

What is 56 Paewai Road, Glen Eden Worth to You?

Method of Sale:

To help you with deciding what **56 Paewai Road** 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



103G Glengarry Road, Glen Eden, Auckland 0602

 6  3  262 m²  1005 m²  3
Home and Income

Sale Date: 29th April 2026
Sale Price: \$1,250,000
Rateable Value: \$1,125,000
Sale Valuation: \$0








131F Parrs Cross Road, Glen Eden, Auckland 0612

 3  2  140 m²  561 m²  4
Residence

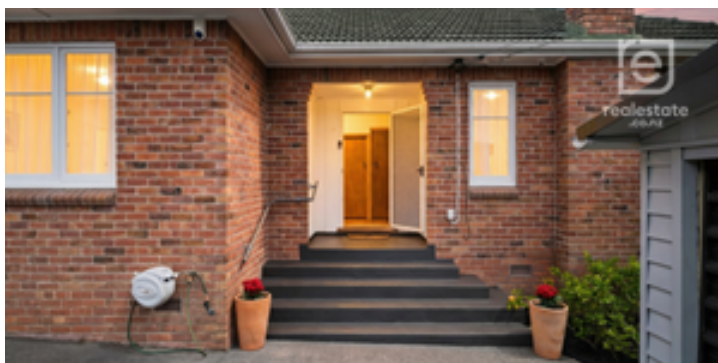
Sale Date: 24th April 2026
Sale Price: \$905,000
Rateable Value: \$940,000
Sale Valuation: \$0



124 Solar Road, Glen Eden, Auckland 0602

 3  1  90 m²  607 m²  3
Residence

Sale Date: 24th April 2026
Sale Price: \$735,000
Rateable Value: \$850,000
Sale Valuation: \$850,000



19 Captain Scott Road, Glen Eden, Auckland 0602

 3  1  110 m²  523 m²  4
Residence

Sale Date: 24th April 2026
Sale Price: \$916,000
Rateable Value: \$900,000
Sale Valuation: \$0



34 Meynell Court, Glen Eden, Auckland 0602

3 2 160 m² 517 m² 3

Residence

Sale Date: 23rd April 2026
Sale Price: \$1,140,000
Rateable Value: \$950,000
Sale Valuation: \$950,000



1/56 Ambler Avenue, Glen Eden, Auckland 0602

4 2 240 m² 0 m² 6

Residence

Sale Date: 23rd April 2026
Sale Price: \$925,000
Rateable Value: \$930,000
Sale Valuation: \$930,000



90 Glendale Road, Glen Eden, Auckland 0602

4 2 100 m² 890 m² 2

Residence

Sale Date: 23rd April 2026
Sale Price: \$900,000
Rateable Value: \$970,000
Sale Valuation: \$0



28 Terra Nova Street, Glen Eden, Auckland 0602

3 1 110 m² 693 m² 4

Residence

Sale Date: 23rd April 2026
Sale Price: \$715,000
Rateable Value: \$900,000
Sale Valuation: \$0



67E Pleasant Road, Glen Eden, Auckland 0602

5 2 207 m² 558 m² 2
Residence

Sale Date: 23rd April 2026
Sale Price: \$1,050,000
Rateable Value: \$1,250,000
Sale Valuation: \$1,250,000



7 Panzic Place, Glen Eden, Auckland 0602

3 1 90 m² 607 m² 3
Residence

Sale Date: 22nd April 2026
Sale Price: \$885,000
Rateable Value: \$970,000
Sale Valuation: \$0



37 Leo Street, Glen Eden, Auckland 0602

3 1 110 m² 620 m² 3
Residence

Sale Date: 21st April 2026
Sale Price: \$855,000
Rateable Value: \$830,000
Sale Valuation: \$830,000



5/71 West Coast Road, Glen Eden, Auckland 0602

3 2 142 m² 0 m² 0
Townhouse

Sale Date: 21st April 2026
Sale Price: \$785,000
Rateable Value: \$850,000
Sale Valuation: \$850,000



54C Pleasant Road, Glen Eden, Auckland 0602

4 3 190 m² 542 m² 6
Residence

Sale Date: 21st April 2026
Sale Price: \$970,000
Rateable Value: \$1,125,000
Sale Valuation: \$0



64 Milan Drive, Glen Eden, Auckland 0602

4 2 184 m² 521 m² 3
Residence

Sale Date: 20th April 2026
Sale Price: \$917,000
Rateable Value: \$990,000
Sale Valuation: \$990,000



7 Oratia Drive, Glen Eden, Auckland 0602

4 3 227 m² 835 m² 4
Home and Income

Sale Date: 20th April 2026
Sale Price: \$1,260,000
Rateable Value: \$1,300,000
Sale Valuation: \$1,300,000



12 Puketitiro Street, Glen Eden, Auckland 0602

4 2 180 m² 693 m² 3
Residence

Sale Date: 20th April 2026
Sale Price: \$1,070,000
Rateable Value: \$1,150,000
Sale Valuation: \$0



Lot 8/4024 Great North Road, Glen Eden, Waitakere City

3 3 0 m² 0 m² 0

Townhouse

Sale Date: 20th April 2026
Sale Price: \$835,000
Rateable Value: \$0
Sale Valuation: \$0



43 Brandon Road, Glen Eden, Auckland 0602

3 1 130 m² 1012 m² 1

Residence

Sale Date: 20th April 2026
Sale Price: \$1,180,000
Rateable Value: \$1,450,000
Sale Valuation: \$1,450,000



4 Glengarry Road, Glen Eden, Auckland 0602

4 3 157 m² 1432 m² 2

Residence

Sale Date: 17th April 2026
Sale Price: \$990,000
Rateable Value: \$980,000
Sale Valuation: \$0



2/84 West Coast Road, Glen Eden, Auckland 0602

3 3 150 m² 0 m² 4

Residence

Sale Date: 17th April 2026
Sale Price: \$845,000
Rateable Value: \$920,000
Sale Valuation: \$920,000



4050 Great North Road, Glen Eden, Auckland 0602

🛏️ 4 🚿 2 🏠 120 m² 🏠 435 m² 🚗 3

Residence

Sale Date: 17th April 2026
Sale Price: \$955,000
Rateable Value: \$930,000
Sale Valuation: \$0



442A West Coast Road, Glen Eden, Auckland 0602

🛏️ 3 🚿 3 🏠 133 m² 🏠 0 m² 🚗 2

Residence

Sale Date: 16th April 2026
Sale Price: \$880,000
Rateable Value: \$850,000
Sale Valuation: \$0



187A Glengarry Road, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 🏠 90 m² 🏠 502 m² 🚗 0

Residence

Sale Date: 16th April 2026
Sale Price: \$730,000
Rateable Value: \$780,000
Sale Valuation: \$0



31 Leo Street, Glen Eden, Auckland 0602

🛏️ 3 🚿 1 🏠 91 m² 🏠 1220 m² 🚗 3

Residence

Sale Date: 16th April 2026
Sale Price: \$825,000
Rateable Value: \$1,000,000
Sale Valuation: \$1,000,000



52A Rua Road, Glen Eden, Auckland 0602

2 1 130 m² 924 m² 4

Residence

Sale Date: 15th April 2026
Sale Price: \$715,000
Rateable Value: \$810,000
Sale Valuation: \$810,000



2/15 Seabar Place, Glen Eden, Auckland 0602

3 1 120 m² 0 m² 1

Unit

Sale Date: 13th April 2026
Sale Price: \$694,000
Rateable Value: \$700,000
Sale Valuation: \$0



4/94 Glengarry Road, Glen Eden, Auckland 0602

2 1 77 m² 0 m² 1

Residence

Sale Date: 13th April 2026
Sale Price: \$511,000
Rateable Value: \$550,000
Sale Valuation: \$0



904/8 Waikumete Road, Glen Eden, Auckland 0602

2 1 68 m² 0 m² 1

Apartment

Sale Date: 13th April 2026
Sale Price: \$590,000
Rateable Value: \$770,000
Sale Valuation: \$0

Disclaimers:

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*images sourced from realestate.co.nz