

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.

Sale Price	\$920,000 to \$1,186,500	Median	\$1,111,000	Mean	\$1,098,950
C.V	\$860,000 to \$1,150,000	Median	\$1,050,000	Mean	\$1,031,000

For the property at the median, the sale price was 6.0% above CV.



58 Brian Crescent, Stanmore Bay, Auckland

🛏️ 4 🚿 2 🚗 2

Last Sold	\$920,000 - 20 Apr 26	Floor Area	170 m ²
Capital Value	\$900,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$540,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979
Land Area	809 m ²		

This property is 1.6km away and was sold in the last 10 weeks.

It features the same number of bedrooms and the same number of bathrooms, with a floor area the same and a land area the same .

58 Brian Crescent - Sold \$920,000



29 Melandra Road, Stanmore Bay, Auckland

🛏️ 4 🚿 2 🚗 4

Last Sold	\$1,115,000 - 26 Feb 26	Floor Area	160 m ²
Capital Value	\$1,075,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$770,000 - 01 May 24	Walls	Fibre Cement
Land Use	Residential	Building Age	1970-1979
Land Area	809 m ²		

This property is 1.8km away and was sold in the last 17 weeks.

It features the same number of bedrooms and the same number of bathrooms, with a floor area 10 m² less and a land area the same .

29 Melandra Road - Sold \$1,115,000



**84 Stanmore Bay Road, Stanmore Bay, Auckland**

4 2 6

Last Sold	\$1,030,000 - 11 Mar 26	Floor Area	130 m ²
Capital Value	\$860,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$580,000 - 01 May 24	Walls	Fibre Cement
Land Use	Residence	Building Age	1960-1969
Land Area	855 m ²		

This property is 1.8km away and was sold in the last 15 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 40 m² less and a land area 46 m² more.

84 Stanmore Bay Road – Sold \$1,030,000

**113 Vipond Road, Stanmore Bay, Auckland**

4 + 3 6

Last Sold	\$1,165,000 - 10 Apr 26	Floor Area	160 m ²
Capital Value	\$1,150,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$590,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod
Land Area	859 m ²		

This property is 1.6km away and was sold in the last 11 weeks.
It features the same number of bedrooms and 1 more bathroom, with a floor area 10 m² less and a land area 50 m² more.

113 Vipond Road – Sold \$1,165,000

**65 Vipond Road, Stanmore Bay, Auckland**

4 2 1

Last Sold	\$1,186,500 - 18 May 26	Floor Area	150 m ²
Capital Value	\$1,050,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$550,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1950-1959
Land Area	809 m ²		

This property is 1.9km away and was sold in the last 6 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 50 m² less and a land area the same .

65 Vipond Road – Sold \$1,186,500

PREPARED BY:
Dinesh Patel

M: 022 426 1966
dino.p@arizto.co.nz
Licensed REAA 2008





6 Bloomfield Rise, Stanmore Bay, Auckland

🛏️ 4 🚿 2 🚗 4

Last Sold	\$1,107,000 - 15 May 26	Floor Area	186 m ²
Capital Value	\$1,050,000 - 01 May 24	Roof	Tile Profile
Land Value	\$480,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009
Land Area	603 m ²		

This property is 1.3km away and was sold in the last 6 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 16 m² more and a land area 206 m² less.

6 Bloomfield Rise – Sold \$1,107,000

Comparison to Subject Property: Superior. Newer construction, modern finishes and lower maintenance requirements make this property more appealing to many buyers. The subject property benefits from a larger site, additional parking and greater flexibility of use.



267 Vipond Road, Stanmore Bay, Auckland

🛏️ 4 🚿 2 🚗 5

Last Sold	\$1,155,000 - 04 Feb 26	Floor Area	187 m ²
Capital Value	\$1,050,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$710,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1950-1959
Land Area	740 m ²		

This property is 893m away and was sold in the last 20 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 17 m² more and a land area 69 m² less.

267 Vipond Road – Sold \$1,155,000





15 Somerset Place, Stanmore Bay, Auckland

4 2 2

Last Sold	\$1,172,000 - 02 Feb 26	Floor Area	161 m ²
Capital Value	\$1,100,000 - 01 May 24	Roof	Tile Profile
Land Value	\$520,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2010-2019
Land Area	670 m ²		

This property is 550m away and was sold in the last 21 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 9 m² less and a land area 139 m² less.

15 Somerset Place – Sold \$1,172,000



3 Rivervale Grove, Stanmore Bay, Auckland

4 2 2

Last Sold	\$1,069,000 - 06 Jan 26	Floor Area	162 m ²
Capital Value	\$1,075,000 - 01 May 24	Roof	Tile Profile
Land Value	\$490,000 - 01 May 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	658 m ²		

This property is 1.6km away and was sold in the last 24 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 8 m² less and a land area 151 m² less.

3 Rivervale Grove – Sold \$1,069,000



14 Taitonga Lane, Stanmore Bay, Auckland

4 2 2

Last Sold	\$1,070,000 - 09 Apr 26	Floor Area	190 m ²
Capital Value	\$1,000,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Townhouse	Building Age	2020-2029
Land Area	319 m ²		

This property is 801m away and was sold in the last 11 weeks.
It features the same number of bedrooms and the same number of bathrooms, with a floor area 20 m² more and a land area 490 m² less.

14 Taitonga Lane – Sold \$1,070,000

PREPARED BY:
Dinesh Patel

M: 022 426 1966
dino.p@arizto.co.nz
Licensed REAA 2008

