

What is 145-147 Victory Road, Laingholm Worth to You?

Method of Sale:

BY NEGOTIATION has been chosen by our vendors as their method of choice. I know for buyers that choosing a method without a price can pose challenges, similar to a deadline sale these methods allow the current market to determine the final sale price. To help you with deciding what **145-147 Victory Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen a by negotiation process to sell their home so that ALL buyers (conditional and unconditional) are able to present an offer. Please note, our vendors ultimate goal is to sell unconditionally. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to making your offer, you will stand the best chance of owning this home.

Feedback:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

YOUR HOMEWORK - HOW TO USE THIS GUIDE:

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different, and each property is different so often value is more determined by what the property is worth to a specific buyer.

Recent Sales

RayWhite

Subject property: 145 Victory Road, Laingholm, Auckland

Prepared on: 31 July 2025

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	\$1,150,000 to \$1,625,000	Median	\$1,400,000	Mean	\$1,381,250	For the property at the median, the sale price was 0.8% above CV.
C.V	\$1,080,000 to \$2,150,000	Median	\$1,350,000	Mean	\$1,447,500	

20 Laingfield Terrace, Laingholm, Auckland

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Last Sold	\$1,150,000 - 18 Jul 25
Capital Value	\$1,100,000 - 01 May 24
Land Value	\$800,000 - 01 May 24
Improvements	\$300,000
Land Use	Residence

Land Area	2,000 m ²
Floor Area	95 m ²
Roof	Steel/G-Iron
Walls	Aluminum
Building Age	1990-1999

3 Laingrange Place, Laingholm, Auckland

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Last Sold	\$1,450,000 - 05 Jun 25
Capital Value	\$1,500,000 - 01 May 24
Land Value	\$800,000 - 01 May 24
Improvements	\$700,000
Land Use	Residential

Land Area	3,940 m ²
Floor Area	350 m ²
Roof	Tile Profile
Walls	Mixed Material
Building Age	Mixed/Remod

78 Tanekaha Road, Titirangi, Auckland

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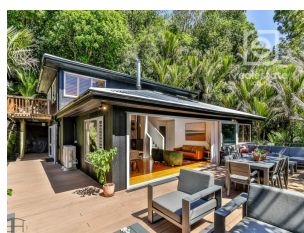


Last Sold	\$1,625,000 - 15 Jul 25
Capital Value	\$1,675,000 - 01 May 24
Land Value	\$900,000 - 01 May 24
Improvements	\$775,000
Land Use	Residence

Land Area	1,163 m ²
Floor Area	185 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	2000-2009

74 Otitori Bay Road, Titirangi, Auckland

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Last Sold	\$1,350,000 - 27 May 25
Capital Value	\$1,080,000 - 01 May 24
Land Value	\$440,000 - 01 May 24
Improvements	\$640,000
Land Use	Residence

Land Area	1,326 m ²
Floor Area	160 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

Recent Sales

RayWhite

Subject property: 145 Victory Road, Laingholm, Auckland

Prepared on: 31 July 2025

65 Waima Crescent, Titirangi, Auckland

4 2 5



Last Sold \$1,275,000 - 19 May 25
Capital Value \$1,200,000 - 01 May 24
Land Value \$600,000 - 01 May 24
Improvements \$600,000
Land Use Residence

Land Area 1,507 m²
Floor Area 170 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

3 Herrings Cove Place, Titirangi, Auckland

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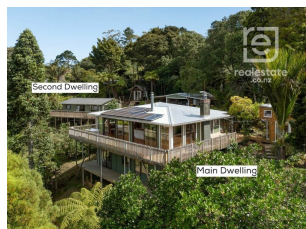


Last Sold \$1,400,000 - 08 May 25
Capital Value \$2,150,000 - 01 May 24
Land Value \$975,000 - 01 May 24
Improvements \$1,175,000
Land Use Residence

Land Area 5,001 m²
Floor Area 194 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1990-1999

642 Huia Road, Parau, Auckland

5 2 10



Last Sold \$1,400,000 - 17 Mar 25
Capital Value \$1,125,000 - 01 May 24
Land Value \$860,000 - 01 May 24
Improvements \$265,000
Land Use Home and Income

Land Area 2,423 m²
Floor Area 220 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1960-1969

20A Grendon Road, Titirangi, Auckland

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Last Sold \$1,400,000 - 25 Mar 25
Capital Value \$1,750,000 - 01 May 24
Land Value \$1,050,000 - 01 May 24
Improvements \$700,000
Land Use Residence

Land Area 3,216 m²
Floor Area 270 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1980-1989

Recent Sales

RayWhite

Subject property: 147 Victory Road, Laingholm, Auckland

Prepared on: 1 August 2025

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	\$212,000 to \$730,000	Median	\$375,000	Mean	\$402,083	For the property at the median, the sale price was 2.1% below CV.
C.V	\$225,000 to \$950,000	Median	\$350,000	Mean	\$445,833	

14 Scenic Drive, Titirangi, Auckland



Last Sold	\$730,000 - 30 Jun 25	Land Area	4.0000 ha
Capital Value	\$950,000 - 01 May 24	Floor Area	
Land Value	\$950,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

636A South Titirangi Road, Titirangi, Auckland

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Last Sold	\$450,000 - 03 Feb 25	Land Area	2,036 m ²
Capital Value	\$400,000 - 01 May 24	Floor Area	
Land Value	\$400,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential	Building Age	Unknown

29 Ngaio Road, Titirangi, Auckland



Last Sold	\$215,500 - 14 Oct 24	Land Area	1,090 m ²
Capital Value	\$225,000 - 01 May 24	Floor Area	
Land Value	\$200,000 - 01 May 24	Roof	Unknown
Improvements	\$25,000	Walls	Unknown
Land Use	Residential	Building Age	Unknown

33 Kauri Point Road, Laingholm, Auckland



Last Sold	\$300,000 - 19 Dec 24	Land Area	1,019 m ²
Capital Value	\$300,000 - 01 May 24	Floor Area	
Land Value	\$300,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

Recent Sales

RayWhite

Subject property: 147 Victory Road, Laingholm, Auckland

Prepared on: 1 August 2025

126 Victory Road, Laingholm, Auckland



Last Sold \$212,000 - 20 Jul 24
Capital Value \$300,000 - 01 May 24
Land Value \$300,000 - 01 May 24
Improvements \$0
Land Use Residential Section

Land Area 1,303 m²
Floor Area
Roof Unknown
Walls Unknown
Building Age Unknown

96 Wood Bay Road, Titirangi, Auckland



Last Sold \$505,000 - 04 Nov 24
Capital Value \$500,000 - 01 May 24
Land Value \$500,000 - 01 May 24
Improvements \$0
Land Use Residential Section

Land Area 1,050 m²
Floor Area
Roof Unknown
Walls Unknown
Building Age Unknown