

COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

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Comparable Properties Sold

1
Hikurangi
26 Valley Road

4
1
2
504m²
110m²



Method of sale	Negotiation	Capital value	\$455,000
Sale price	\$580,000	Decade built	1960s
Sale date	25 Jun 2026	Distance from	-
Days on market	63	Comparability	Superior

Better condition

2
Hikurangi
6 Clark Street

3
-
-
459m²
101m²



Method of sale	-	Capital value	\$500,000
Sale price	\$500,000	Decade built	2010s
Sale date	24 May 2026	Distance from	-
Days on market	Insufficient data	Comparability	Similar

Insufficient data to compare other than size and location

3
Hikurangi
60 Valley Road

3
1
1
1012m²
95m²



Method of sale	Negotiation	Capital value	\$465,000
Sale price	\$525,000	Decade built	1970s
Sale date	7 May 2026	Distance from	-
Days on market	28	Comparability	Superior

Better condition and larger section

4
Hikurangi
69 King Street

2
1
2
1012m²
96m²



Method of sale	Fixed Price	Capital value	\$510,000
Sale price	\$510,000	Decade built	1910s
Sale date	25 Mar 2026	Distance from	-
Days on market	48	Comparability	Similar

Similar size and style.

Comparable Properties Sold

5
Hikurangi
51 Valley Road

3
1
4
835m²
92m²



Method of sale	Negotiation	Capital value	\$590,000
Sale price	\$590,000	Decade built	2010s
Sale date	11 Mar 2026	Distance from	-
Days on market	36	Comparability	Superior

Newer home

6
Hikurangi
71A King Street

3
1
1
802m²
94m²



Method of sale	-	Capital value	\$465,000
Sale price	\$530,000	Decade built	1970s
Sale date	19 Mar 2026	Distance from	-
Days on market	Insufficient data	Comparability	Similar

Similar in size , larger section

7
Hikurangi
15 View Road

3
1
2
809m²
124m²



Method of sale	Auction	Capital value	\$465,000
Sale price	\$550,000	Decade built	1910s
Sale date	27 Nov 2025	Distance from	-
Days on market	20	Comparability	-

Similar in style but larger section

8
Hikurangi
125A King Street

3
1
4
6521m²
87m²



Method of sale	Asking Price	Capital value	\$560,000
Sale price	\$560,000	Decade built	1910s
Sale date	27 Nov 2025	Distance from	-
Days on market	55	Comparability	Similar

Superior in section size, similar in interior and house size.

Comparable Properties Sold

9

Hikurangi
74 King Street

3

2

4

756m²

123m²



Method of sale	Negotiation	Capital value	\$500,000
Sale price	\$510,000	Decade built	1970s
Sale date	12 Nov 2025	Distance from	-
Days on market	97	Comparability	Similar

Larger in home and section , less appealing floor plan.

10

Hikurangi
8 Alfred Street

3

1

1

464m²

106m²



Method of sale	Fixed Price	Capital value	\$500,000
Sale price	\$521,000	Decade built	1960s
Sale date	3 Nov 2025	Distance from	-
Days on market	Insufficient data	Comparability	Similar

Similar section, not as attractive interior

11

Hikurangi
45 George Street

4

1

3

503m²

127m²



Method of sale	Negotiation	Capital value	\$510,000
Sale price	\$535,000	Decade built	1890s
Sale date	22 Oct 2025	Distance from	-
Days on market	21	Comparability	Similar

Similar in size and cute factor

12

Hikurangi
5 Clark Street

3

1

2

746m²

91m²



Method of sale	Fixed Price	Capital value	\$520,000
Sale price	\$510,000	Decade built	1970s
Sale date	29 Sept 2025	Distance from	-
Days on market	Insufficient data	Comparability	Similar

Similar, newer home but lacking in presentation

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