



Megan Hetges

ARIZTO REAL ESTATE

022 465 9330

Whangārei

Licensed REAA 2008

COMPARABLE SALES · 4/13 FIFTH AVENUE, AVENUES, WHANGĀREI

Sold Nearby

The Real Estate Agents Act requires any price recommendation to be supported by an analysis of comparable sold properties. These 9 sales were selected for their proximity, the similarity of their attributes and their time of sale.

SALE PRICE RANGE

\$369,000 – \$586,000

CV range \$390,000 – \$550,000

MEDIAN SALE PRICE

\$472,500

Median CV \$500,000

AVERAGE SALE PRICE

\$465,966

Average CV \$477,777

SALE PRICE VS CV

5.4% below CV

at the median sale



14 Dinniss Avenue

Regent, Whangārei

Beds 2

CAPITAL VALUE **\$530,000**
LAND VALUE **\$210,000**
LAND USE **Unit**
LAND AREA —

FLOOR AREA **70 m²**
WALLS **Brick**
ROOF **Tile Profile**
BUILDING AGE **1970–1979**

SOLD PRICE

\$502,500

19 Aug 2026

–5% on CV



11 Matipo Place

Woodhill, Whangārei

Beds 2

Baths 1

Cars 1

CAPITAL VALUE **\$390,000**
LAND VALUE **\$165,000**
LAND USE **Unit**
LAND AREA —

FLOOR AREA **70 m²**
WALLS **Wood (incl. Weatherboard)**
ROOF **Steel / G-Iron**
BUILDING AGE **1960–1969**

SOLD PRICE

\$369,000

8 Jul 2026

–5% on CV



8 Cooke Street

Avenues, Whangārei

Beds 2

CAPITAL VALUE **\$435,000**
LAND VALUE **\$195,000**
LAND USE **Unit**
LAND AREA —

FLOOR AREA **100 m²**
WALLS **Mixed Material**
ROOF **Steel / G-Iron**
BUILDING AGE **1970–1979**

SOLD PRICE

\$399,000

7 Jul 2026

–8% on CV



9B Third Avenue

Avenues, Whangārei

Beds 2

Baths 1

Cars 1

CAPITAL VALUE **\$500,000**
LAND VALUE **\$250,000**
LAND USE **Residence**
LAND AREA —

FLOOR AREA **80 m²**
WALLS **Fibre Cement**
ROOF **Tile Profile**
BUILDING AGE **1980–1989**

SOLD PRICE

\$460,000

6 Jul 2026

–8% on CV



Megan Hetges

ARIZTO REAL ESTATE

022 465 9330

Whangārei

Licensed REAA 2008

COMPARABLE SALES · 4/13 FIFTH AVENUE · CONTINUED



4A Bedlington Street

Whau Valley, Whangārei

Beds 2

Baths 1

Cars 2

CAPITAL VALUE \$550,000

LAND VALUE \$250,000

LAND USE Unit

LAND AREA —

FLOOR AREA 70 m²

WALLS Mixed Material

ROOF Steel / G-Iron

BUILDING AGE 1970–1979

SOLD PRICE

\$530,000

23 Jul 2026

–4% on CV



101 Raumanga Heights Drive

Raumanga, Whangārei

Beds 2

Baths 1

Cars 4

CAPITAL VALUE \$420,000

LAND VALUE \$215,000

LAND USE Residence

LAND AREA 610 m²

FLOOR AREA 70 m²

WALLS Fibre Cement

ROOF Steel / G-Iron

BUILDING AGE 2000–2009

SOLD PRICE

\$472,500

20 Jul 2026

+12% on CV



39 Mill Road

Kensington, Whangārei

Beds 2

CAPITAL VALUE \$435,000

LAND VALUE \$200,000

LAND USE Residential

LAND AREA —

FLOOR AREA 70 m²

WALLS Concrete

ROOF Tile Profile

BUILDING AGE 1970–1979

SOLD PRICE

\$400,000

9 Jul 2026

–8% on CV



51A Mains Avenue

Kensington, Whangārei

Beds 2

CAPITAL VALUE \$510,000

LAND VALUE \$215,000

LAND USE Residence

LAND AREA —

FLOOR AREA 100 m²

WALLS Mixed Material

ROOF Tile Profile

BUILDING AGE 1970–1979

SOLD PRICE

\$586,000

27 Jul 2026

+15% on CV



23 King Street

Kensington, Whangārei

Beds 2

Baths 1

Cars 1

CAPITAL VALUE \$530,000

LAND VALUE \$180,000

LAND USE Unit

LAND AREA —

FLOOR AREA 80 m²

WALLS Mixed Material

ROOF Tile Profile

BUILDING AGE 1970–1979

SOLD PRICE

\$474,699

8 Sep 2026

–10% 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 4/13 Fifth Avenue, and buyers should make their own enquiries.