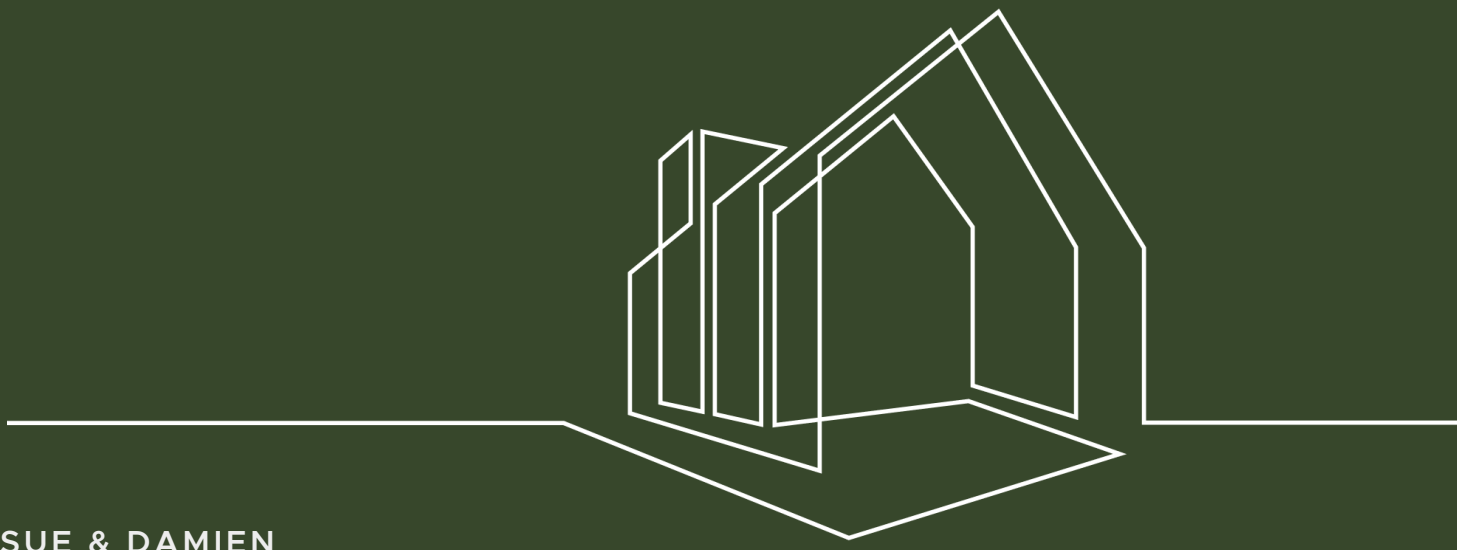
# COMPARABLE SALES



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Market comparables

# Recently sold




## 10 Myrtle Lane

Te Kamo, Whangarei

3 | 2 | 2 | 206 m² | 732 m² | 2020s

**$1,070,000** Sale/CV: +9.7%

5 Feb 2026 | 13 days on market

0.063km | CV $975,000



## 139 Karanui Road

Te Kamo, Whangarei

3 | 2 | 2 | 211 m² | 3684 m² | 2010s

**$1,100,000** Sale/CV: +0.0%

24 Jul 2026 | -

3.422km | CV $1,100,000




## 80 Rock Ridge Drive

Te Kamo, Whangarei

3 | 2 | 2 | 230 m² | 698 m² | 2020s

**$1,099,000** Sale/CV: -8.4%

24 Mar 2026 | 193 days on market

0.955km | CV $1,200,000




## 76 Rock Ridge Drive

Te Kamo, Whangarei

3 | 2 | 2 | 188 m² | 621 m² | 2020s

**$1,080,000** Sale/CV: +8.0%

30 Mar 2026 | 305 days on market

0.991km | CV $1,000,000

Market comparables

# Recently sold




## 45 Rock Ridge Drive

Te Kamo, Whangarei

3 | 2 | 2 | 194 m² | 600 m² | 2020s

**$1,105,000** Sale/CV: +16.3%

20 Jan 2026 | 147 days on market

1.048km | CV $950,000




## 7 Brookfield Lane

Te Kamo, Whangarei

4 | 2 | 3 | 290 m² | 3275 m² | 2000s

**$1,242,000** Sale/CV: -5.2%

4 Feb 2026 | 43 days on market

0.939km | CV $1,310,000




## 42 Ketenikau Road

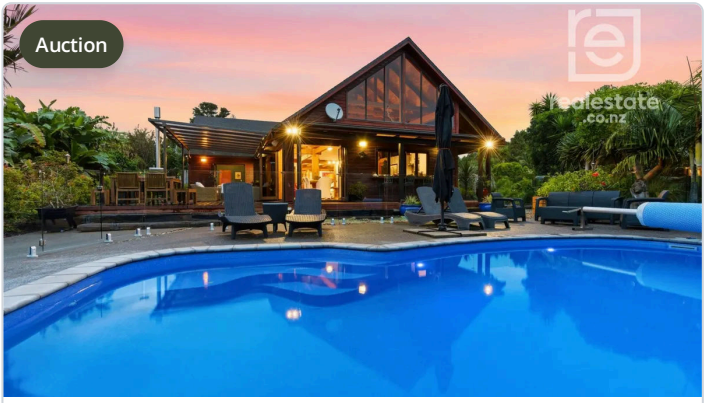
Te Kamo, Whangarei

3 | 2 | 3 | 324 m² | 1959 m² | 2000s

**$1,288,000** Sale/CV: -14.1%

12 Nov 2025 | 111 days on market

0.870km | CV $1,500,000




## 490A Kamo Road

Te Kamo, Whangarei

4 | 2 | 5 | 275 m² | 3150 m² | 2000s

**$1,101,000** Sale/CV: +15.9%

7 May 2026 | 37 days on market

1.494km | CV $950,000

Market comparables

# Recently sold




## 18 Sycamore Drive

Te Kamo, Whangarei

3 | 2 | 2 | 167 m² | 601 m² | 2020s

**$950,000** Sale/CV: +3.3%

28 Jul 2025 | 28 days on market

0.174km | CV $920,000




## 4 Saint Andrews Place

Te Kamo, Whangarei

4 | 2 | 4 | 320 m² | 1210 m² | 1990s

**$775,000** Sale/CV: -4.3%

20 Feb 2025 | 21 days on market

0.066km | CV $810,000




## 5 Myrtle Lane

Te Kamo, Whangarei

3 | 2 | 2 | 177 m² | 1107 m² | 2020s

**$905,000** Sale/CV: +0.6%

16 Oct 2025 | 113 days on market

0.078km | CV $900,000




## 1/11 Magnolia Avenue

Te Kamo, Whangarei

3 | 2 | 2 | 200 m² | 0 m² | 1990s

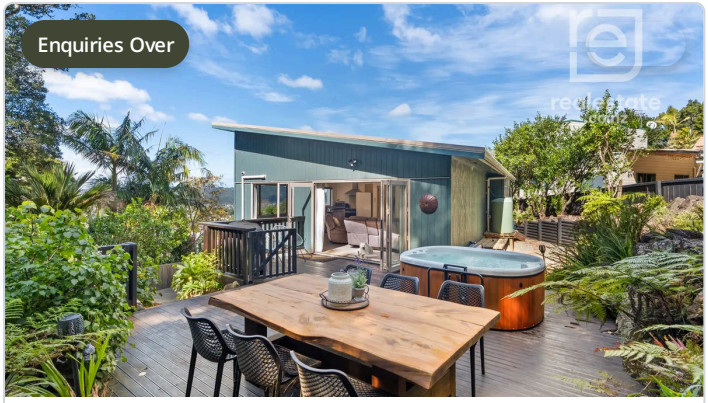
**$620,000** Sale/CV: -12.7%

19 Mar 2025 | 42 days on market

0.167km | CV $710,000

Market comparables

# Recently sold




## 28 Magnolia Avenue

Te Kamo, Whangarei

3 | 3 | 4 | 173 m² | 831 m² | 2000s

**$805,000** Sale/CV: +7.3%

21 Oct 2026 | 43 days on market

0.071km | CV $750,000




## 30 Magnolia Avenue

Te Kamo, Whangarei

3 | 2 | 4 | 248 m² | 911 m² | 2000s

**$830,000** Sale/CV: -1.2%

4 Dec 2025 | 20 days on market

0.057km | CV $840,000

## STATEMENT OF PASSING OVER

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