

Recent Sales

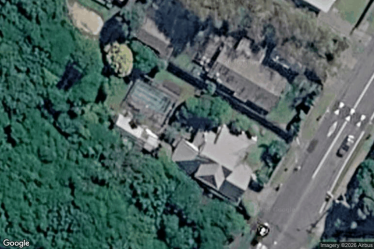
1	8 RIVER GLADE, WAIKANAЕ, 5036		4 3 2 677m ² 250m ²	Sold	\$1,388,000
	Age	2003	DOM	21	Capital Value \$1,330,000
	Sold Date	03-Jun-26	Distance	0.15km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	Not Disclosed			
2	393 TE MOANA ROAD, WAIKANAЕ, 5036		3 2 2 777m ² 200m ²	Sold	\$1,085,000
	Age	1900	DOM	3	Capital Value \$850,000
	Sold Date	30-Mar-26	Distance	0.16km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	Not Disclosed			
3	34 HOROPITO ROAD, WAIKANAЕ, 5036		4 2 4 1,621m ² 280m ²	Sold	\$1,249,000
	Age	1983	DOM	92	Capital Value \$1,110,000
	Sold Date	22-Apr-26	Distance	0.18km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	\$1,249,000			
4	54 KOHEKOHE ROAD, WAIKANAЕ, 5036		4 2 3 2,468m ² 320m ²	Sold	\$2,050,000
	Age	2010	DOM	36	Capital Value \$1,680,000
	Sold Date	12-Mar-26	Distance	0.3km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	Not Disclosed			
5	459 TE MOANA ROAD, WAIKANAЕ, 5036		3 2 2 3,177m ² 260m ²	Sold	\$1,400,000
	Age	2024	DOM	28	Capital Value \$1,760,000
	Sold Date	01-Mar-26	Distance	0.44km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	\$1,400,000			

DOM = Days on market RS = Recent sale

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	5 PATTERSON GROVE, WAIKANAЕ, 5036		4 2 2 928m ² 318m ²	Age 1978 DOM 55	Sold \$1,345,000
				Capital Value \$1,250,000	
				Sold Date 05-Jun-26 Distance 0.61km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,275,000	
7	44B NGARARA ROAD, WAIKANAЕ, 5036		- 1 - - -	Age - DOM -	Sold \$1,050,000
				Capital Value \$310,000	
				Sold Date 12-Mar-26 Distance 0.66km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
8	9 KAIWARU PLACE, WAIKANAЕ, 5036		3 2 2 495m ² 164m ²	Age 2022 DOM 25	Sold \$1,049,000
				Capital Value \$900,000	
				Sold Date 16-Jun-26 Distance 1.06km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,049,000	
9	3 BRESSAY WAY, WAIKANAЕ, 5036		2 2 4 1,773m ² 308m ²	Age 2017 DOM 49	Sold \$2,050,000
				Capital Value \$2,010,000	
				Sold Date 30-Jul-26 Distance 1.41km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$2,050,000	
10	4 FERNDALЕ DRIVE, WAIKANAЕ, 5036		3 2 2 1,021m ² 201m ²	Age 2012 DOM 36	Sold \$1,400,000
				Capital Value \$1,210,000	
				Sold Date 09-Apr-26 Distance 1.46km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,400,000	

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