

Recent Sales

1	4 FERNDALE 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 0.16km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,400,000	
2	40 ANDERSON PARK DRIVE, WAIKANAЕ, 5036		3 2 2 2,242m ² 233m ²	Age 2025 DOM 24	Sold \$1,530,000
				Capital Value \$1,750,000	
				Sold Date 04-Jun-26 Distance 0.19km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
3	4 KAIWARU PLACE, WAIKANAЕ, 5036		3 2 2 550m ² 215m ²	Age 2022 DOM 74	Sold \$1,260,000
				Capital Value \$1,240,000	
				Sold Date 12-Aug-26 Distance 0.49km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,260,000	
4	6 FERNDALE DRIVE, WAIKANAЕ, 5036		3 2 2 1,412m ² 200m ²	Age 2014 DOM 360	Sold \$1,555,000
				Capital Value \$1,180,000	
				Sold Date 11-Feb-26 Distance 0.13km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
5	16 TE HEKE PLACE, WAIKANAЕ, 5036		3 3 2 2,106m ² 331m ²	Age 2021 DOM -	Sold \$1,660,000
				Capital Value \$1,670,000	
				Sold Date 14-Nov-25 Distance 0.3km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	

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	9 TE HEKE PLACE, WAIKANAE, 5036		3 2 2 1,603m ² 225m ²	Sold	\$1,650,000
	Age	2019	DOM	3	Capital Value \$1,290,000
	Sold Date	02-Jun-26	Distance	0.2km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	Not Disclosed			
7	9 KAIWARU PLACE, WAIKANAE, 5036		3 2 2 495m ² 164m ²	Sold	\$1,049,000
	Age	2022	DOM	25	Capital Value \$900,000
	Sold Date	16-Jun-26	Distance	0.45km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	\$1,049,000			
8	21 FERNDAL DRIVE, WAIKANAE, 5036		3 2 2 805m ² 227m ²	Sold	\$1,335,000
	Age	2020	DOM	7	Capital Value \$1,310,000
	Sold Date	05-Sep-26	Distance	0.19km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	Not Disclosed			

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