

What is 56 Paewai 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 **56 Paewai 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 m²  0 m²  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 m²  608 m²  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 m²  698 m²  0
Residence

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

6 Barnea Circle, Glen Eden, Auckland 0602

 3  1  118 m²  139 m²  0
Townhouse

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

NO IMAGE



55 Terra Nova Street, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 📺 90 m² 🏠 1049 m² 🚶 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 m² 🏠 450 m² 🚶 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 m² 🏠 0 m² 🚶 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 m² 🏠 79 m² 🚶 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 m² 🏠 1012 m² 🚿 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 m² 🏠 815 m² 🚿 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 m² 🏠 966 m² 🚿 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 m² 🏠 0 m² 🚿 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 m² 🏠 0 m² 🚰 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 m² 🏠 0 m² 🚰 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 m² 🏠 0 m² 🚰 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 m² 🏠 736 m² 🚰 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 m² 🏠 1120 m² 🚶 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 m² 🏠 493 m² 🚶 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 m² 🏠 684 m² 🚶 6

Residence

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

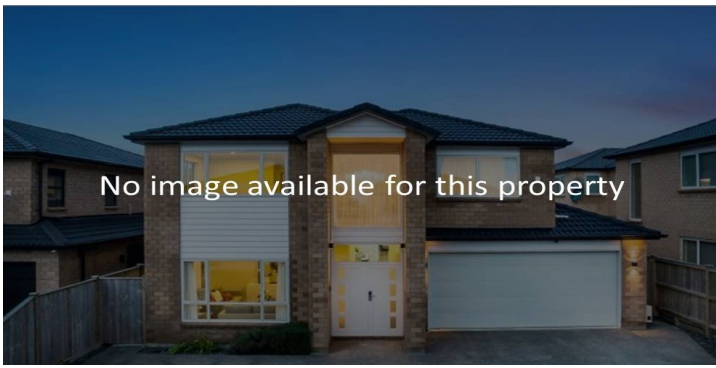


42 Withers Road, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 🏠 90 m² 🏠 0 m² 🚶 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 m² 0 m² 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 m² 0 m² 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 m² 460 m² 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 m² 1303 m² 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 m² 🗑️ 0 m² 🚶 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 m² 🗑️ 0 m² 🚶 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 m² 🗑️ 0 m² 🚶 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 m² 🗑️ 598 m² 🚶 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 m²  0 m²  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 m²  916 m²  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