

What is 70 Mountain Road, Henderson Valley 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 **70 Mountain Road** 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



85C Lake Panorama Drive, Henderson Valley, Auckland 0614

 5  3  247 m²  551 m²  6
Residence

Sale Date: 19th June 2026
Sale Price: \$1,425,000
Rateable Value: \$1,300,000
Sale Valuation: \$1,300,000






40 Grassmere Road, Henderson Valley, Auckland 0612

 3  2  166 m²  2737 m²  5
Residence

Sale Date: 4th June 2026
Sale Price: \$947,000
Rateable Value: \$1,030,000
Sale Valuation: \$1,030,000



32 Opanuku Road, Henderson Valley, Auckland 0612

 3  3  201 m²  1576 m²  4
Residence

Sale Date: 8th May 2026
Sale Price: \$1,025,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



6 Walker Road, Henderson Valley, Auckland 0612

 3  1  140 m²  3395 m²  7
Residence

Sale Date: 30th April 2026
Sale Price: \$1,420,000
Rateable Value: \$1,210,000
Sale Valuation: \$1,210,000



4 Grassmere Road, Henderson Valley, Auckland 0612

🛏️ 0 🚿 5 📺 190 m² 🏠 3359 m² 🚶 22

Residence

Sale Date: 28th April 2026
Sale Price: \$1,400,000
Rateable Value: \$1,550,000
Sale Valuation: \$1,550,000



58 Opanuku Road, Henderson Valley, Auckland 0612

🛏️ 4 🚿 2 📺 154 m² 🏠 1502 m² 🚶 3

Residence

Sale Date: 23rd April 2026
Sale Price: \$910,000
Rateable Value: \$1,050,000
Sale Valuation: \$1,050,000



78 Opanuku Road, Henderson Valley, Auckland 0612

🛏️ 5 🚿 4 📺 370 m² 🏠 6857 m² 🚶 10

Lifestyle Blocks

Sale Date: 17th April 2026
Sale Price: \$1,775,000
Rateable Value: \$1,600,000
Sale Valuation: \$1,600,000



25 Turanga Road, Henderson Valley, Auckland 0612

🛏️ 2 🚿 2 📺 96 m² 🏠 4531 m² 🚶 0

Lifestyle Blocks

Sale Date: 16th April 2026
Sale Price: \$815,000
Rateable Value: \$960,000
Sale Valuation: \$960,000



14 Vineyard Road, Henderson Valley, Auckland 0614

7 2 195 m² 4.99 ha 2
Lifestyle Blocks

Sale Date: 16th April 2026
Sale Price: \$990,000
Rateable Value: \$1,525,000
Sale Valuation: \$1,525,000



28 Grassmere Road, Henderson Valley, Auckland 0612

3 3 93 m² 1012 m² 6
Residence

Sale Date: 7th April 2026
Sale Price: \$851,000
Rateable Value: \$990,000
Sale Valuation: \$990,000



2 Tawari Road, Henderson Valley, Auckland 0612

3 1 121 m² 1.11 ha 6
Residence

Sale Date: 1st April 2026
Sale Price: \$1,000,000
Rateable Value: \$1,230,000
Sale Valuation: \$1,230,000



186 Candia Road, Henderson Valley, Auckland 0612

2 1 70 m² 1098 m² 6
Residence

Sale Date: 1st April 2026
Sale Price: \$865,000
Rateable Value: \$900,000
Sale Valuation: \$900,000



154 Opanuku Road, Henderson Valley, Auckland 0612

1 1 69 m² 5110 m² 4

Lifestyle Blocks

Sale Date: 26th February 2026
Sale Price: \$450,000
Rateable Value: \$760,000
Sale Valuation: \$760,000



39 Turanga Road, Henderson Valley, Auckland 0612

3 3 142 m² 1217 m² 6

Residence

Sale Date: 24th February 2026
Sale Price: \$1,265,000
Rateable Value: \$1,070,000
Sale Valuation: \$0



286 Sturges Road, Henderson Valley, Auckland 0612

5 3 403 m² 3.56 ha 6

Residence

Sale Date: 20th February 2026
Sale Price: \$2,100,000
Rateable Value: \$1,950,000
Sale Valuation: \$0



3 Napuka Road, Henderson Valley, Auckland 0612

5 4 400 m² 2431 m² 10

Residence

Sale Date: 19th February 2026
Sale Price: \$1,600,000
Rateable Value: \$1,400,000
Sale Valuation: \$1,400,000



41 Turanga Road, Henderson Valley, Auckland 0612

🛏️ 4 🚿 2 🏠 220 m² 🗺️ 1217 m² 🚗 5

Residence

Sale Date: 9th February 2026
Sale Price: \$811,500
Rateable Value: \$1,110,000
Sale Valuation: \$0



126 Candia Road, Henderson Valley, Auckland 0614

🛏️ 5 🚿 2 🏠 200 m² 🗺️ 9993 m² 🚗 6

Lifestyle Blocks

Sale Date: 5th February 2026
Sale Price: \$1,050,000
Rateable Value: \$1,300,000
Sale Valuation: \$1,450,000



167 Simpson Road, Henderson Valley, Auckland 0614

🛏️ 4 🚿 4 🏠 249 m² 🗺️ 2.70 ha 🚗 2

Lifestyle Blocks

Sale Date: 4th February 2026
Sale Price: \$1,400,000
Rateable Value: \$1,675,000
Sale Valuation: \$1,675,000



78 Mountain Road, Henderson Valley, Auckland 0612

🛏️ 4 🚿 3 🏠 274 m² 🗺️ 1524 m² 🚗 6

Residence

Sale Date: 23rd January 2026
Sale Price: \$1,040,000
Rateable Value: \$1,075,000
Sale Valuation: \$0

Disclaimers:

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*images sourced from realestate.co.nz