

What is 22 Hollywood Avenue, Titirangi 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 **22 Hollywood Avenue** 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



54 Tainui Road, Titirangi, Auckland 0604

3 2 210 m² 2214 m² 5

Residence

Sale Date: 14th March 2026
Sale Price: \$1,470,000
Rateable Value: \$1,550,000
Sale Valuation: \$0



77 Minnehaha Avenue, Titirangi, Auckland 0604

3 2 161 m² 2023 m² 1

Residence

Sale Date: 13th March 2026
Sale Price: \$1,335,000
Rateable Value: \$1,100,000
Sale Valuation: \$0



616 South Titirangi Road, Titirangi, Auckland 0604

4 2 230 m² 1.62 ha 2

Residence

Sale Date: 13th March 2026
Sale Price: \$1,525,000
Rateable Value: \$1,500,000
Sale Valuation: \$1,500,000



98 Konini Road, Titirangi, Auckland 0604

3 2 100 m² 797 m² 4

Residence

Sale Date: 12th March 2026
Sale Price: \$885,000
Rateable Value: \$890,000
Sale Valuation: \$890,000



12 Lemnos Place, Titirangi, Auckland 0604

4 2 180 m² 612 m² 4

Residence

Sale Date: 9th March 2026
Sale Price: \$840,000
Rateable Value: \$1,050,000
Sale Valuation: \$0



98 Otitori Bay Road, Titirangi, Auckland 0604

3 1 120 m² 1037 m² 3

Residence

Sale Date: 7th March 2026
Sale Price: \$900,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



333 Huia Road, Titirangi, Auckland 0604

3 2 120 m² 6457 m² 5

Residence

Sale Date: 5th March 2026
Sale Price: \$1,325,000
Rateable Value: \$1,300,000
Sale Valuation: \$1,300,000



10A Konini Road, Titirangi, Auckland 0604

4 2 180 m² 929 m² 8

Residence

Sale Date: 5th March 2026
Sale Price: \$1,400,000
Rateable Value: \$1,300,000
Sale Valuation: \$1,300,000



198 Scenic Drive, Titirangi, Auckland 0604

3 1 102 m² 2135 m² 3

Residence

Sale Date: 4th March 2026
Sale Price: \$925,000
Rateable Value: \$920,000
Sale Valuation: \$920,000



19A Atkinson Road, Titirangi, Auckland 0604

3 1 83 m² 534 m² 0

Residence

Sale Date: 4th March 2026
Sale Price: \$771,000
Rateable Value: \$850,000
Sale Valuation: \$850,000



67 Daffodil Street, Titirangi, Auckland 0604

4 4 280 m² 1839 m² 6

Residence

Sale Date: 28th February 2026
Sale Price: \$1,200,000
Rateable Value: \$1,350,000
Sale Valuation: \$1,350,000



37 Wirihana Road, Titirangi, Auckland 0604

3 2 100 m² 1259 m² 8

Residence

Sale Date: 27th February 2026
Sale Price: \$1,200,000
Rateable Value: \$990,000
Sale Valuation: \$0



13 Takahe Road, Titirangi, Auckland 0604

🛏️ 5 🚿 4 🏠 205 m² 🏡 895 m² 🚗 2

Residence

Sale Date: 26th February 2026
Sale Price: \$1,575,000
Rateable Value: \$1,200,000
Sale Valuation: \$0



85 Tanekaha Road, Titirangi, Auckland 0604

🛏️ 2 🚿 2 🏠 94 m² 🏡 1472 m² 🚗 6

Residence

Sale Date: 23rd February 2026
Sale Price: \$845,000
Rateable Value: \$940,000
Sale Valuation: \$0



155 Scenic Drive, Titirangi, Auckland 0604

🛏️ 4 🚿 2 🏠 220 m² 🏡 2023 m² 🚗 4

Residence

Sale Date: 20th February 2026
Sale Price: \$1,315,000
Rateable Value: \$1,225,000
Sale Valuation: \$0



62 Tainui Road, Titirangi, Auckland 0604

🛏️ 4 🚿 2 🏠 230 m² 🏡 959 m² 🚗 3

Residence

Sale Date: 19th February 2026
Sale Price: \$1,270,000
Rateable Value: \$1,375,000
Sale Valuation: \$1,375,000



1/45 South Lynn Road, Titirangi, Auckland 0604

🛏️ 5 🚿 4 🏠 0 m² 🏠 0 m² 🚶 4

Residence

Sale Date: 19th February 2026
Sale Price: \$1,120,289
Rateable Value: \$0
Sale Valuation: \$0



19 Highland Avenue, Titirangi, Auckland 0604

🛏️ 3 🚿 1 🏠 140 m² 🏠 809 m² 🚶 6

Residence

Sale Date: 16th February 2026
Sale Price: \$1,100,000
Rateable Value: \$1,050,000
Sale Valuation: \$0



36 South Lynn Road, Titirangi, Auckland 0604

🛏️ 3 🚿 2 🏠 140 m² 🏠 1133 m² 🚶 3

Residence

Sale Date: 16th February 2026
Sale Price: \$1,045,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



100 Huia Road, Titirangi, Auckland 0604

🛏️ 4 🚿 3 🏠 212 m² 🏠 3273 m² 🚶 2

Residence

Sale Date: 13th February 2026
Sale Price: \$1,115,000
Rateable Value: \$1,225,000
Sale Valuation: \$0



32 Konini Road, Titirangi, Auckland 0604

3 1 84 m² 0 m² 2

Residence

Sale Date: 13th February 2026
Sale Price: \$920,000
Rateable Value: \$910,000
Sale Valuation: \$0



77 Meadowvale Rise, Titirangi, Auckland 0604

3 1 103 m² 0 m² 3

Residence

Sale Date: 13th February 2026
Sale Price: \$832,000
Rateable Value: \$750,000
Sale Valuation: \$750,000



56 Sylvan Valley Avenue, Titirangi, Auckland 0604

3 1 117 m² 1305 m² 1

Residence

Sale Date: 12th February 2026
Sale Price: \$980,000
Rateable Value: \$900,000
Sale Valuation: \$0



10 Greenwoods Close, Titirangi, Auckland 0604

4 2 240 m² 642 m² 3

Residence

Sale Date: 12th February 2026
Sale Price: \$1,430,000
Rateable Value: \$1,475,000
Sale Valuation: \$1,475,000



33 Tainui Road, Titirangi, Auckland 0604

1 1 60 m² 1217 m² 1

Residence

Sale Date: 9th February 2026
Sale Price: \$810,000
Rateable Value: \$810,000
Sale Valuation: \$0



29 Kohu Road, Titirangi, Auckland 0604

5 4 260 m² 3837 m² 12

Residence

Sale Date: 5th February 2026
Sale Price: \$3,150,000
Rateable Value: \$2,650,000
Sale Valuation: \$0



11 Tawini Road, Titirangi, Auckland 0604

3 2 130 m² 2096 m² 4

Residence

Sale Date: 2nd February 2026
Sale Price: \$970,000
Rateable Value: \$1,000,000
Sale Valuation: \$1,000,000



257 Titirangi Road, Titirangi, Auckland 0604

3 1 120 m² 0 m² 1

Residence

Sale Date: 20th January 2026
Sale Price: \$959,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



22 Paturoa Road, Titirangi, Auckland 0604

4 2 143 m² 1045 m² 2

Residence

Sale Date: 8th January 2026
Sale Price: \$1,050,000
Rateable Value: \$1,250,000
Sale Valuation: \$0



139 Atkinson Road, Titirangi, Auckland 0604

3 3 230 m² 1432 m² 2

Residence

Sale Date: 5th January 2026
Sale Price: \$1,220,000
Rateable Value: \$1,375,000
Sale Valuation: \$1,375,000

Disclaimers:

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*images sourced from realestate.co.nz