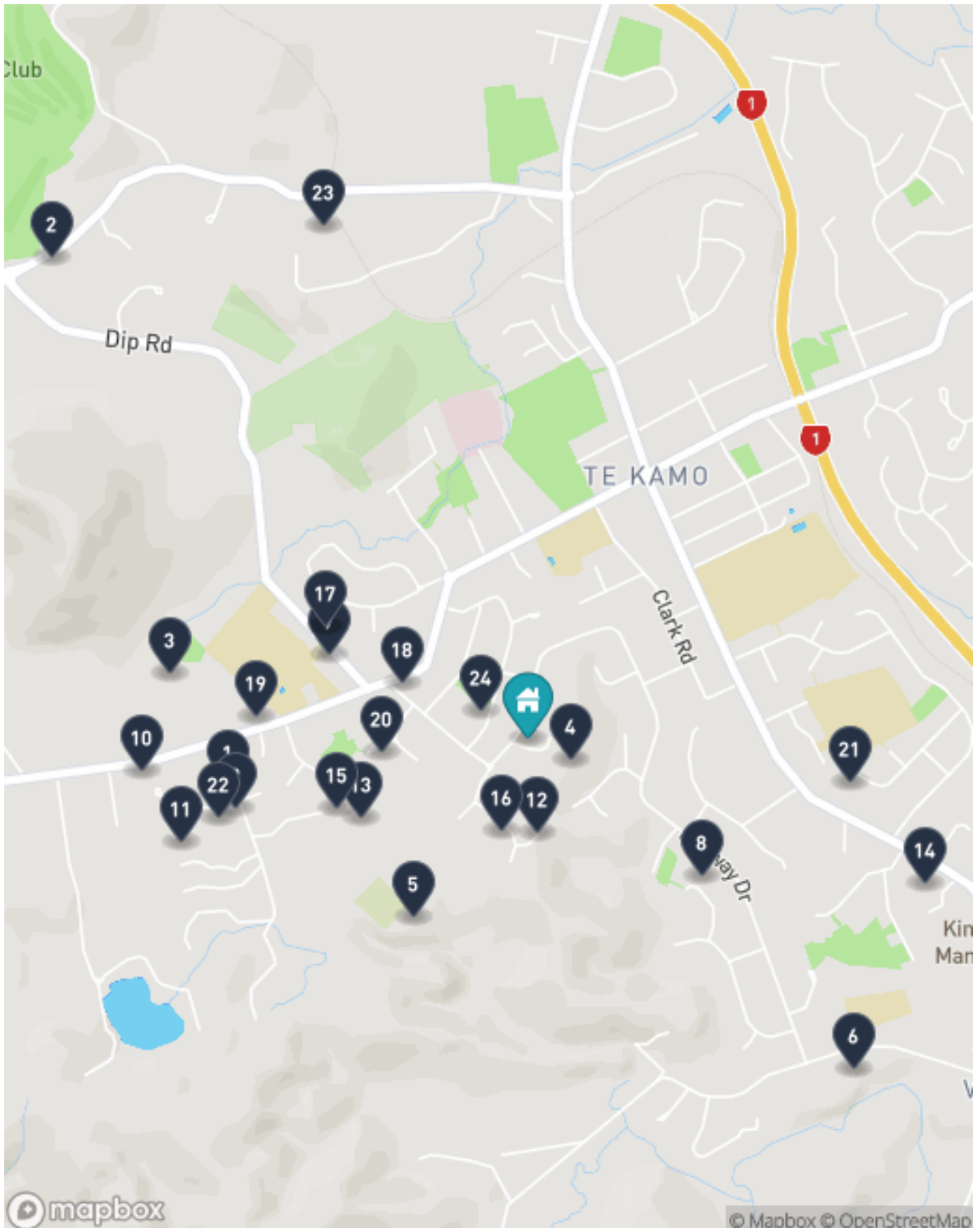
021 793 822 | 021 387 345

[ownrealestate.co.nz](http://ownrealestate.co.nz)

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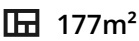
**OWN**  
REAL ESTATE


## Comparable Properties Sold






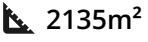
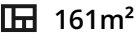
## Comparable Properties Sold


- 1** Te Kamo  
2 Bonselaar Drive




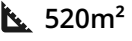




Method of sale	<b>Auction</b>	Capital value	<b>\$930,000</b>
Sale price	<b>\$925,000</b>	Decade built	<b>2010s</b>
Sale date	<b>17 Apr 2026</b>	Distance from	<b>0.857km</b>
Days on market	<b>29</b>		
- 2** Ngararatunua  
165 Pipiwai Road




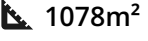




Method of sale	<b>Offers Over</b>	Capital value	<b>\$970,000</b>
Sale price	<b>\$935,000</b>	Decade built	<b>2000s</b>
Sale date	<b>21 Apr 2026</b>	Distance from	<b>1.905km</b>
Days on market	<b>41</b>		
- 3** Te Kamo  
44 Rock Ridge Drive



Method of sale	<b>Negotiation</b>	Capital value	<b>\$900,000</b>
Sale price	<b>\$915,000</b>	Decade built	<b>2020s</b>
Sale date	<b>23 Apr 2026</b>	Distance from	<b>1.021km</b>
Days on market	<b>28</b>		
- 4** Te Kamo  
16 Louisa Lane




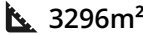










Method of sale	<b>Offers Over</b>	Capital value	<b>\$990,000</b>
Sale price	<b>\$870,000</b>	Decade built	<b>2000s</b>
Sale date	<b>27 Mar 2026</b>	Distance from	<b>0.134km</b>
Days on market	<b>218</b>		

## Comparable Properties Sold




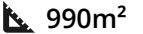
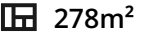
5 Te Kamo  
39C Ketenikau Road


 4
  2
  4
  3296m<sup>2</sup>
 180m<sup>2</sup>



Method of sale	Asking Price	Capital value	\$1,225,000
Sale price	\$975,000	Decade built	2000s
Sale date	16 Apr 2026	Distance from	0.603km
Days on market	76		




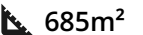
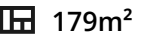
6 Whau Valley  
67B Whau Valley Road


 4
  4
  2
  990m<sup>2</sup>
 278m<sup>2</sup>



Method of sale	-	Capital value	\$800,000
Sale price	\$945,000	Decade built	1980s
Sale date	12 Mar 2026	Distance from	1.309km
Days on market	Insufficient data		




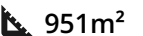
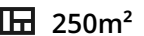
7 Te Kamo  
12 Dip Road


 3
  2
  2
  685m<sup>2</sup>
 179m<sup>2</sup>



Method of sale	Auction	Capital value	\$770,000
Sale price	\$910,000	Decade built	2020s
Sale date	5 Mar 2026	Distance from	0.605km
Days on market	20		

8 Te Kamo  
18 Augusta Place






 3
  2
  2
  951m<sup>2</sup>
 250m<sup>2</sup>




Method of sale	Auction	Capital value	\$865,000
Sale price	\$900,000	Decade built	1980s
Sale date	18 Feb 2026	Distance from	0.627km
Days on market	19		

## Comparable Properties Sold






**9** Te Kamo  
20 Ketenikau Road


 3  2  3  526m<sup>2</sup>  181m<sup>2</sup>



Method of sale	Enquiries Over	Capital value	\$950,000
Sale price	\$930,000	Decade built	2000s
Sale date	29 Jan 2026	Distance from	0.849km
Days on market	86		






**10** Te Kamo  
31 Bonselaar Drive


 4  2  2  795m<sup>2</sup>  208m<sup>2</sup>



Method of sale	Asking Price	Capital value	\$930,000
Sale price	\$967,000	Decade built	2000s
Sale date	8 Dec 2025	Distance from	1.090km
Days on market	24		

**11** Te Kamo  
11 Mcainch Place

 4  2  2  872m<sup>2</sup>  171m<sup>2</sup>



Method of sale	Fixed Price	Capital value	\$990,000
Sale price	\$875,000	Decade built	2000s
Sale date	31 Oct 2025	Distance from	1.017km
Days on market	123		

**12** Te Kamo  
5 Myrtle Lane

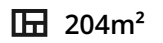
 3  2  2  1107m<sup>2</sup>  177m<sup>2</sup>



Method of sale	Negotiation	Capital value	\$900,000
Sale price	\$905,000	Decade built	2020s
Sale date	16 Oct 2025	Distance from	0.270km
Days on market	113		

## Comparable Properties Sold

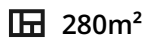
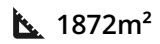
13 Te Kamo 22 Chatsfield Place



Method of sale **Asking Price**  
 Sale price **\$940,000**  
 Sale date **16 Oct 2025**  
 Days on market **34**

Capital value **\$890,000**  
 Decade built **2000s**  
 Distance from **0.518km**

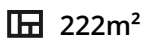
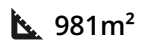
14 Te Kamo 363 Kamo Road



Method of sale **Negotiation**  
 Sale price **\$915,000**  
 Sale date **13 Oct 2025**  
 Days on market **25**

Capital value **\$875,000**  
 Decade built **1940s**  
 Distance from **1.193km**

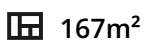
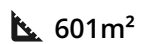
15 Te Kamo 26 Chatsfield Place



Method of sale **-**  
 Sale price **\$940,000**  
 Sale date **5 Sept 2025**  
 Days on market **Insufficient data**

Capital value **\$880,000**  
 Decade built **2000s**  
 Distance from **0.577km**

16 Te Kamo 18 Sycamore Drive









Method of sale **Auction**  
 Sale price **\$950,000**  
 Sale date **28 Jul 2025**  
 Days on market **28**

Capital value **\$920,000**  
 Decade built **2020s**  
 Distance from **0.273km**

## Comparable Properties Sold






17 Te Kamo  
25 Dip Road


 3
  3
  3
  462m<sup>2</sup>
 172m<sup>2</sup>



Method of sale	Asking Price	Capital value	\$880,000
Sale price	\$900,000	Decade built	2020s
Sale date	16 Aug 2025	Distance from	0.647km
Days on market	37		

18 Te Kamo  
2 Te Puia Street

 4
  2
  3
  807m<sup>2</sup>
 133m<sup>2</sup>



Method of sale	Fixed Price	Capital value	\$1,000,000
Sale price	\$955,000	Decade built	1960s
Sale date	27 Jun 2025	Distance from	0.385km
Days on market	324		

19 Te Kamo  
2 Rock Ridge Drive

 4
  2
  2
  603m<sup>2</sup>
 199m<sup>2</sup>



Method of sale	Negotiation	Capital value	\$1,000,000
Sale price	\$1,045,000	Decade built	2020s
Sale date	19 Jun 2025	Distance from	0.766km
Days on market	30		

20 Te Kamo  
5 Sequoia Place

 4
  2
  4
  943m<sup>2</sup>
 230m<sup>2</sup>



Method of sale	Negotiation	Capital value	\$1,000,000
Sale price	\$980,000	Decade built	2000s
Sale date	13 Jun 2025	Distance from	0.414km
Days on market	46		

## Comparable Properties Sold

21 Te Kamo 40 Hoey Street     



Method of sale	Asking Price	Capital value	\$895,000
Sale price	\$875,000	Decade built	1980s
Sale date	5 Jun 2025	Distance from	0.916km
Days on market	36		

22 Te Kamo 5 Bonselaar Drive     



Method of sale	-	Capital value	\$960,000
Sale price	\$890,000	Decade built	2000s
Sale date	14 May 2025	Distance from	0.898km
Days on market	Insufficient data		

23 Te Kamo 20 Onoke Lane     



Method of sale	Tender	Capital value	\$1,125,000
Sale price	\$855,000	Decade built	2000s
Sale date	12 May 2025	Distance from	1.552km
Days on market	45		

24 Te Kamo 25 Te Paka Crescent     



Method of sale	Enquiries Over	Capital value	\$910,000
Sale price	\$850,000	Decade built	1970s
Sale date	28 Nov 2025	Distance from	0.150km
Days on market	30		

## STATEMENT OF PASSING OVER

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