



PROPERTY DETAILS

# 116 RIFLE RANGE ROAD DINSDALE HAMILTON

PREPARED FOR

PREPARED BY:

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# PROPERTY DETAILS

ADDRESS

116 Rifle Range Road  
Dinsdale  
Hamilton

PREPARED FOR

LAST SOLD

pre 1989 \$72,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for 116 Rifle Range Road, Dinsdale, Hamilton.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area - plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between \$440,000 and \$740,000.

MY RECOMMENDATION

Based on the selected properties that have sold nearby, this property is likely to sell for between \$410,000 and \$460,000

COMMISSION

**Commission**

**Flat Fee of \$13,000 + GST + \$650 Admin Fee = \$15600**  
**Dobbo will pay \$1399 Trade Me Platinum (once sold)**  
**Arizto cover Free Photos, Free Drone, Free Video,**  
**Free Road Sign Board, Free Floor Plan.**  
**No Sale = No Fee = No Risk**

CAPITAL VALUE

\$480,000

LAND AREA

574 m<sup>2</sup>

LAND VALUE

\$430,000

FLOOR AREA

100 m<sup>2</sup>

BEDROOMS

0

BATHROOMS

FEATURES

CAR SPACES

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## SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

<b>Sale Price</b>	\$440,000 to \$740,000	<b>Median</b>	\$532,500	<b>Mean</b>	\$545,661	For the property at the median, the sale price was 1.7% above CV.
<b>C.V</b>	\$435,000 to \$630,000	<b>Median</b>	\$500,000	<b>Mean</b>	\$521,470	



### 47 Campbell Street, Frankton, Hamilton

🛏️ 3 🚿 1

<b>Last Sold</b>	\$485,000 - 23 Mar 26	<b>Floor Area</b>	80 m <sup>2</sup>
<b>Capital Value</b>	\$495,000 - 01 Sep 24	<b>Roof</b>	Aluminum
<b>Land Value</b>	\$355,000 - 01 Sep 24	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1950-1959
<b>Land Area</b>			



### 35 Rifle Range Road, Dinsdale, Hamilton

🛏️ 3 🚿 1 🚗 1

<b>Last Sold</b>	\$680,000 - 20 Mar 26	<b>Floor Area</b>	80 m <sup>2</sup>
<b>Capital Value</b>	\$630,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$410,000 - 01 Sep 24	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1920-1929
<b>Land Area</b>	820 m <sup>2</sup>		



### 23 Dinsdale Road, Dinsdale, Hamilton

🛏️ 3 🚿 1 🚗 1

<b>Last Sold</b>	\$605,000 - 16 Feb 26	<b>Floor Area</b>	82 m <sup>2</sup>
<b>Capital Value</b>	\$620,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$320,000 - 01 Sep 24	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1920-1929
<b>Land Area</b>	450 m <sup>2</sup>		

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**207A Killarney Road, Frankton, Hamilton**

2 1 2

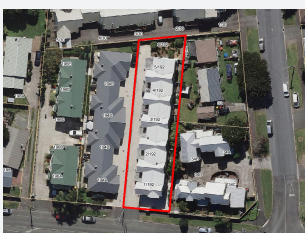
<b>Last Sold</b>	\$458,250 - 09 Apr 26	<b>Floor Area</b>	110 m <sup>2</sup>
<b>Capital Value</b>	\$435,000 - 01 Sep 24	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$315,000 - 01 Sep 24	<b>Walls</b>	Brick
<b>Land Use</b>	Unit	<b>Building Age</b>	2000-2009
<b>Land Area</b>			



**4 Krippner Place, Dinsdale, Hamilton**

2

<b>Last Sold</b>	\$576,000 - 02 Apr 26	<b>Floor Area</b>	80 m <sup>2</sup>
<b>Capital Value</b>	\$570,000 - 01 Sep 24	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$315,000 - 01 Sep 24	<b>Walls</b>	Brick
<b>Land Use</b>	Residence	<b>Building Age</b>	1970-1979
<b>Land Area</b>			



**1/192 Killarney Road, Frankton, Hamilton**

2

<b>Last Sold</b>	\$532,500 - 06 Mar 26	<b>Floor Area</b>	107 m <sup>2</sup>
<b>Capital Value</b>	\$530,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$295,000 - 01 Sep 24	<b>Walls</b>	Mixed Material
<b>Land Use</b>	Townhouse	<b>Building Age</b>	2010-2019
<b>Land Area</b>			



**39 Primrose Street, Frankton, Hamilton**

4 2 2

<b>Last Sold</b>	\$635,000 - 25 Feb 26	<b>Floor Area</b>	100 m <sup>2</sup>
<b>Capital Value</b>	\$500,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$310,000 - 01 Sep 24	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1910-1919
<b>Land Area</b>			

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**3D Pitt Street, Frankton, Hamilton**

**2** **1** **1**

<b>Last Sold</b>	\$450,000 - 24 Feb 26	<b>Floor Area</b>	81 m <sup>2</sup>
<b>Capital Value</b>	\$450,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$295,000 - 01 Sep 24	<b>Walls</b>	Brick
<b>Land Use</b>	Unit	<b>Building Age</b>	2000-2009
<b>Land Area</b>			



**30 Paterson Street, Frankton, Hamilton**

**3** **2** **1**

<b>Last Sold</b>	\$740,000 - 24 Feb 26	<b>Floor Area</b>	106 m <sup>2</sup>
<b>Capital Value</b>	\$545,000 - 01 Sep 24	<b>Roof</b>	Unknown
<b>Land Value</b>	\$495,000 - 01 Sep 24	<b>Walls</b>	Unknown
<b>Land Use</b>	Residence	<b>Building Age</b>	1960-1969
<b>Land Area</b>	1,272 m <sup>2</sup>		



**6/192 Killarney Road, Frankton, Hamilton**

**2** **2** **3**

<b>Last Sold</b>	\$562,500 - 20 Feb 26	<b>Floor Area</b>	103 m <sup>2</sup>
<b>Capital Value</b>	\$520,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$295,000 - 01 Sep 24	<b>Walls</b>	Mixed Material
<b>Land Use</b>	Residence	<b>Building Age</b>	2010-2019
<b>Land Area</b>			



**29F Campbell Street, Frankton, Hamilton**

**2** **1** **1**

<b>Last Sold</b>	\$480,000 - 18 Feb 26	<b>Floor Area</b>	84 m <sup>2</sup>
<b>Capital Value</b>	\$500,000 - 01 Sep 24	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$295,000 - 01 Sep 24	<b>Walls</b>	Brick
<b>Land Use</b>	Unit	<b>Building Age</b>	2000-2009
<b>Land Area</b>			

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**16C Lyon Street, Frankton, Hamilton**

**2** **1** **1**

<b>Last Sold</b>	\$500,000 - 13 Feb 26	<b>Floor Area</b>	88 m <sup>2</sup>
<b>Capital Value</b>	\$490,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$285,000 - 01 Sep 24	<b>Walls</b>	Brick
<b>Land Use</b>	Unit	<b>Building Age</b>	2000-2009
<b>Land Area</b>			



**1C Paterson Street, Frankton, Hamilton**

**2** **1** **1**

<b>Last Sold</b>	\$449,000 - 13 Feb 26	<b>Floor Area</b>	80 m <sup>2</sup>
<b>Capital Value</b>	\$470,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$315,000 - 01 Sep 24	<b>Walls</b>	Roughcast, etc
<b>Land Use</b>	Unit	<b>Building Age</b>	1990-1999
<b>Land Area</b>			



**12A Paterson Street, Frankton, Hamilton**

**2** **1** **2**

<b>Last Sold</b>	\$498,000 - 05 Feb 26	<b>Floor Area</b>	90 m <sup>2</sup>
<b>Capital Value</b>	\$460,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$335,000 - 01 Sep 24	<b>Walls</b>	Brick
<b>Land Use</b>	Unit	<b>Building Age</b>	2000-2009
<b>Land Area</b>			



**3/10 Michael Avenue, Dinsdale, Hamilton**

**2** **1** **1**

<b>Last Sold</b>	\$600,000 - 02 Feb 26	<b>Floor Area</b>	82 m <sup>2</sup>
<b>Capital Value</b>	\$590,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$295,000 - 01 Sep 24	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	2020-2029
<b>Land Area</b>	200 m <sup>2</sup>		

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**217A Killarney Road, Frankton, Hamilton**

2 1 1

<b>Last Sold</b>	\$440,000 - 29 Jan 26	<b>Floor Area</b>	81 m <sup>2</sup>
<b>Capital Value</b>	\$500,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$375,000 - 01 Sep 24	<b>Walls</b>	Mixed Material
<b>Land Use</b>	Residential	<b>Building Age</b>	2000-2009
<b>Land Area</b>			



**14A Arawa Street, Frankton, Hamilton**

3 1 1


<b>Last Sold</b>	\$585,000 - 21 Jan 26	<b>Floor Area</b>	142 m <sup>2</sup>
<b>Capital Value</b>	\$560,000 - 01 Sep 24	<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$315,000 - 01 Sep 24	<b>Walls</b>	Fibre Cement
<b>Land Use</b>	Residence	<b>Building Age</b>	1980-1989
<b>Land Area</b>			

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## FOR SALE NEARBY


The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



**7 Aberfoyle Street, Dinsdale, Hamilton** 🛏️ 3 🚿 1 🚗 1

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<b>Listed</b>	9 Apr 2026 \$749,000	<b>Floor Area</b>	107 m <sup>2</sup>
<b>Capital Value</b>	\$580,000	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$385,000	<b>Walls</b>	Fibre Cement
<b>Category</b>	Residential House	<b>Building Age</b>	1950-1959
<b>Land Area</b>	703 m <sup>2</sup>		



**204A Killarney Lane, Frankton, Hamilton** 🛏️ 2 🚿 1 🚗 1

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<b>Listed</b>	24 Feb 2026	<b>Floor Area</b>	86 m <sup>2</sup>
	Negotiation	<b>Roof</b>	Tile Profile
<b>Capital Value</b>	\$500,000	<b>Walls</b>	Brick
<b>Land Value</b>	\$310,000	<b>Building Age</b>	2010-2019
<b>Category</b>	Residential Unit		
<b>Land Area</b>			



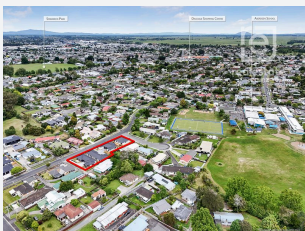
**9C Lyon Street, Frankton, Hamilton** 🛏️ 2 🚿 1 🚗 1

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<b>Listed</b>	9 Feb 2026 \$499,000	<b>Floor Area</b>	83 m <sup>2</sup>
<b>Capital Value</b>	\$430,000	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$285,000	<b>Walls</b>	Brick
<b>Category</b>	Residential Unit	<b>Building Age</b>	2010-2019
<b>Land Area</b>			

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**2/2 Wedgewood Place, Dinsdale, Hamilton**

2 1 1

<b>Listed</b>	9 Dec 2025	\$599,000	<b>Floor Area</b>	82 m <sup>2</sup>
<b>Capital Value</b>	\$590,000		<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$295,000		<b>Walls</b>	Wood (incl Weatherboard)
<b>Category</b>	Residential House			
<b>Land Area</b>	200 m <sup>2</sup>		<b>Building Age</b>	



**1/2 Wedgewood Place, Dinsdale, Hamilton**

2 1 1

<b>Listed</b>	9 Dec 2025	\$599,000	<b>Floor Area</b>	82 m <sup>2</sup>
<b>Capital Value</b>	\$590,000		<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$295,000		<b>Walls</b>	Wood (incl Weatherboard)
<b>Category</b>	Residential House			
<b>Land Area</b>	200 m <sup>2</sup>		<b>Building Age</b>	



**1/13 Korimako Street, Frankton, Hamilton**

2 1 2

<b>Listed</b>	25 Nov 2025	\$449,000	<b>Floor Area</b>	97 m <sup>2</sup>
<b>Capital Value</b>	\$455,000		<b>Roof</b>	Steel/G-Iron
<b>Land Value</b>	\$315,000		<b>Walls</b>	Wood (incl Weatherboard)
<b>Category</b>	Residential Townhouse			
<b>Land Area</b>			<b>Building Age</b>	2010-2019



**9E Lyon Street, Frankton, Hamilton**

2 1 1

<b>Listed</b>	14 Nov 2025	\$479,000	<b>Floor Area</b>	87 m <sup>2</sup>
<b>Capital Value</b>	\$455,000		<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$290,000		<b>Walls</b>	Brick
<b>Category</b>	Residential House			
<b>Land Area</b>			<b>Building Age</b>	2010-2019

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**16/201 Massey Street, Frankton, Hamilton**

2 1

<b>Listed</b>	26 Sep 2025 \$419,000	<b>Floor Area</b>	83 m <sup>2</sup>
<b>Capital Value</b>	\$430,000	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$265,000	<b>Walls</b>	Brick
<b>Category</b>	Residential House	<b>Building Age</b>	2000-2009
<b>Land Area</b>			



**5 Krippner Place, Dinsdale, Hamilton**

2 1 2

<b>Listed</b>	6 Jun 2025 \$649,000	<b>Floor Area</b>	103 m <sup>2</sup>
<b>Capital Value</b>	\$600,000	<b>Roof</b>	Tile Profile
<b>Land Value</b>	\$320,000	<b>Walls</b>	Brick
<b>Category</b>	Residential House	<b>Building Age</b>	1970-1979
<b>Land Area</b>			

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# RESIDENTIAL INSIGHTS

## Suburb: Dinsdale

### Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	43	88	203
Percentage of Dinsdale's Properties Sold	1.37%	2.8%	6.46%

### Sale Performance



	February 2026	February 2025	% Change		Mar 2026
Median Days To Sell	59	23	▲ 157%	Average Valuation	\$655,000
Median Sale Price	\$755,000	\$670,500	▲ 13%	Median List Price	\$629,000

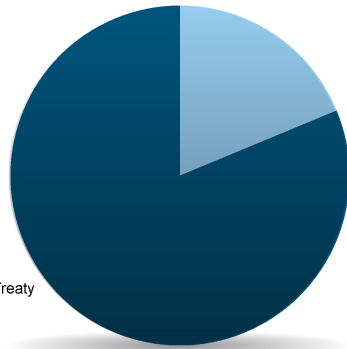
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### Sale Types in February 2026

DINSDALE

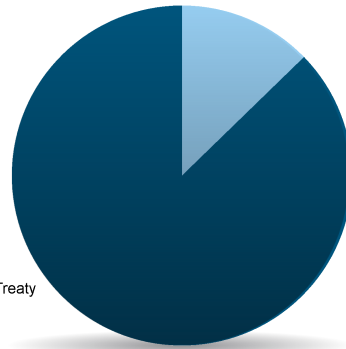


- Tender  
0%
- Auction  
18.75%
- Private Treaty  
81.25%



HAMILTON CITY

- Tender  
0%
- Auction  
12.72%
- Private Treaty  
87.27%

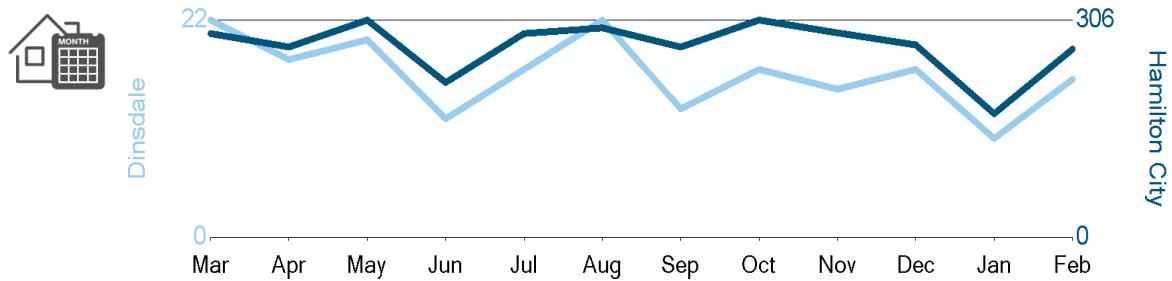


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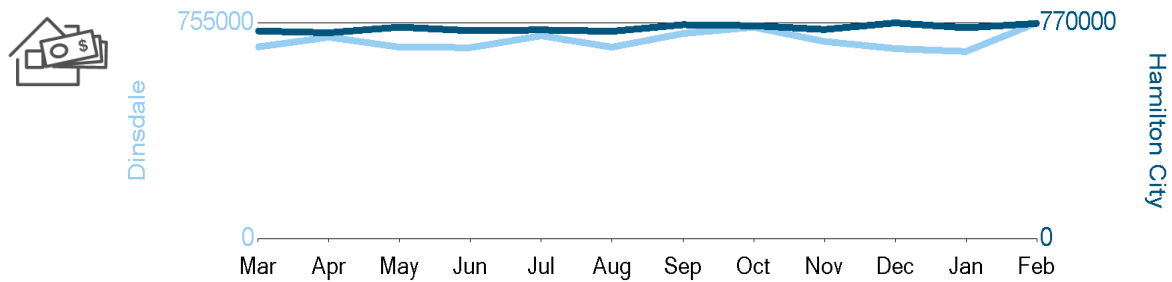
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## Number of Sales/Month in Dinsdale and Hamilton City



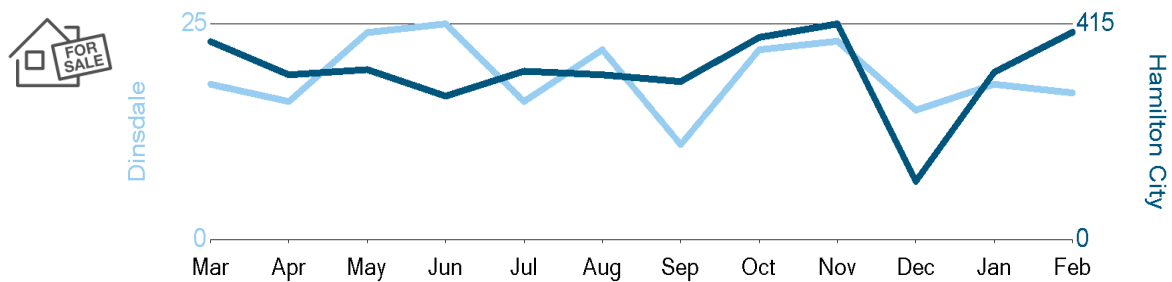
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## Median Sale Price in Dinsdale and Hamilton City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## Number of Listings/Month in Dinsdale and Hamilton City



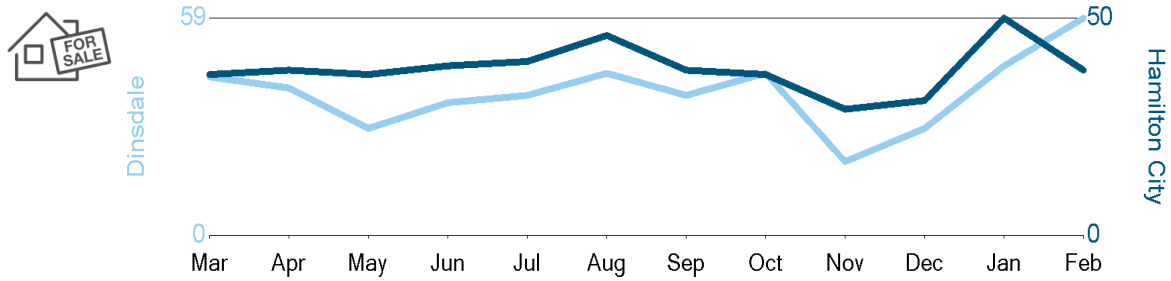
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

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## Median Days to Sell in Dinsdale and Hamilton City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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## Census Data for Dinsdale

### AGE BROAD LEVELS



Age	Dinsdale
0-14	22%
15-29	21%
30-49	28%
50-64	16%
65+	14%

### FAMILY TYPE



Family Type	Dinsdale
Couple	23%
Couple (with kids)	29%
Single (with kids)	13%
Single resident	21%
Other	13%

### OWNERSHIP



Ownership	Dinsdale
Own or Partly Own	41%
Held in a Family Trust	5%
Do not own and do not hold in a family trust	47%
Not elsewhere included*	7%

### NUMBER OF BEDROOMS



Bedrooms	Dinsdale
One bedroom	4%
Two bedrooms	17%
Three bedrooms	49%
Four bedrooms	24%
Five or more bedrooms	6%
Total dwellings stated	2832

\* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2023 Census of Population and Dwellings.

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## TITLE DETAILS



Information last updated as at 06 Apr 2026

### RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier** SA847/14  
**Land Registration District** South Auckland  
**Date Issued** 15 January 1946

#### Prior References

[SA531/168](#)

**Type** Fee Simple  
**Area** 574 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 31928

#### Registered Owners

Logan Paul Martin

Fencing Agreement in Transfer [396967](#) - 15.1.1946

*The information provided on these Title Details form a guideline only. As a result, Custom Software Limited, cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report. Custom Software Limited will not be liable for any claims in relation to the content of this report.*

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## NEARBY SCHOOLS

School data from the Ministry of Education.

**Advisory:** School zones and other details are subject to change without notice. You should not rely on this information alone or as final and should always verify school zones with the relevant school directly.

**Disclaimer:** Neither REINZ nor RVL provides any warranty, express or implied, as to the accuracy, completeness, or reliability of the school zoning information and accept no liability for any decisions made or actions taken based on this information, nor for any errors or omissions. See full disclaimers at the end of this report for more details.

<b>Frankton School</b>			<b>In Zone</b>
Massey Street Dinsdale Hamilton Tel: 07-8476726	Co-Educational Contributing State	Equity Index 498 712 students 302 m from subject property.	from 01/01/2012
<b>Aberdeen School</b>			<b>In Zone</b>
Aberdeen Drive Dinsdale Hamilton Tel: 07-8477312	Co-Educational Contributing State	Equity Index 451 704 students 563 m from subject property.	from 17/12/2002
<b>Fraser High School</b> (Hamilton's Fraser High School)			<b>In Zone</b>
72 Ellicott Road Dinsdale Hamilton Tel: 07-8479044	Co-Educational Secondary (Year 9-15) State	Equity Index 509 1537 students 804 m from subject property.	from 17/12/2002
<b>Maeroa Intermediate</b>			<b>In Zone</b>
Churchill Avenue Hamilton Tel: 07-8475014	Co-Educational Intermediate State	Equity Index 494 695 students 1.7 km from subject property.	from 29/04/2019
<b>St Columba's Catholic School (Frankton)</b>			Not Zoned
50 Rifle Range Road Frankton Hamilton Tel: 07-8479322	Co-Educational Full Primary State : Integrated	Equity Index 428 455 students 439 m from subject property.	
<b>He Puaawai Teen Parent Unit</b>			Not Zoned
72 Ellicot Road Hamilton Tel: 07-8479044	Co-Educational Teen Parent Unit State	Equity Index 569 0 students 823 m from subject property.	

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<b>St Peter Chanel Catholic School (Te Rapa)</b>			Not Zoned
5 Vardon Street Te Rapa Hamilton Tel: 07-8493734	Co-Educational Full Primary State : Integrated	Equity Index 407 290 students 2.9 km from subject property.	
<b>Nga Taiatea Wharekura</b>			Not Zoned
134 Rotokauri Road Nawton Hamilton Tel: 07-8506358	Co-Educational Secondary (Year 9-15) State	Equity Index 503 279 students 3.0 km from subject property.	
<b>Waikato Diocesan School For Girls</b>			Not Zoned
660 River Road Hamilton Tel: 07-8552038	Girls School Secondary (Year 9-15) State : Integrated	Equity Index 389 693 students 3.3 km from subject property.	
<b>St Joseph's Catholic School (Fairfield)</b>			Not Zoned
88 Clarkin Road Fairfield Hamilton Tel: 07-8555434	Co-Educational Full Primary State : Integrated	Equity Index 399 335 students 3.4 km from subject property.	

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### Definitions

**CSL** means Custom Software Limited.

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