

Recent Sales

1	393 TE MOANA ROAD, WAIKANAЕ, 5036		3 2 2 777m ² 200m ²	Sold \$1,085,000
	Age 1900 DOM 3	Capital Value \$850,000		
	Sold Date 30-Mar-26 Distance 0.41km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
2	6 LEYBOURNE AVENUE, WAIKANAЕ, 5036		3 2 2 804m ² 200m ²	Sold \$1,000,000
	Age 1966 DOM 5	Capital Value \$870,000		
	Sold Date 23-Feb-26 Distance 0.24km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
3	20 AWANUI DRIVE, WAIKANAЕ, 5036		3 2 1 708m ² 210m ²	Sold RS -
	Age 1985 DOM 78	Capital Value \$890,000		
	Sold Date 26-Jul-26 Distance 1.68km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$895,000			
4	9 WINDSOR AVENUE, WAIKANAЕ, 5036		4 2 1 812m ² 230m ²	Sold RS -
	Age 1972 DOM 42	Capital Value \$810,000		
	Sold Date 02-Jun-26 Distance 0.07km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$789,000			
5	73 NIMMO AVENUE EAST, WAIKANAЕ, 5036		4 2 2 875m ² 310m ²	Sold \$845,000
	Age 1977 DOM 42	Capital Value \$850,000		
	Sold Date 13-May-26 Distance 0.37km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$850,000			

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UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality

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6	43 NGARARA ROAD, WAIKANAЕ, 5036		3 2 2 - 170m ²	Age 1988 DOM -	Sold ^{RS} -
				Sold Date 11-Mar-26 Distance 0.4km	Capital Value \$840,000
				First Listing Not Disclosed	CV Date 01-Aug-23
				Last Listing Not Disclosed	
7	285 TE MOANA ROAD, WAIKANAЕ, 5036		3 2 2 807m ² 154m ²	Age 1982 DOM 1	Sold ^{RS} -
				Sold Date 28-Jun-26 Distance 0.5km	Capital Value \$820,000
				First Listing \$800,000	CV Date 01-Aug-23
				Last Listing \$800,000	
8	73A NGAIO ROAD, WAIKANAЕ, 5036		3 2 1 446m ² 140m ²	Age 1996 DOM 27	Sold \$700,000
				Sold Date 16-Mar-26 Distance 0.72km	Capital Value \$700,000
				First Listing Not Disclosed	CV Date 01-Aug-23
				Last Listing Not Disclosed	
9	9 KAIWARU PLACE, WAIKANAЕ, 5036		3 2 2 495m ² 164m ²	Age 2022 DOM 25	Sold \$1,049,000
				Sold Date 16-Jun-26 Distance 0.77km	Capital Value \$900,000
				First Listing Not Disclosed	CV Date 01-Aug-23
				Last Listing \$1,049,000	
10	76 BELVEDERE AVENUE, WAIKANAЕ, 5036		3 2 1 815m ² 200m ²	Age 1984 DOM 166	Sold \$732,500
				Sold Date 17-Mar-26 Distance 1.1km	Capital Value \$820,000
				First Listing \$425,000	CV Date 01-Aug-23
				Last Listing \$419,000	

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