

What is 428 Huia 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 **428 Huia 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.

Selected Properties



12 Victory Road, Laingholm, Auckland 0604

4 2 190 m² 1072 m² 2
Residence

Sale Date: 27th February 2026
Sale Price: \$970,000
Rateable Value: \$1,125,000
Sale Valuation: \$0



57 Kauri Point Road, Laingholm, Auckland 0604

4 2 157 m² 1179 m² 3
Residence

Sale Date: 20th February 2026
Sale Price: \$895,000
Rateable Value: \$900,000
Sale Valuation: \$0



21 Laingfield Terrace, Laingholm, Auckland 0604

7 3 415 m² 2394 m² 2
Residence

Sale Date: 13th February 2026
Sale Price: \$1,810,000
Rateable Value: \$1,975,000
Sale Valuation: \$0



105 Laingholm Drive, Laingholm, Auckland 0604

3 1 123 m² 842 m² 1
Residence

Sale Date: 11th February 2026
Sale Price: \$950,000
Rateable Value: \$1,075,000
Sale Valuation: \$0



30 Tane Road, Laingholm, Auckland 0604

3 1 110 m² 1108 m² 1

Residence

Sale Date: 30th January 2026
Sale Price: \$1,120,000
Rateable Value: \$1,075,000
Sale Valuation: \$1,075,000



59 Kauri Point Road, Laingholm, Auckland 0604

4 2 183 m² 1146 m² 4

Residence

Sale Date: 21st January 2026
Sale Price: \$1,150,000
Rateable Value: \$1,075,000
Sale Valuation: \$0



86 Warner Park Avenue, Laingholm, Auckland 0604

1 1 50 m² 870 m² 0

Residence

Sale Date: 13th January 2026
Sale Price: \$485,000
Rateable Value: \$500,000
Sale Valuation: \$500,000



78 Warner Park Avenue, Laingholm, Auckland 0604

4 2 147 m² 1120 m² 3

Residence

Sale Date: 10th December 2025
Sale Price: \$1,100,000
Rateable Value: \$1,025,000
Sale Valuation: \$0



45 Laingholm Drive, Laingholm, Auckland 0604

🛏️ 4 🚿 3 🏠 142 m² 🏠 900 m² 🚶 3

Residence

Sale Date: 8th December 2025
Sale Price: \$1,015,000
Rateable Value: \$1,100,000
Sale Valuation: \$1,100,000



145 147 Victory Road, Laingholm, Waitakere City

🛏️ 5 🚿 3 🏠 257 m² 🏠 2712 m² 🚶 0

Residence

Sale Date: 16th October 2025
Sale Price: \$1,390,000
Rateable Value: \$0
Sale Valuation: \$0



146 Laingholm Drive, Laingholm, Auckland 0604

🛏️ 3 🚿 1 🏠 113 m² 🏠 1032 m² 🚶 1

Residence

Sale Date: 16th October 2025
Sale Price: \$980,000
Rateable Value: \$950,000
Sale Valuation: \$0



43 Kauri Point Road, Laingholm, Auckland 0604

🛏️ 0 🚿 1 🏠 70 m² 🏠 1320 m² 🚶 3

Residence

Sale Date: 15th October 2025
Sale Price: \$725,000
Rateable Value: \$725,000
Sale Valuation: \$725,000



61 Western Road, Laingholm, Auckland 0604

 3  1  83 m²  1467 m²  3

Residence

Sale Date: 10th October 2025
Sale Price: \$872,500
Rateable Value: \$890,000
Sale Valuation: \$0



2 Western Road, Laingholm, Auckland 0604

 4  4  126 m²  1037 m²  1

Residence

Sale Date: 8th October 2025
Sale Price: \$1,130,000
Rateable Value: \$950,000
Sale Valuation: \$0

Disclaimers:

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*images sourced from realestate.co.nz