

## What is 131F Parrs Cross Road, Glen Eden Worth to You?

### Method of Sale:

A **DEADLINE SALE** 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 **131F Parrs Cross Road** is worth to you, we have included recent sales from the area.

### Our Property Owner:

The owners have chosen a deadline sale 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 the deadline, 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



### 2/23 Clayburn Road, Glen Eden, Auckland 0602

 2  1  74 m<sup>2</sup>  0 m<sup>2</sup>  5  
Residence

**Sale Date:** 20th March 2026  
**Sale Price:** \$700,000  
**Rateable Value:** \$780,000  
**Sale Valuation:** \$780,000



### 6 Adam Sunde Place, Glen Eden, Auckland 0602

 3  1  110 m<sup>2</sup>  608 m<sup>2</sup>  1  
Residence

**Sale Date:** 18th March 2026  
**Sale Price:** \$759,999  
**Rateable Value:** \$840,000  
**Sale Valuation:** \$840,000



### 47 Kamara Road, Glen Eden, Auckland 0602

 3  1  150 m<sup>2</sup>  698 m<sup>2</sup>  0  
Residence

**Sale Date:** 18th March 2026  
**Sale Price:** \$810,000  
**Rateable Value:** \$930,000  
**Sale Valuation:** \$930,000

**NO IMAGE**

### 6 Barnea Circle, Glen Eden, Auckland 0602

 3  1  118 m<sup>2</sup>  139 m<sup>2</sup>  0  
Townhouse

**Sale Date:** 18th March 2026  
**Sale Price:** \$600,000  
**Rateable Value:** \$670,000  
**Sale Valuation:** \$0



## 55 Terra Nova Street, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 📺 90 m<sup>2</sup> 🏠 1049 m<sup>2</sup> 🚶 2

Residence

**Sale Date:** 16th March 2026  
**Sale Price:** \$776,000  
**Rateable Value:** \$850,000  
**Sale Valuation:** \$850,000



## 108C Woodglen Road, Glen Eden, Auckland 0602

🛏️ 4 🚿 2 📺 125 m<sup>2</sup> 🏠 450 m<sup>2</sup> 🚶 1

Residence

**Sale Date:** 13th March 2026  
**Sale Price:** \$925,000  
**Rateable Value:** \$930,000  
**Sale Valuation:** \$0



## 1/3 Nicolas Avenue, Glen Eden, Auckland 0602

🛏️ 2 🚿 1 📺 0 m<sup>2</sup> 🏠 0 m<sup>2</sup> 🚶 1

Residence

**Sale Date:** 10th March 2026  
**Sale Price:** \$620,000  
**Rateable Value:** \$0  
**Sale Valuation:** \$690,000



## 4 Jabuka Street, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 📺 87 m<sup>2</sup> 🏠 79 m<sup>2</sup> 🚶 0

Townhouse

**Sale Date:** 10th March 2026  
**Sale Price:** \$608,000  
**Rateable Value:** \$675,000  
**Sale Valuation:** \$675,000



## 160 Glengarry Road, Glen Eden, Auckland 0602

3 1 120 m<sup>2</sup> 1012 m<sup>2</sup> 3

**Residence**

**Sale Date:** 10th March 2026  
**Sale Price:** \$960,000  
**Rateable Value:** \$1,000,000  
**Sale Valuation:** \$1,000,000



## 1/2 Karapiti Place, Glen Eden, Auckland 0602

5 2 215 m<sup>2</sup> 815 m<sup>2</sup> 4

**Home and Income**

**Sale Date:** 9th March 2026  
**Sale Price:** \$900,000  
**Rateable Value:** \$1,250,000  
**Sale Valuation:** \$1,250,000



## 5 Foothills Lane, Glen Eden, Auckland 0602

4 2 240 m<sup>2</sup> 966 m<sup>2</sup> 2

**Residence**

**Sale Date:** 5th March 2026  
**Sale Price:** \$1,300,000  
**Rateable Value:** \$1,125,000  
**Sale Valuation:** \$1,125,000



## 1/63 Rosier Road, Glen Eden, Auckland 0602

2 1 66 m<sup>2</sup> 0 m<sup>2</sup> 3

**Residence**

**Sale Date:** 5th March 2026  
**Sale Price:** \$750,000  
**Rateable Value:** \$0  
**Sale Valuation:** \$730,000



## 99B Captain Scott Road, Glen Eden, Auckland 0602

🏠 3 🛏 1 📺 90 m<sup>2</sup> 🏗 0 m<sup>2</sup> 🚰 4

Residence

Sale Date: 4th March 2026  
Sale Price: \$855,000  
Rateable Value: \$810,000  
Sale Valuation: \$810,000



## 4/24 Woodglen Road, Glen Eden, Auckland 0602

🏠 3 🛏 2 📺 140 m<sup>2</sup> 🏗 0 m<sup>2</sup> 🚰 1

Unit

Sale Date: 3rd March 2026  
Sale Price: \$650,000  
Rateable Value: \$810,000  
Sale Valuation: \$810,000



## 81A Woodglen Road, Glen Eden, Auckland 0602

🏠 3 🛏 1 📺 101 m<sup>2</sup> 🏗 0 m<sup>2</sup> 🚰 0

Residence

Sale Date: 27th February 2026  
Sale Price: \$730,000  
Rateable Value: \$730,000  
Sale Valuation: \$730,000



## 17 Evans Road, Glen Eden, Auckland 0602

🏠 7 🛏 2 📺 221 m<sup>2</sup> 🏗 736 m<sup>2</sup> 🚰 5

Home and Income

Sale Date: 27th February 2026  
Sale Price: \$1,200,000  
Rateable Value: \$1,225,000  
Sale Valuation: \$1,225,000



## 46B Captain Scott Road, Glen Eden, Auckland 0602

🛏️ 5 🚿 2 🏠 140 m<sup>2</sup> 🏠 1120 m<sup>2</sup> 🚶 6

### Residence

**Sale Date:** 26th February 2026  
**Sale Price:** \$1,150,000  
**Rateable Value:** \$1,100,000  
**Sale Valuation:** \$1,100,000



## 37 Milan Drive, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 🏠 130 m<sup>2</sup> 🏠 493 m<sup>2</sup> 🚶 4

### Residence

**Sale Date:** 25th February 2026  
**Sale Price:** \$900,000  
**Rateable Value:** \$840,000  
**Sale Valuation:** \$840,000



## 20 Annison Avenue, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 🏠 100 m<sup>2</sup> 🏠 684 m<sup>2</sup> 🚶 6

### Residence

**Sale Date:** 25th February 2026  
**Sale Price:** \$835,000  
**Rateable Value:** \$1,025,000  
**Sale Valuation:** \$1,025,000

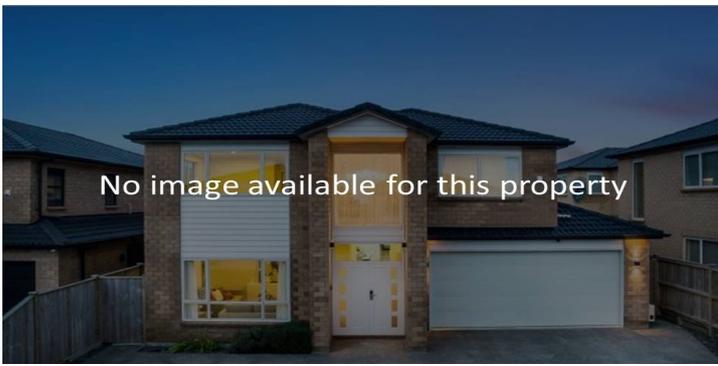


## 42 Withers Road, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 🏠 90 m<sup>2</sup> 🏠 0 m<sup>2</sup> 🚶 1

### Residence

**Sale Date:** 24th February 2026  
**Sale Price:** \$750,000  
**Rateable Value:** \$790,000  
**Sale Valuation:** \$0



No image available for this property

## 2/11 Sarona Avenue, Glen Eden, Waitakere City

4 2 0 m<sup>2</sup> 0 m<sup>2</sup> 0

### Townhouse

**Sale Date:** 24th February 2026  
**Sale Price:** \$800,000  
**Rateable Value:** \$0  
**Sale Valuation:** \$0



No image available for this property

## 5/11 Sarona Avenue, Glen Eden, Waitakere City

4 2 0 m<sup>2</sup> 0 m<sup>2</sup> 0

### Townhouse

**Sale Date:** 24th February 2026  
**Sale Price:** \$815,000  
**Rateable Value:** \$0  
**Sale Valuation:** \$0



## 20 Pyramid Place, Glen Eden, Auckland 0602

3 1 140 m<sup>2</sup> 460 m<sup>2</sup> 4

### Residence

**Sale Date:** 22nd February 2026  
**Sale Price:** \$870,000  
**Rateable Value:** \$860,000  
**Sale Valuation:** \$860,000



## 109A Glengarry Road, Glen Eden, Auckland 0602

4 1 150 m<sup>2</sup> 1303 m<sup>2</sup> 7

### Residence

**Sale Date:** 20th February 2026  
**Sale Price:** \$1,065,000  
**Rateable Value:** \$1,100,000  
**Sale Valuation:** \$1,100,000



## 10F/30 Westward Ho, Glen Eden, Auckland 0602

🛏️ 1 🚿 1 📺 0 m<sup>2</sup> 🗑️ 0 m<sup>2</sup> 🚶 1

### Apartment

**Sale Date:** 20th February 2026  
**Sale Price:** \$405,000  
**Rateable Value:** \$0  
**Sale Valuation:** \$0



## 2/57 Solar Road, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 📺 0 m<sup>2</sup> 🗑️ 0 m<sup>2</sup> 🚶 1

### Residence

**Sale Date:** 19th February 2026  
**Sale Price:** \$745,000  
**Rateable Value:** \$0  
**Sale Valuation:** \$750,000



## 1/15 Matama Road, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 📺 126 m<sup>2</sup> 🗑️ 0 m<sup>2</sup> 🚶 2

### Residence

**Sale Date:** 19th February 2026  
**Sale Price:** \$892,500  
**Rateable Value:** \$800,000  
**Sale Valuation:** \$800,000



## 20A Puketitiro Street, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 📺 100 m<sup>2</sup> 🗑️ 598 m<sup>2</sup> 🚶 3

### Residence

**Sale Date:** 18th February 2026  
**Sale Price:** \$895,000  
**Rateable Value:** \$800,000  
**Sale Valuation:** \$800,000



## 87B Woodglen Road, Glen Eden, Auckland 0602

 3  1  150 m<sup>2</sup>  0 m<sup>2</sup>  5

### Residence

**Sale Date:** 18th February 2026  
**Sale Price:** \$810,000  
**Rateable Value:** \$930,000  
**Sale Valuation:** \$930,000



## 90C Rosier Road, Glen Eden, Auckland 0602

 3  1  100 m<sup>2</sup>  916 m<sup>2</sup>  0

### Residence

**Sale Date:** 13th February 2026  
**Sale Price:** \$810,000  
**Rateable Value:** \$900,000  
**Sale Valuation:** \$900,000

## Disclaimers:

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\*images sourced from realestate.co.nz