



COMPARABLE SALES · 10B WARWICK PLACE, RAUMANGA, WHANGĀREI

Sold Nearby

The Real Estate Agents Act requires any price recommendation to be supported by an analysis of comparable sold properties. These 5 sales were selected for their proximity, the similarity of their attributes and their time of sale.

SALE PRICE RANGE

\$288,000 – \$483,000

CV range \$420,000 – \$495,000

MEDIAN SALE PRICE

\$390,200

Median CV \$485,000

AVERAGE SALE PRICE

\$388,240

Average CV \$473,000

SALE PRICE VS CV

20.0% below CV

at the median sale



48 Raumanga Valley Road

Raumanga, Whangārei

Beds 3

Baths 1

CAPITAL VALUE **\$475,000**

LAND VALUE **\$190,000**

LAND USE **Residence**

LAND AREA **809 m²**

FLOOR AREA **150 m²**

WALLS **Wood (incl Weatherboard)**

ROOF **Steel/G-Iron**

BUILDING AGE **1920–1929**

SOLD PRICE

\$380,000

28 Sep 2026

–20% on CV



71 Silverstream Road

Horahora, Whangārei

Beds 3

Baths 1

Cars 1

CAPITAL VALUE **\$495,000**

LAND VALUE **\$205,000**

LAND USE **Residence**

LAND AREA **1,050 m²**

FLOOR AREA **80 m²**

WALLS **Fibre Cement**

ROOF **Steel/G-Iron**

BUILDING AGE **1980–1989**

SOLD PRICE

\$483,000

25 Sep 2026

–2% on CV



17 Lichfield Place

Raumanga, Whangārei

Beds 3

Baths 1

CAPITAL VALUE **\$420,000**

LAND VALUE **\$190,000**

LAND USE **Residence**

LAND AREA **1,298 m²**

FLOOR AREA **130 m²**

WALLS **Wood (incl Weatherboard)**

ROOF **Tile Profile**

BUILDING AGE **1970–1979**

SOLD PRICE

\$288,000

25 Sep 2026

–31% on CV



26 Tikorangi Place

Morningside, Whangārei

Beds 2

CAPITAL VALUE **\$485,000**

LAND VALUE **\$165,000**

LAND USE **Residence**

LAND AREA **—**

FLOOR AREA **83 m²**

WALLS **Fibre Cement**

ROOF **Steel/G-Iron**

BUILDING AGE **1980–1989**

SOLD PRICE

\$400,000

24 Sep 2026

–18% on CV



COMPARABLE SALES · 10B WARWICK PLACE · CONTINUED



173 Otaika Road

Raumanga, Whangārei

Beds **3**

Baths **1**

CAPITAL VALUE	\$490,000	FLOOR AREA	130 m²
LAND VALUE	\$205,000	WALLS	Wood (incl Weatherboard)
LAND USE	Residence	ROOF	Steel/G-Iron
LAND AREA	812 m²	BUILDING AGE	1960–1969

SOLD PRICE

\$390,200

9 Sep 2026

-20% on CV

Source: REINZ / PropertySmarts comparable market analysis. CV (capital value) and land value are rating valuations as at 1 Jul 2024; “on CV” compares each sale price with its capital value. A dash means the detail is not recorded in the source data. This is a record of comparable sales for general information only — it is not a valuation or a price indication for 10B Warwick Place, and buyers should make their own enquiries.