

What is 326 Titirangi Road, Titirangi Worth to You?

Method of Sale:

An **AUCTION** 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 price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **326 Titirangi Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen an Auction process to sell their home and may be open to pre-auction offers.

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

Past 3 months within 1km radius

Subject property: 326 Titirangi Road, Titirangi, Auckland

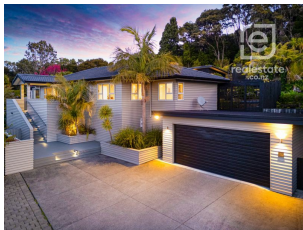
Prepared on: 8 October 2025

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	\$490,000 to \$1,610,000	Median	\$910,000	Mean	\$929,605	For the property at the median, the sale price was 8.3% below CV.
C.V	\$680,000 to \$1,400,000	Median	\$890,000	Mean	\$946,842	

54 Staincross Street, Green Bay, Auckland

3 2



Last Sold	\$1,610,000 - 18 Sep 25	Land Area	2,990 m ²
Capital Value	\$1,150,000 - 01 May 24	Floor Area	110 m ²
Land Value	\$900,000 - 01 May 24	Roof	Tile Profile
Improvements	\$250,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1970-1979

49 Park Road, Titirangi, Auckland

3 3 4



Last Sold	\$675,000 - 18 Sep 25	Land Area	1,017 m ²
Capital Value	\$1,050,000 - 01 May 24	Floor Area	180 m ²
Land Value	\$650,000 - 01 May 24	Roof	Steel/G-Iron
Improvements	\$400,000	Walls	Mixed Material
Land Use	Residence	Building Age	Mixed/Remod

60 La Rosa Street, Green Bay, Auckland

3



Last Sold	\$970,000 - 15 Sep 25	Land Area	685 m ²
Capital Value	\$1,100,000 - 01 May 24	Floor Area	120 m ²
Land Value	\$950,000 - 01 May 24	Roof	Steel/G-Iron
Improvements	\$150,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

7 Highland Avenue, Titirangi, Auckland

3 2 4



Last Sold	\$1,151,000 - 11 Sep 25	Land Area	809 m ²
Capital Value	\$1,350,000 - 01 May 24	Floor Area	200 m ²
Land Value	\$950,000 - 01 May 24	Roof	Steel/G-Iron
Improvements	\$400,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod

Recent Sales

Past 3 months within 1km radius

Subject property: 326 Titirangi Road, Titirangi, Auckland

Prepared on: 8 October 2025

RayWhite

97 Atkinson Road, Titirangi, Auckland

2 🚗 1 🚲 1 🚗



Last Sold \$689,000 - 29 Aug 25
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$1,025,000 - 01 Jun 21
Improvements \$125,000
Land Use Residence

Land Area 990 m²
Floor Area 76 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

2/2 Earl Road, Titirangi, Auckland

1 🚗 1 🚲



Last Sold \$536,000 - 29 Aug 25
Capital Value \$680,000 - 01 May 24
Land Value \$400,000 - 01 May 24
Improvements \$280,000
Land Use Residence

Land Area
Floor Area 50 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1960-1969

157 Atkinson Road, Titirangi, Auckland

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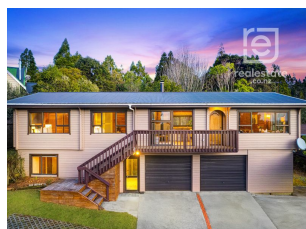


Last Sold \$1,141,500 - 23 Aug 25
Capital Value \$1,000,000 - 01 May 24
Land Value \$950,000 - 01 May 24
Improvements \$50,000
Land Use Residence

Land Area 814 m²
Floor Area 108 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

98 Daffodil Street, Titirangi, Auckland

4 🚗 2 🚲 2 🚗



Last Sold \$1,230,000 - 09 Aug 25
Capital Value \$1,200,000 - 01 May 24
Land Value \$800,000 - 01 May 24
Improvements \$400,000
Land Use Residence

Land Area 922 m²
Floor Area 240 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1980-1989

3/97 Atkinson Road, Titirangi, Auckland

2 🚗 1 🚲 1 🚗



Last Sold \$690,000 - 04 Aug 25
Capital Value \$680,000 - 01 May 24
Land Value \$290,000 - 01 May 24
Improvements \$390,000
Land Use Residential

Land Area 79 m²
Floor Area 73 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 2020-2029

Recent Sales

Past 3 months within 1km radius

Subject property: 326 Titirangi Road, Titirangi, Auckland

Prepared on: 8 October 2025

RayWhite

1A Derwent Crescent, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold \$715,000 - 25 Jul 25
Capital Value \$780,000 - 01 May 24
Land Value \$400,000 - 01 May 24
Improvements \$380,000
Land Use Residence

Land Area 467 m²
Floor Area 120 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 1990-1999

10/11 Stottholm Road, Titirangi, Auckland

3 🚗



Last Sold \$631,000 - 21 Jul 25
Capital Value \$820,000 - 01 May 24
Land Value \$400,000 - 01 May 24
Improvements \$420,000
Land Use Townhouse

Land Area 131 m²
Floor Area 138 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2020-2029

22 Norman Road, Titirangi, Auckland

3 🚗 1 🚗 3 🚗



Last Sold \$855,000 - 17 Jul 25
Capital Value \$710,000 - 01 May 24
Land Value \$450,000 - 01 May 24
Improvements \$260,000
Land Use Residence

Land Area 450 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1950-1959

1/49 Hilling Street, Titirangi, Auckland

3 🚗 1 🚗 2 🚗



Last Sold \$660,000 - 15 Jul 25
Capital Value \$800,000 - 01 May 24
Land Value \$500,000 - 01 May 24
Improvements \$300,000
Land Use Residence

Land Area
Floor Area 94 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

441 Titirangi Road, Titirangi, Auckland

4 🚗 3 🚗



Last Sold \$1,509,000 - 14 Jul 25
Capital Value \$1,400,000 - 01 May 24
Land Value \$800,000 - 01 May 24
Improvements \$600,000
Land Use Residential

Land Area 1,933 m²
Floor Area 194 m²
Roof Tile Profile
Walls Mixed Material
Building Age Mixed/Remod

Recent Sales

Past 3 months within 1km radius

Subject property: 326 Titirangi Road, Titirangi, Auckland

Prepared on: 8 October 2025

RayWhite

16 Daffodil Street, Titirangi, Auckland

3 🚗 1 🚲 3 🚗



Last Sold \$1,010,000 - 11 Jul 25
Capital Value \$890,000 - 01 May 24
Land Value \$625,000 - 01 May 24
Improvements \$265,000
Land Use Residence

Land Area 842 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

9/11 Stottholm Road, Titirangi, Auckland

4 🚗



Last Sold \$1,095,000 - 11 Jul 25
Capital Value \$710,000 - 01 May 24
Land Value \$290,000 - 01 May 24
Improvements \$420,000
Land Use Residential

Land Area 67 m²
Floor Area 162 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2020-2029

8/11 Stottholm Road, Titirangi, Auckland

1 🚗



Last Sold \$490,000 - 11 Jul 25
Capital Value \$710,000 - 01 May 24
Land Value \$290,000 - 01 May 24
Improvements \$420,000
Land Use Residential

Land Area 67 m²
Floor Area 68 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2020-2029

2/11 Stottholm Road, Titirangi, Auckland



Last Sold \$1,095,000 - 11 Jul 25
Capital Value \$810,000 - 01 May 24
Land Value \$290,000 - 01 May 24
Improvements \$520,000
Land Use Residence

Land Area 81 m²
Floor Area 94 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Unknown

1B Taupiko Place, Green Bay, Auckland

3 🚗 2 🚲 2 🚗



Last Sold \$910,000 - 10 Jul 25
Capital Value \$1,000,000 - 01 May 24
Land Value \$350,000 - 01 May 24
Improvements \$650,000
Land Use Residential

Land Area 144 m²
Floor Area 122 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2020-2029