

What is 22 Hollywood Avenue, Titirangi Worth to You?

To help you with deciding what **22 Hollywood Avenue** 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



211 Woodlands Park Road, Titirangi, Auckland 0604

 3  1  160 m²  1009 m²  1
Residence

Sale Date: 18th May 2026
Sale Price: \$1,092,500
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



184 Laingholm Drive, Titirangi, Auckland 0604

 5  4  420 m²  4938 m²  6
Residence

Sale Date: 15th May 2026
Sale Price: \$2,000,000
Rateable Value: \$1,725,000
Sale Valuation: \$0





10 Kawaka Street, Titirangi, Auckland 0604

 2  1  65 m²  0 m²  2
Unit

Sale Date: 11th May 2026
Sale Price: \$685,000
Rateable Value: \$750,000
Sale Valuation: \$750,000



43 Kohu Road, Titirangi, Auckland 0604

 4  2  184 m²  1024 m²  4
Residence

Sale Date: 7th May 2026
Sale Price: \$920,000
Rateable Value: \$1,250,000
Sale Valuation: \$1,250,000



220 Golf Road, Titirangi, Auckland 0604

🛏️ 3 🚿 1 🏠 120 m² 🏡 696 m² 🚶 1

Residence

Sale Date:	6th May 2026
Sale Price:	\$645,000
Rateable Value:	\$950,000
Sale Valuation:	\$0



17 Lemnos Place, Titirangi, Auckland 0604

🛏️ 9 🚿 3 🏠 320 m² 🏡 614 m² 🚶 6

Residential Investment Block

Sale Date:	5th May 2026
Sale Price:	\$1,360,000
Rateable Value:	\$1,400,000
Sale Valuation:	\$1,400,000



1/246 Titirangi Road, Titirangi, Auckland 0604

🛏️ 3 🚿 2 🏠 160 m² 🏡 0 m² 🚶 4

Residence

Sale Date:	4th May 2026
Sale Price:	\$835,000
Rateable Value:	\$1,175,000
Sale Valuation:	\$0



21 Sylvan Valley Avenue, Titirangi, Auckland 0604

🛏️ 4 🚿 2 🏠 140 m² 🏡 809 m² 🚶 5

Residence

Sale Date:	3rd May 2026
Sale Price:	\$971,000
Rateable Value:	\$920,000
Sale Valuation:	\$0



398 Huia Road, Titirangi, Auckland 0604

🛏️ 4 🚿 2 🏠 165 m² 🗑️ 1386 m² 🚻 0

Residence

Sale Date: 30th April 2026
Sale Price: \$1,078,000
Rateable Value: \$1,150,000
Sale Valuation: \$1,150,000



183 Golf Road, Titirangi, Auckland 0604

🛏️ 3 🚿 1 🏠 110 m² 🗑️ 809 m² 🚻 3

Residence

Sale Date: 30th April 2026
Sale Price: \$890,000
Rateable Value: \$1,050,000
Sale Valuation: \$0



47 Chamari Close, Titirangi, Auckland 0604

🛏️ 7 🚿 3 🏠 329 m² 🗑️ 627 m² 🚻 7

Home and Income

Sale Date: 28th April 2026
Sale Price: \$1,515,000
Rateable Value: \$1,600,000
Sale Valuation: \$1,600,000



256 Titirangi Road, Titirangi, Auckland 0604

🛏️ 5 🚿 3 🏠 333 m² 🗑️ 1746 m² 🚻 11

Home and Income

Sale Date: 22nd April 2026
Sale Price: \$1,550,000
Rateable Value: \$1,650,000
Sale Valuation: \$0



8 Wirihana Road, Titirangi, Auckland 0604

🛏️ 5 🚿 2 🏠 140 m² 🏠 872 m² 🚗 3

Residence

Sale Date: 17th April 2026
Sale Price: \$935,000
Rateable Value: \$1,125,000
Sale Valuation: \$1,125,000



52 Daffodil Street, Titirangi, Auckland 0604

🛏️ 5 🚿 3 🏠 340 m² 🏠 1138 m² 🚗 6

Residence

Sale Date: 17th April 2026
Sale Price: \$1,655,000
Rateable Value: \$1,900,000
Sale Valuation: \$1,900,000



41 Meadowvale Rise, Titirangi, Auckland 0604

🛏️ 3 🚿 1 🏠 85 m² 🏠 0 m² 🚗 3

Residence

Sale Date: 17th April 2026
Sale Price: \$752,500
Rateable Value: \$750,000
Sale Valuation: \$750,000



90A Atkinson Road, Titirangi, Auckland 0604

🛏️ 3 🚿 2 🏠 160 m² 🏠 581 m² 🚗 2

Residence

Sale Date: 17th April 2026
Sale Price: \$705,000
Rateable Value: \$870,000
Sale Valuation: \$870,000



5 Paturua Road, Titirangi, Auckland 0604

3 2 140 m² 1143 m² 5

Residence

Sale Date: 17th April 2026
Sale Price: \$1,070,000
Rateable Value: \$1,075,000
Sale Valuation: \$1,075,000



20 Greenwoods Close, Titirangi, Auckland 0604

3 3 162 m² 601 m² 2

Residence

Sale Date: 16th April 2026
Sale Price: \$1,260,000
Rateable Value: \$1,200,000
Sale Valuation: \$0



1/269 Titirangi Road, Titirangi, Auckland 0604

3 1 0 m² 0 m² 13

Residence

Sale Date: 15th April 2026
Sale Price: \$825,000
Rateable Value: \$0
Sale Valuation: \$950,000



1/39 Stottholm Road, Titirangi, Auckland 0604

3 1 81 m² 0 m² 2

Residence

Sale Date: 10th April 2026
Sale Price: \$800,000
Rateable Value: \$800,000
Sale Valuation: \$800,000



324 Huia Road, Titirangi, Auckland 0604

3 2 126 m² 1518 m² 1
Residence

Sale Date: 9th April 2026
Sale Price: \$1,035,000
Rateable Value: \$900,000
Sale Valuation: \$900,000



53 Wirihana Road, Titirangi, Auckland 0604

4 1 170 m² 669 m² 1
Residence

Sale Date: 9th April 2026
Sale Price: \$925,000
Rateable Value: \$1,000,000
Sale Valuation: \$0



36 West Lynn Road, Titirangi, Auckland 0604

4 3 149 m² 929 m² 7
Residence

Sale Date: 9th April 2026
Sale Price: \$1,315,000
Rateable Value: \$1,000,000
Sale Valuation: \$1,000,000



19 West Lynn Road, Titirangi, Auckland 0604

3 2 135 m² 1012 m² 3
Residence

Sale Date: 2nd April 2026
Sale Price: \$1,055,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



87 Stottholm Road, Titirangi, Auckland 0604

🛏️ 3 🚿 1 🏠 220 m² 🏠 842 m² 🚿 4

Residence

Sale Date: 2nd April 2026
Sale Price: \$1,420,000
Rateable Value: \$1,275,000
Sale Valuation: \$0



26 Sylvan Valley Avenue, Titirangi, Auckland 0604

🛏️ 4 🚿 1 🏠 210 m² 🏠 850 m² 🚿 4

Residence

Sale Date: 1st April 2026
Sale Price: \$980,000
Rateable Value: \$990,000
Sale Valuation: \$0



58 Tainui Road, Titirangi, Auckland 0604

🛏️ 4 🚿 2 🏠 221 m² 🏠 1917 m² 🚿 10

Residence

Sale Date: 1st April 2026
Sale Price: \$630,000
Rateable Value: \$950,000
Sale Valuation: \$950,000

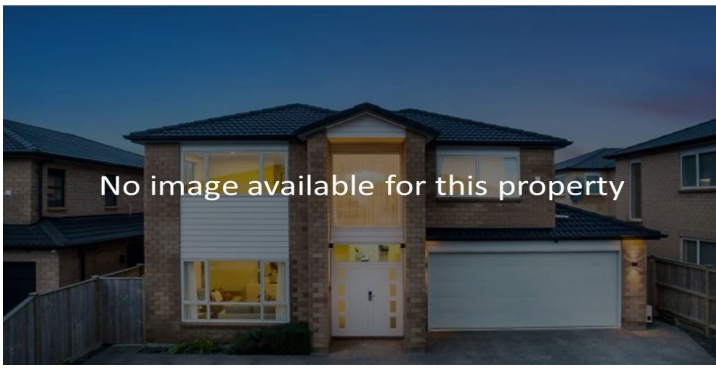


730A South Titirangi Road, Titirangi, Auckland 0604

🛏️ 0 🚿 1 🏠 250 m² 🏠 4396 m² 🚿 0

Residence

Sale Date: 30th March 2026
Sale Price: \$2,030,000
Rateable Value: \$1,850,000
Sale Valuation: \$1,850,000



2/48 Hilling St, Titirangi, Waitakere City

 4  2  156 m²  0 m²  0

Residence

Sale Date: 27th March 2026
Sale Price: \$1,008,000
Rateable Value: \$0
Sale Valuation: \$0



15 North Way, Titirangi, Auckland 0604

 4  2  310 m²  4181 m²  4

Residence

Sale Date: 24th March 2026
Sale Price: \$1,610,000
Rateable Value: \$1,850,000
Sale Valuation: \$1,850,000

Disclaimers:

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*images sourced from realestate.co.nz