

# COMPARABLE SALES

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REAL ESTATE

# Recently sold



Negotiation

Similar

## 14 Kaiikanui Road

Opuawhanga, Whangarei

4 beds 2 baths 2 cars 164 m<sup>2</sup> 46867 m<sup>2</sup> 1940s

**\$760,000** Sale/CV: -1.3%

4 May 2026

62 days on market

11.026km

CV \$770,000

Older home, renovated throughout, larger land holding, further out of town.



Offers Over

Superior

## 473 Whatitiri Road

Poroti, Whangarei

3 beds 2 baths 2 cars 186 m<sup>2</sup> 31170 m<sup>2</sup> 2000s

**\$1,090,000** Sale/CV: -5.2%

20 Apr 2026

105 days on market

23.557km

CV \$1,150,000

Popular lifestyle location, newer brick and tile home, inferior sheds.



Negotiation

Superior

## 6 Kara Road

Maungatapere, Whangarei

4 beds 2 baths 2 cars 221 m<sup>2</sup> 23738 m<sup>2</sup> 2010s

**\$961,700** Sale/CV: -14.5%

10 Apr 2026

42 days on market

16.853km

CV \$1,125,000

Popular lifestyle location on the city fringe . Modern home. Small shed with lean to. Smaller land holding.



Superior

## 111 Newton Road

Maungatapere, Whangarei

- beds - baths 0 cars 220 m<sup>2</sup> 45635 m<sup>2</sup> 2000s

**\$1,225,000** Sale/CV: +26.3%

26 Mar 2026

-

17.882km

CV \$970,000

Newer home with pool, sheds and larger land holifn in a highly regarded area.

# Recently sold



Negotiation

Superior

## 239 Old Parua Bay Road

Abbey Caves, Whangarei

3 2 4 200 m<sup>2</sup> 40000 m<sup>2</sup> 1990s

**\$950,000** Sale/CV: -20.8%

20 Mar 2026

120 days on market

16.572km

CV \$1,200,000

Superior in decor and style of home, however inferior in that it is smaller and the shed is well inferior. Closer to town.



Fixed Price

Superior

## 16 Woodlands Heights Drive

Parua Bay, Whangarei

- - 2 300 m<sup>2</sup> 35875 m<sup>2</sup> 1990s

**\$1,025,000** Sale/CV: +0.0%

3 Mar 2026

-

24.702km

CV \$1,025,000

Superior location, newer and larger home, sea views, no shed shed.



Auction

Similar

## 747 Three Mile Bush Road

Ruatangata West, Whangarei

3 1 4 184 m<sup>2</sup> 40430 m<sup>2</sup> 2000s

**\$966,000** Sale/CV: +2.8%

26 Feb 2026

20 days on market

10.577km

CV \$940,000

Barn style home, larger land smaller home, superior location, no shed.



Fixed Price

Superior

## 80 Pataua North Road

Whareora, Whangarei

3 3 2 190 m<sup>2</sup> 23265 m<sup>2</sup> 1990s

**\$970,000** Sale/CV: +3.2%

12 Feb 2026

105 days on market

16.000km

CV \$940,000

Relatively modern interior, more modern home, Smaller land area and smaller shed.

# Recently sold



## 36 Pataua North Road

Whareora, Whangarei

4 2 2 200 m<sup>2</sup> 44220 m<sup>2</sup> 1990s

**\$960,000** Sale/CV: -6.3%

23 Dec 2025

69 days on market

15.815km

CV \$1,025,000

Larger land, smaller home, more modern interior. Popular location



## 2006A State Highway 1

Whakapara, Whangarei

4 2 2 180 m<sup>2</sup> 48580 m<sup>2</sup> 1990s

**\$790,000** Sale/CV: +0.0%

17 Dec 2025

63 days on market

6.658km

CV \$790,000

Lockwood home, Well presented, newer smaller home on larger land. Smaller shed



## 967 State Highway 14

Maungatapere, Whangarei

4 2 10 170 m<sup>2</sup> 23262 m<sup>2</sup> 1970s

**\$1,080,000** Sale/CV: -13.6%

12 Dec 2025

35 days on market

17.265km

CV \$1,250,000

Partilly renovated home, Secondary accomodation, substantial shed ( although smaller than yours). Desirable location



## 45 Mountain View Road

Hikurangi, Whangarei

3 3 6 206 m<sup>2</sup> 14060 m<sup>2</sup> 2000s

**\$770,000** Sale/CV: -7.2%

12 Dec 2025

191 days on market

0.258km

CV \$830,000

Superioir home in its age but inferior in size. No shed. Smaller land.

# Recently sold



Offers Over

Superior

## 20 Clemo Road

Kiripaka, Whangarei

3 1 2 112 m<sup>2</sup> 39768 m<sup>2</sup> 2000s

**\$950,000** Sale/CV: +13.1%

9 Dec 2025

-

15.102km

CV \$840,000

Architecturally designed smaller home, bush block, no significant shed, further distance from town.



## 47 Logan Cameron Road

Kauri, Whangarei

3 - 2 190 m<sup>2</sup> 28405 m<sup>2</sup> 2000s

**\$1,000,000** Sale/CV: -14.9%

21 Nov 2025

-

6.795km

CV \$1,175,000

Newer home, smaller land, smaller home. Desirable location



Fixed Price

Inferior

## 122 Parakiore Road

Ngararatunua, Whangarei

4 3 4 184 m<sup>2</sup> 32780 m<sup>2</sup> 1990s

**\$735,000** Sale/CV: -21.0%

13 Nov 2025

48 days on market

7.981km

CV \$930,000

Fresh decor, bush block, unusable land, city views, closer to town, no shed, smaller home



Auction

Similar

## 10 Waitaua Road

Kauri, Whangarei

3 2 2 150 m<sup>2</sup> 25970 m<sup>2</sup> 1970s

**\$840,000** Sale/CV: -11.6%

6 Nov 2025

27 days on market

8.404km

CV \$950,000

Bespoke modern home with smaller floor area on smaller land.

# Recently sold



Asking Price

Similar

## 105 Tudehope Road

Matarau, Whangarei

3 1 6 177 m<sup>2</sup> 43255 m<sup>2</sup> -

**\$943,000** Sale/CV: -4.7%

3 Feb 2026

-

8.694km

CV \$990,000

Older home, modernised throughout, open bay large impliment shed.

## STATEMENT OF PASSING OVER

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