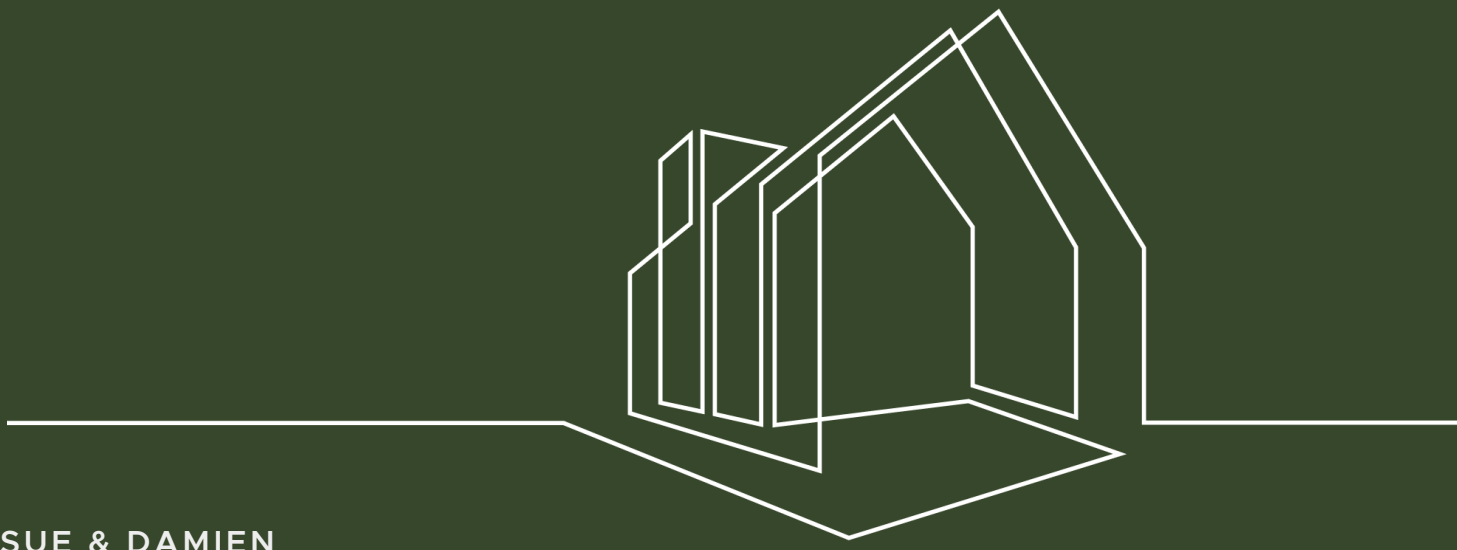
COMPARABLE SALES



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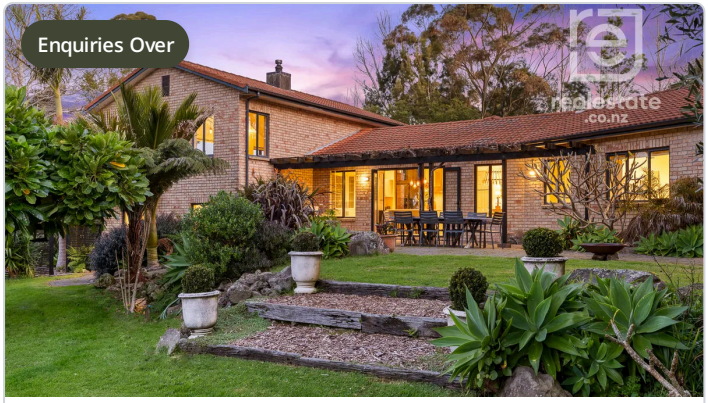
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Market comparables

Recently sold



526 Ngunguru Road

Glenbervie, Whangarei

4 | 3 | 6 | 272 m² | 2.37 ha | 2000s

$1,800,000 Sale/CV: +10.8%

14 Jan 2026 | 145 days on market

0.788km | CV $1,625,000



47 Rockingham Road

Glenbervie, Whangarei

- | 3 | 6 | 379 m² | 2.81 ha | 2010s

$1,800,000 Sale/CV: +0.0%

7 Apr 2026 | -

0.372km | CV $1,800,000



97 Jounneaux Road

Te Kamo, Whangarei

5 | - | 5 | 385 m² | 2.00 ha | 2000s

$1,815,000 Sale/CV: +29.6%

15 May 2026 | 14 days on market

7.254km | CV $1,400,000



587C Crane Road

Kauri, Whangarei

5 | 3 | 2 | 328 m² | 1.39 ha | 2010s

$1,650,000 Sale/CV: +11.9%

20 Mar 2026 | 154 days on market

8.701km | CV $1,475,000

STATEMENT OF PASSING OVER

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