

Comparing Selling Prices to Current Valuations

Mt Roskill February 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
121	Melrose Road	\$2,500,000	22-Feb-21	\$2,025,000	23%
31	Louvain Avenue	\$2,360,000	25-Feb-21	\$1,775,000	33%
49	Kings Road	\$2,270,000	24-Feb-21	\$1,500,000	51%
7	Culdaff Place	\$2,003,000	28-Feb-21	\$1,675,000	20%
65 A	Gilletta Road	\$1,975,000	24-Feb-21	\$1,550,000	27%
194	White Swan Road	\$1,930,000	28-Feb-21	\$1,745,000	11%
2 A	Keystone Avenue	\$1,906,000	24-Feb-21	\$1,600,000	19%
76	Melrose Road	\$1,823,000	25-Feb-21	\$1,230,000	48%
2	Marion Avenue	\$1,810,000	18-Feb-21	\$1,200,000	51%
9 A	Stamford Park Road	\$1,767,000	26-Feb-21	\$1,700,000	4%
2/3	Haig Avenue	\$1,734,000	2-Feb-21	\$1,080,000	61%
35	Kings Road	\$1,713,000	19-Feb-21	\$1,380,000	24%
9	Budgen Street	\$1,585,000	22-Feb-21	\$940,000	69%
674	Richardson Road	\$1,580,000	17-Feb-21	\$1,225,000	29%
5	Mount Roskill Road	\$1,578,000	2-Feb-21	\$930,000	70%
20	Mongoroy Place	\$1,460,000	4-Feb-21	\$1,225,000	19%
20	McCullough Avenue	\$1,400,000	14-Feb-21	\$900,000	56%
36 B	Oakdale Road	\$1,390,000	24-Feb-21	\$700,000	99%
1 D	William Blofield Avenue	\$1,350,000	22-Feb-21	\$1,150,000	17%
1/383	Mount Albert Road	\$1,231,000	25-Feb-21	\$880,000	40%
55 A	Mount Roskill Road	\$1,158,000	17-Feb-21	\$1,075,000	8%
48	Staveley Avenue	\$1,150,000	16-Feb-21	\$950,000	21%
83	White Swan Road	\$1,100,000	19-Feb-21	\$1,050,000	5%
33 A	Rogan Street	\$1,099,250	10-Feb-21	\$1,050,000	5%
424 B	Mount Albert Road	\$1,040,000	12-Feb-21	\$760,000	37%
1/4	Princes Avenue	\$1,025,000	24-Feb-21	\$810,000	27%
24 C	Stamford Park Road	\$1,000,000	15-Feb-21	\$1,000,000	0%
32	Roseman Avenue	\$955,000	24-Feb-21	\$750,000	27%
9	Albrecht Avenue	\$857,000	24-Feb-21	\$680,000	26%
13 a	Oakdale Road	\$849,999	9-Feb-21	\$820,000	4%
4/6	Griffen Park Road	\$820,000	23-Feb-21	\$590,000	39%
1/463	Richardson Road	\$810,000	24-Feb-21	\$590,000	37%
3/98	Melrose Road	\$688,000	11-Feb-21	\$640,000	8%
42	Fred Woodward Place	\$615,000	4-Feb-21	\$560,000	10%
		\$48,532,249		\$37,735,000	29%

Number of Sales

34

Number sales below QV

0

While every effort has been made to ensure that the property information is accurate we recommend that before relying on this information you seek independent advice. Source: Various Industry related websites.