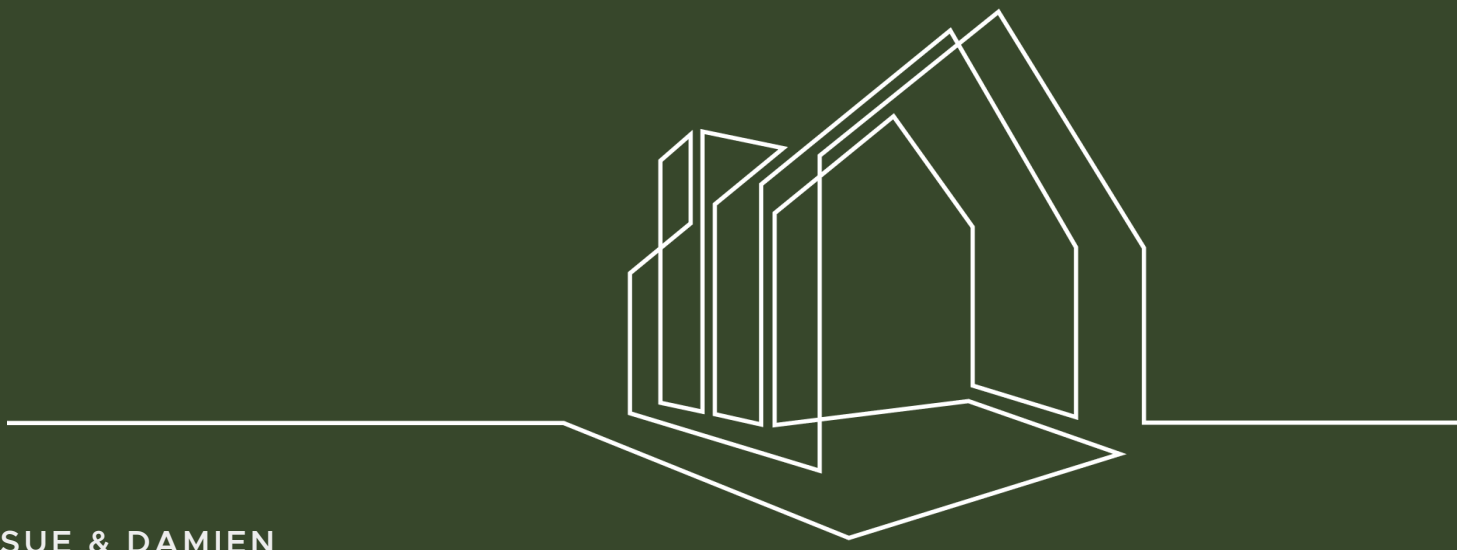
COMPARABLE SALES



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Market comparables

Recently sold



14 Corks Road

Te Kamo, Whangarei

3 | 1 | 1 | 84 m² | 512 m² | 1960s

$520,000 Sale/CV: +9.5%

4 Jul 2026 | -

7.994km | CV $475,000



11 Townsend Place

Tikipunga, Whangarei

3 | 2 | 3 | 83 m² | 651 m² | 1980s

$410,000 Sale/CV: -4.7%

13 Nov 2025 | 41 days on market

8.553km | CV $430,000



16 Briden Drive

Tikipunga, Whangarei

3 | 1 | 1 | 88 m² | 412 m² | 2000s

$605,000 Sale/CV: +9.0%

27 Feb 2026 | 37 days on market

9.874km | CV $555,000



12 Pearce Drive

Te Kamo, Whangarei

3 | 1 | 1 | 112 m² | 501 m² | 2000s

$515,000 Sale/CV: -6.4%

10 Apr 2026 | 50 days on market

7.218km | CV $550,000

Market comparables

Recently sold



23 Tapper Crescent

Tikipunga, Whangarei

3 | 2 | 1 | 106 m² | 668 m² | 1960s

$613,000 Sale/CV: -7.8%

13 Aug 2026 | 48 days on market

9.691km | CV $665,000



26 Valley Road

Hikurangi, Whangarei

4 | 1 | 2 | 110 m² | 504 m² | 1960s

$580,000 Sale/CV: +27.5%

25 Jun 2026 | 63 days on market

1.703km | CV $455,000



87 Valley Road

Hikurangi, Whangarei

3 | 1 | 1 | 99 m² | 663 m² | 1960s

$500,000 Sale/CV: +7.5%

24 Aug 2026 | 53 days on market

2.250km | CV $465,000



15 Winston Street

Tikipunga, Whangarei

3 | 1 | 1 | 98 m² | 693 m² | 1960s

$524,000 Sale/CV: -6.4%

13 May 2026 | 119 days on market

9.025km | CV $560,000

Market comparables

Recently sold



26 Charles Street

Te Kamo, Whangarei

3 | 1 | 1 | 92 m² | 769 m² | 1960s

$487,500 Sale/CV: +7.1%

4 Sept 2026 | 73 days on market

7.768km | CV $455,000



19 Station Road

Te Kamo, Whangarei

3 | 1 | 1 | 91 m² | 810 m² | 1950s

$460,000 Sale/CV: -7.1%

31 Jul 2026 | 25 days on market

8.130km | CV $495,000

STATEMENT OF PASSING OVER

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