

What is 420 Scenic Drive, Waiatarua Worth to You?

Method of Sale:

To help you with deciding what **420 Scenic Drive** is worth to you, we have included recent sales from the area.

Our Property Owner:

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. They are also open to conditional 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.

Selected Properties








274 Forest Hill Road, Waatarua, Auckland 0612

 3  3  215 m²  3249 m²  1
Residence

Sale Date: 16th March 2026
Sale Price: \$1,095,000
Rateable Value: \$1,150,000
Sale Valuation: \$0








462 Scenic Drive, Waatarua, Auckland 0612

 4  1  140 m²  2208 m²  3
Residence

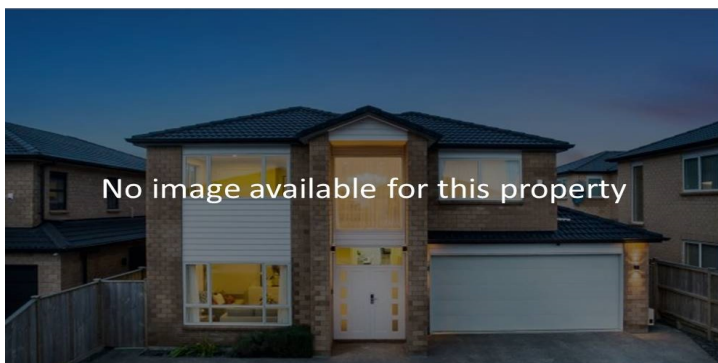
Sale Date: 11th March 2026
Sale Price: \$931,250
Rateable Value: \$850,000
Sale Valuation: \$0



19 Atarua Gardens, Waatarua, Auckland 0604

 3  2  130 m²  3298 m²  4
Residence

Sale Date: 6th March 2026
Sale Price: \$1,050,000
Rateable Value: \$1,125,000
Sale Valuation: \$1,125,000



3 Atarua Gardens, Waatarua, Auckland 0604

 4  0  270 m²  0 m²  0
Residence

Sale Date: 5th March 2026
Sale Price: \$1,250,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000

No image available for this property



12 Raroa Terrace, Waikarua, Auckland 0604

5 bedrooms 3 bathrooms 254 m² 1179 m² 11

Residence

Sale Date: 28th January 2026
Sale Price: \$1,180,000
Rateable Value: \$1,200,000
Sale Valuation: \$1,200,000

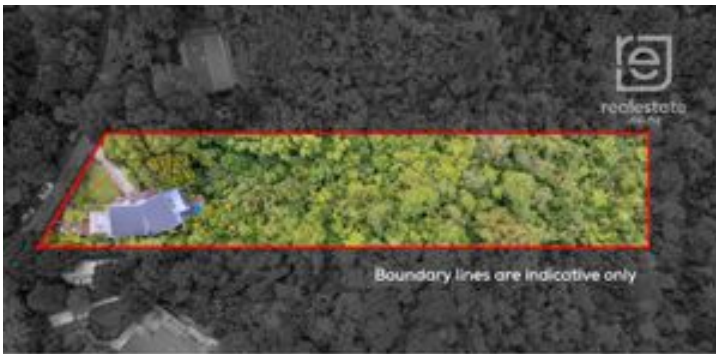


267 Forest Hill Road, Waikarua, Auckland 0612

5 bedrooms 2 bathrooms 283 m² 1515 m² 2

Residence

Sale Date: 12th January 2026
Sale Price: \$1,300,000
Rateable Value: \$1,160,000
Sale Valuation: \$1,160,000



33 Quinns Road, Waikarua, Auckland 0612

4 bedrooms 3 bathrooms 216 m² 3592 m² 8

Residence

Sale Date: 28th November 2025
Sale Price: \$860,000
Rateable Value: \$1,225,000
Sale Valuation: \$1,350,000



208 Forest Hill Road, Waikarua, Auckland 0612

4 bedrooms 2 bathrooms 260 m² 1.19 ha 2

Lifestyle Blocks

Sale Date: 26th November 2025
Sale Price: \$1,110,000
Rateable Value: \$1,325,000
Sale Valuation: \$1,325,000








291 Forest Hill Road, Waikarua, Auckland 0612

 4  3  435 m²  1.20 ha  0
Lifestyle Blocks

Sale Date: 19th September 2025
Sale Price: \$2,100,000
Rateable Value: \$2,325,000
Sale Valuation: \$2,325,000




903 West Coast Road, Waikarua, Auckland 0604

 3  1  110 m²  2291 m²  1
Residence

Sale Date: 6th June 2025
Sale Price: \$985,000
Rateable Value: \$950,000
Sale Valuation: \$1,025,000








894 West Coast Road, Waikarua, Auckland 0604

 2  1  63 m²  1406 m²  5
Residence

Sale Date: 6th June 2025
Sale Price: \$740,000
Rateable Value: \$800,000
Sale Valuation: \$0



27 Quinns Road, Waikarua, Auckland 0612

 3  1  145 m²  1537 m²  5
Residence

Sale Date: 5th June 2025
Sale Price: \$1,025,000
Rateable Value: \$775,000
Sale Valuation: \$1,175,000



12 Tui Crescent, Waikarua, Auckland 0604

3 2 296 m² 1535 m² 10

Residence

Sale Date: 6th May 2025
Sale Price: \$780,000
Rateable Value: \$780,000
Sale Valuation: \$840,000



900 West Coast Road, Waikarua, Auckland 0604

3 1 170 m² 1649 m² 5

Residence

Sale Date: 3rd April 2025
Sale Price: \$955,000
Rateable Value: \$910,000
Sale Valuation: \$980,000



318 Forest Hill Road, Waikarua, Auckland 0612

4 3 247 m² 6223 m² 6

Lifestyle Blocks

Sale Date: 2nd April 2025
Sale Price: \$1,200,000
Rateable Value: \$1,250,000
Sale Valuation: \$1,675,000

Disclaimers:

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*images sourced from realestate.co.nz