

COMPARABLE SALES



SUE & DAMIEN

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OWN
REAL ESTATE

Comparable Properties Sold

1

Te Kamo
1 Ford Avenue



3

1

4

830m²

105m²

Method of sale

Auction

Capital value

\$600,000

Sale price

\$637,500

Decade built

1960s

Sale date

3 Jun 2026

Distance from

0.493km

Days on market

26

2

Te Kamo
5 Hailes Road



3

1

2

1017m²

115m²

Method of sale

Auction

Capital value

\$700,000

Sale price

\$615,000

Decade built

1960s

Sale date

29 May 2026

Distance from

0.487km

Days on market

24

3

Kensington
3 Douglas Street



2

1

2

736m²

104m²

Method of sale

Negotiation

Capital value

\$640,000

Sale price

\$690,000

Decade built

1940s

Sale date

16 Feb 2026

Distance from

2.523km

Days on market

Insufficient data

4

Kensington
5 Mains Avenue



2

1

1

-

90m²

Method of sale

Auction

Capital value

\$495,000

Sale price

\$570,000

Decade built

1980s

Sale date

22 Sept 2025

Distance from

2.900km

Days on market

83

Comparable Properties Sold

- 5

Tikipunga
16 Amy Kate Street



 2

 1

 2

 538m²

 137m²

Method of sale **Auction**

Capital value **\$590,000**

Sale price **\$577,500**

Decade built **2010s**

Sale date **18 Feb 2026**

Distance from **2.210km**

Days on market **19**
- 6

Te Kamo
19 Chatsfield Place



 2

 1

 -

 1309m²

 90m²

Method of sale **Enquiries Over**

Capital value **\$510,000**

Sale price **\$544,500**

Decade built **1970s**

Sale date **25 Aug 2025**

Distance from **1.083km**

Days on market **88**
- 7

Tikipunga
1/8 Denby Crescent



 2

 1

 1

 -

 100m²

Method of sale **Auction**

Capital value **\$375,000**

Sale price **\$515,000**

Decade built **1980s**

Sale date **23 Oct 2025**

Distance from **2.266km**

Days on market **78**
- 8

Te Kamo
2 Puriri Street



 2

 1

 2

 273m²

 91m²

Method of sale **Fixed Price**

Capital value **\$550,000**

Sale price **\$510,000**

Decade built **2000s**

Sale date **13 Mar 2026**

Distance from **0.695km**

Days on market **168**

Comparable Properties Sold

9

Te Kamo

31 Three Mile Bush Road

2

1

1

431m²

108m²



Method of sale	Asking Price	Capital value	\$630,000
Sale price	\$525,000	Decade built	1950s
Sale date	30 Mar 2026	Distance from	0.502km
Days on market	31		

STATEMENT OF PASSING OVER

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