

SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$450,000 to \$670,000	Median	\$567,500	Mean	\$566,950	For the property at the median, the sale price was 14.8% above CV.
C.V	\$395,000 to \$620,000	Median	\$492,500	Mean	\$494,000	



14 Cressy Avenue, Kaiapoi, Waimakariri

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Last Sold	\$622,000 - 30 Apr 26	Floor Area	103 m ²
Capital Value	\$495,000 - 01 Jun 25	Roof	Tile Profile
Land Value	\$325,000 - 01 Jun 25	Walls	Roughcast, etc
Land Use	Residence	Building Age	1950-1959
Land Area	663 m ²		



52 Akaroa Street, Kaiapoi, Waimakariri

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Last Sold	\$560,000 - 02 Jun 26	Floor Area	90 m ²
Capital Value	\$490,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$305,000 - 01 Jun 25	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	595 m ²		



45 Akaroa Street, Kaiapoi, Waimakariri

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Last Sold	\$670,000 - 11 Mar 26	Floor Area	101 m ²
Capital Value	\$530,000 - 01 Jun 25	Roof	Tile Profile
Land Value	\$315,000 - 01 Jun 25	Walls	Stone
Land Use	Residence	Building Age	1970-1979
Land Area	578 m ²		



5A Wesley Street, Kaiapoi, Waimakariri

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Last Sold	\$490,000 - 30 Apr 26	Floor Area	90 m ²
Capital Value	\$425,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$140,000 - 01 Jun 25	Walls	Concrete
Land Use	Unit	Building Age	1970-1979
Land Area			

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62 Otaki Street, Kaiapoi, Waimakariri

3 bedrooms 1 bathroom 2 cars

Last Sold	\$662,500 - 05 Jun 26	Floor Area	110 m ²
Capital Value	\$620,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Jun 25	Walls	Concrete
Land Use	Residence	Building Age	1960-1969
Land Area	890 m ²		



50B Sidey Quay, Kaiapoi, Waimakariri

1 bedroom 1 bathroom 2 cars

Last Sold	\$495,000 - 25 Nov 25	Floor Area	50 m ²
Capital Value	\$485,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$295,000 - 01 Jun 25	Walls	Fibre Cement
Land Use	Residence	Building Age	1960-1969
Land Area	614 m ²		



25A Peraki Street, Kaiapoi, Waimakariri

4 bedrooms 1 bathroom 3 cars

Last Sold	\$555,000 - 31 Mar 26	Floor Area	86 m ²
Capital Value	\$570,000 - 01 Jun 25	Roof	Tile Profile
Land Value	\$315,000 - 01 Jun 25	Walls	Concrete
Land Use	Residence	Building Age	1940-1949
Land Area	547 m ²		



34 Peraki Street, Kaiapoi, Waimakariri

3 bedrooms 1 bathroom 1 car

Last Sold	\$575,000 - 02 Apr 26	Floor Area	100 m ²
Capital Value	\$495,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$270,000 - 01 Jun 25	Walls	Concrete
Land Use	Residence	Building Age	1970-1979
Land Area	483 m ²		



9B Hills Street, Kaiapoi, Waimakariri

2 bedrooms 1 bathroom 2 cars

Last Sold	\$590,000 - 04 Feb 26	Floor Area	90 m ²
Capital Value	\$435,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$230,000 - 01 Jun 25	Walls	Concrete
Land Use	Townhouse	Building Age	1950-1959
Land Area			



46A Fuller Street, Kaiapoi, Waimakariri

2 bedrooms 1 bathroom 1 car

Last Sold	\$450,000 - 10 Feb 26	Floor Area	94 m ²
Capital Value	\$395,000 - 01 Jun 25	Roof	Steel/G-Iron
Land Value	\$170,000 - 01 Jun 25	Walls	Brick
Land Use	Residence	Building Age	1990-1999
Land Area	267 m ²		