












Remuera










Residential Sales Statistics – December 2022

| | Address and details | Sale Price | CV (2020) | % Sale Price vs CV | Unconditional Date | Land Area (m ²) | Days on Market |
|---|---|-------------|-------------|--------------------|--------------------|-----------------------------|----------------|
|  | 40 Ranui Road 5 Bedrooms Floor area: 359m ² | \$7,200,000 | \$5,500,000 | +30% | 01/12/22 | 1259m ² | 28 |
|  | 302W/4 Victoria Avenue 3 Bedrooms Floor area: TBA | \$7,150,000 | TBA | TBA | 20/12/22 | Unit Title | N/A |
|  | 22 Burwood Crescent 5 Bedrooms Floor area: 378m ² | \$6,704,000 | \$5,600,000 | +19% | 07/12/22 | 825m ² | 45 |
|  | 42 Rangitoto Avenue 4 Bedrooms Floor area: 415m ² | \$4,500,000 | \$5,100,000 | -11% | 07/12/22 | 918m ² | 60 |
|  | 25 Combes Road 4 Bedrooms Floor area: 277m ² | \$3,580,000 | \$3,300,000 | +8% | 04/12/22 | 591m ² | 161 |
|  | 29B Combes Road 5 Bedrooms Floor area: 233m ² | \$3,580,000 | \$1,900,000 | +88% | 01/12/22 | 572m ² | 26 |
|  | 3 Armadale Road 4 Bedrooms Floor area: 238m ² | \$3,480,000 | \$3,375,000 | +3% | 19/12/22 | 607m ² | N/A |
|  | 69 Bell Road 4 Bedrooms Floor area: 256m ² | \$3,395,000 | \$2,875,000 | +18% | 15/12/22 | 613m ² | 37 |
|  | 58 Koraha Street 3 Bedrooms Floor area: 140m ² | \$2,538,000 | \$2,975,000 | -14% | 19/12/22 | 1012m ² | 21 |



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|  | 34 Ara Street 3 Bedrooms Floor area: 81m ² | \$2,310,000 | \$2,225,000 | +3% | 01/12/22 | 835m ² | 36 |
|  | 3C/705 Remuera Road 3 Bedrooms Floor area: 139m ² | \$2,100,000 | \$2,075,000 | +1% | 02/12/22 | Unit Title | 72 |
|  | 121A Abbots Way 5 Bedrooms Floor area: 255m ² | \$1,980,000 | \$2,325,000 | -14% | 23/12/22 | 404m ² | 189 |
|  | 6/2 Bassett Road 3 Bedrooms Floor area: 196m ² | \$1,895,000 | \$2,025,000 | -6% | 12/12/22 | Unit Title | 147 |
|  | 108 Bassett Road 3 Bedrooms Floor area: 178m ² | \$1,867,000 | \$2,600,000 | -28% | 07/12/22 | 318m ² | 36 |
|  | 24 Winhall Rise 3 Bedrooms Floor area: 108m ² | \$1,850,000 | \$2,100,000 | -11% | 20/12/22 | 693m ² | 29 |
|  | 104/8 Middleton Road 3 Bedrooms Floor area: 148m ² | \$1,600,000 | \$2,000,000 | -20% | 16/12/22 | Unit Title | 388 |
|  | 35 Kenneth Small Place 4 Bedrooms Floor area: 168m ² | \$1,550,000 | \$1,875,000 | -17% | 12/12/22 | 620m ² | 36 |
|  | 49 Armadale Road 3 Bedrooms Floor area: 99m ² | \$1,518,000 | \$1,750,000 | -13% | 20/12/22 | Crosslease Title | 30 |



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|  <p>28A Seaview Road 3 Bedrooms Floor area: 143m²</p> | \$2,500,000 | \$2,500,000 | 0% | 23/12/22 | Crosslease Title | 275 |
|  <p>30 Nordon Place 4 Bedrooms Floor area: 184m²</p> | \$1,380,000 | \$1,475,000 | -6% | 14/12/22 | Crosslease Title | 45 |
|  <p>3F/38 James Cook Crescent 2 Bedrooms Floor area: 93m²</p> | \$1,300,000 | \$1,550,000 | -16% | 16/12/22 | Unit Title | 104 |
|  <p>91A Portland Road 3 Bedrooms Floor area: 151m²</p> | \$1,290,000 | \$1,575,000 | -18% | 22/12/22 | Unit Title | 112 |
|  <p>3/107 Upland Road 3 Bedrooms Floor area: 210m²</p> | \$1,250,000 | \$1,925,000 | -35% | 09/12/22 | Crosslease Title | 50 |
|  <p>16/90 Remuera Road 2 Bedrooms Floor area: 87m²</p> | \$940,000 | \$1,060,000 | -11% | 20/12/22 | Crosslease Title | 65 |