The PRO Team AGENT.CO.NZ

What is 436 Huia Road, Laingholm 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 **436 Huia 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

Subject property: 436 Huia Road, Laingholm, Auckland

Prepared on: 2 February 2026

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	$1,100,000 to $1,210,000	**Median**	$1,131,500	**Mean**	$1,140,500	For the property at the median, the sale price was 7.1% above CV.
C.V	$900,000 to $1,125,000	**Median**	$1,050,000	**Mean**	$1,037,500	

30 Tane Road, Laingholm, Auckland

3 1 1

Last Sold	$1,120,000 - 30 Jan 26	**Land Area**	1,108 m²
Capital Value	$1,075,000 - 01 May 24	**Floor Area**	110 m²
Land Value	$650,000 - 01 May 24	**Roof**	Steel/G-Iron
Improvements	$425,000	**Walls**	Fibre Cement
Land Use	Residence	**Building Age**	1960-1969

15 Valley View Road, Titirangi, Auckland

3 1 4

Last Sold	$1,210,000 - 06 Nov 25	**Land Area**	993 m²
Capital Value	$1,025,000 - 01 May 24	**Floor Area**	120 m²
Land Value	$600,000 - 01 May 24	**Roof**	Steel/G-Iron
Improvements	$425,000	**Walls**	Wood (incl Weatherboard)
Land Use	Residential	**Building Age**	1970-1979

59 Kauri Point Road, Laingholm, Auckland

4 2 4

Last Sold	$1,150,000 - 21 Jan 26	**Land Area**	1,146 m²
Capital Value	$1,075,000 - 01 May 24	**Floor Area**	183 m²
Land Value	$425,000 - 01 May 24	**Roof**	Steel/G-Iron
Improvements	$650,000	**Walls**	Wood (incl Weatherboard)
Land Use	Residence	**Building Age**	Mixed/Remod

Recent Sales

Subject property: 436 Huia Road, Laingholm, Auckland
Prepared on: 2 February 2026

78 Warner Park Avenue, Laingholm, Auckland

4 2 3

Last Sold	$1,100,000 - 10 Dec 25	Land Area	1,120 m²
Capital Value	$1,025,000 - 01 May 24	Floor Area	147 m²
Land Value	$600,000 - 01 May 24	Roof	Steel/G-Iron
Improvements	$425,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod

87 Tanekaha Road, Titirangi, Auckland

3 3 3

Last Sold	$1,140,000 - 21 Aug 25	Land Area	809 m²
Capital Value	$1,125,000 - 01 May 24	Floor Area	120 m²
Land Value	$675,000 - 01 May 24	Roof	Tile Profile
Improvements	$450,000	Walls	Brick
Land Use	Residential	Building Age	1950-1959

121 Woodlands Park Road, Titirangi, Auckland

2 1 4

Last Sold	$1,123,000 - 15 Dec 25	Land Area	913 m²
Capital Value	$900,000 - 01 May 24	Floor Area	90 m²
Land Value	$650,000 - 01 May 24	Roof	Tile Profile
Improvements	$250,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959