



PROPERTY DETAILS

34 TOTARA AVENUE PUKEKOHE AUCKLAND

PREPARED FOR

PREPARED BY:

Darren Szasz
5 Whangapouri Road
Navigation House
Karak

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Licensed REAA 2008



PROPERTY DETAILS

ADDRESS

34 Totara Avenue
Pukekohe
Auckland

PREPARED FOR

LAST SOLD

25 September 2013 \$460,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for 34 Totara Avenue, Pukekohe, Auckland.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area - plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between \$720,000 and \$800,000.

MY RECOMMENDATION

Based on the selected properties that have sold nearby, this property is likely to sell for between \$770,000 and \$800,000

COMMISSION

2% Plus GST

CAPITAL VALUE

\$800,000

LAND VALUE

\$370,000

BEDROOMS

3

CAR SPACES

2

AGE OF BUILDING

1990-1999

LAND AREA

FLOOR AREA

132 m²

BATHROOMS

2

FEATURES



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SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$720,000 to \$800,000	Median	\$770,000	Mean	\$762,071	For the property at the median, the sale price was 8.3% below CV.
C.V	\$780,000 to \$860,000	Median	\$800,000	Mean	\$815,714	



16A George Crescent, Buckland, Auckland

3 1 4

Last Sold	\$767,500 - 19 Nov 25	Floor Area	140 m ²
Capital Value	\$780,000 - 01 May 24	Roof	Tile Profile
Land Value	\$320,000 - 01 May 24	Walls	Brick
Land Use	Residence	Building Age	1990-1999
Land Area	417 m ²		

This Brick and Tile property is 3.1km away in Buckland and was sold in the last 9 weeks. It features the same number of bedrooms and 1 less bathroom, with a floor area 8 m² more.



31A Anzac Road, Pukekohe, Auckland

3 1 2

Last Sold	\$800,000 - 19 Dec 25	Floor Area	104 m ²
Capital Value	\$850,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$490,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	386 m ²		

This property is 2.8km away and was sold in the last 5 weeks. It features the same number of bedrooms and 1 less bathroom, with a floor area 28 m² less.

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Taukahiwi Road Road, Pukekohe, Auckland

3 2 1

Last Sold	\$722,000 - 24 Jul 25	Floor Area	102 m ²
Capital Value	\$790,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$410,000 - 01 May 24	Walls	Mixed Material
Land Use	Residence	Building Age	2020-2029
Land Area	188 m ²		

This property is 1.4km away and was sold in the last 26 weeks. It features the same number of bedrooms and the same number of bathrooms, with a floor area 30 m² less.



Nanjing Road Road, Pukekohe, Auckland

3 3 2

Last Sold	\$770,000 - 01 Aug 25	Floor Area	104 m ²
Capital Value	\$840,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$420,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2020-2029
Land Area	216 m ²		

This property is 1.6km away and was sold in the last 25 weeks. It features the same number of bedrooms and 1 more bathroom, with a floor area 28 m² less.



17 Hoiho Road, Pukekohe, Auckland

3 3 2

Last Sold	\$720,000 - 12 Aug 25	Floor Area	137 m ²
Capital Value	\$800,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$310,000 - 01 May 24	Walls	Mixed Material
Land Use	Townhouse	Building Age	2010-2019
Land Area	208 m ²		

This property is 2.2km away and was sold in the last 23 weeks. It features the same number of bedrooms and 1 more bathroom, with a floor area 5 m² more.



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122A Cape Hill Road, Pukekohe, Auckland

3 3 4

Last Sold	\$780,000 - 28 Aug 25	Floor Area	120 m ²
Capital Value	\$790,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$420,000 - 01 May 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2020-2029
Land Area	512 m ²		

This property is 1.5km away and was sold in the last 21 weeks. It features the same number of bedrooms and 1 more bathroom, with a floor area 12 m² less.



45A Ridgeway Road, Pukekohe, Auckland

3 2 2

Last Sold	\$775,000 - 29 Aug 25	Floor Area	168 m ²
Capital Value	\$860,000 - 01 May 24	Roof	Steel/G-Iron
Land Value	\$350,000 - 01 May 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	2000-2009
Land Area	345 m ²		

This property is 557m away and was sold in the last 21 weeks. It features the same number of bedrooms and the same number of bathrooms, with a floor area 36 m² more.




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FOR SALE NEARBY


The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



30 Carlton Road, Pukekohe, Auckland 🛏️ 3 🚿 2 🚗 8

Listed	15 Jan 2026	Floor Area	150 m ²
	Negotiation	Roof	Steel/G-Iron
Capital Value	\$880,000	Walls	Wood (incl Weatherboard)
Land Value	\$800,000	Building Age	1930-1939
Category	Residential House		
Land Area	1,517 m ²		


This property is 305m away. It features the same number of bedrooms and the same number of bathrooms, with a floor area 18 m² more.



8 Cherry Crescent, Pukekohe, Auckland 🛏️ 3 🚿 1 🚗 4

Listed	11 Dec 2025	Floor Area	131 m ²
	Negotiation	Roof	Steel/G-Iron
Capital Value	\$770,000	Walls	Wood (incl Weatherboard)
Land Value	\$550,000	Building Age	1970-1979
Category	Residential House		
Land Area	852 m ²		

This property is 405m away. It features the same number of bedrooms and 1 less bathroom, with a floor area 1 m² less.



23 The Glade, Pukekohe, Auckland 🛏️ 3 🚿 2 🚗 1

Listed	24 Jul 2025 Asking Price \$749,000	Land Area	
		Floor Area	120 m ²
Capital Value	\$750,000	Roof	Tile Profile
Land Value	\$350,000	Walls	Fibre Cement
Category	Residential House	Building Age	1970-1979

This property is 273m away. It features the same number of bedrooms and the same number of bathrooms, with a floor area 12 m² less.



2 Danden Wy, Pukekohe, Auckland

3 1 1

Listed	13 Jun 2025	\$799,000	Floor Area	120 m ²
Capital Value	\$830,000		Roof	Stone
Land Value	\$350,000		Walls	Wood (incl Weatherboard)
Category	Residential House		Building Age	2010-2019
Land Area	369 m ²			

This property is 236m away. It features the same number of bedrooms and 1 less bathroom, with a floor area 12 m² less.



74 East Street, Pukekohe, Auckland

3 1 5

Listed	18 Nov 2024		Floor Area	110 m ²
	Negotiation		Roof	Tile Profile
Capital Value	\$670,000		Walls	Wood (incl Weatherboard)
Land Value	\$440,000		Building Age	1950-1959
Category	Residential House			
Land Area	506 m ²			



4 Valley Road, Pukekohe, Auckland

3 2 1

Listed	5 Jul 2022	Negotiation	Land Area	1,037 m ²
Capital Value	\$850,000		Floor Area	127 m ²
Land Value	\$850,000		Roof	Unknown
Category	Residential Townhouse		Walls	Unknown
			Building Age	1950-1959

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RESIDENTIAL INSIGHTS

Suburb: Pukekohe

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	150	295	592
Percentage of Pukekohe's Properties Sold	1.82%	3.58%	7.19%

Sale Performance

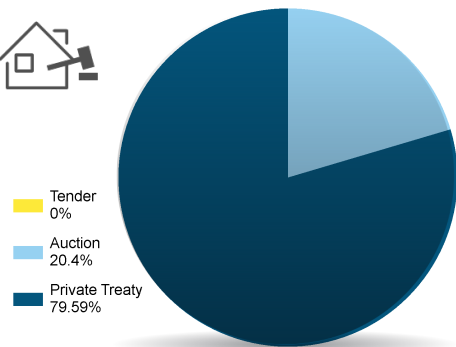


	November 2025	November 2024	% Change	Dec 2025
Median Days To Sell	42	48	▼ 12%	Average Valuation \$780,000
Median Sale Price	\$745,000	\$836,000	▼ 11%	Median List Price \$649,000

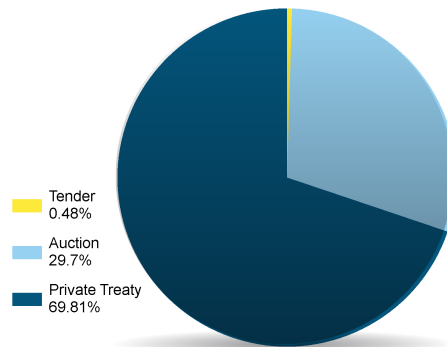
MTM/MRUI

Sale Types in November 2025

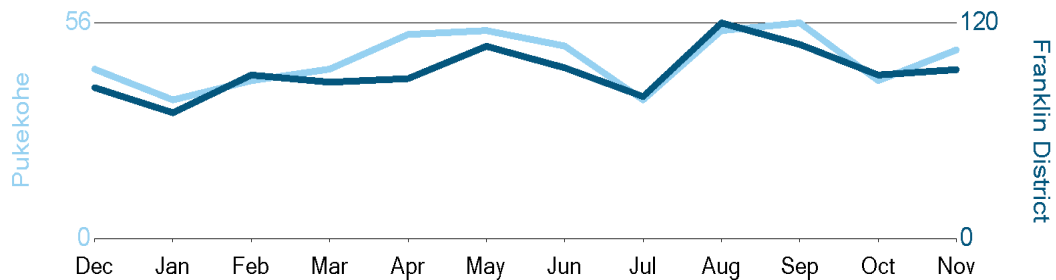
PUKEKOHE



AUCKLAND CITY



Number of Sales/Month in Pukekohe and Franklin District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

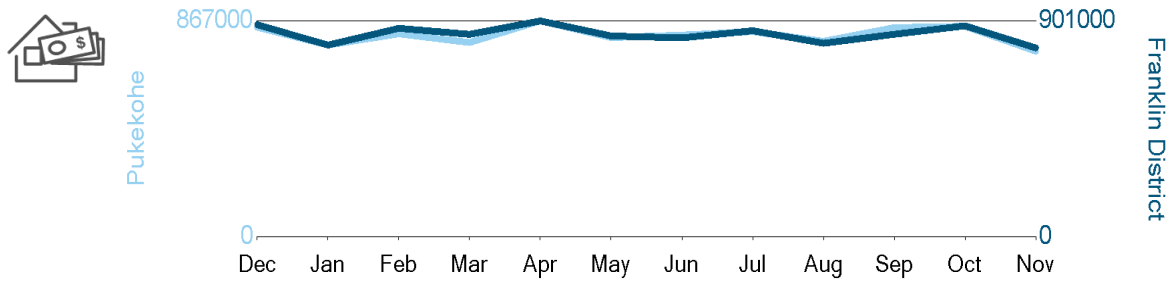
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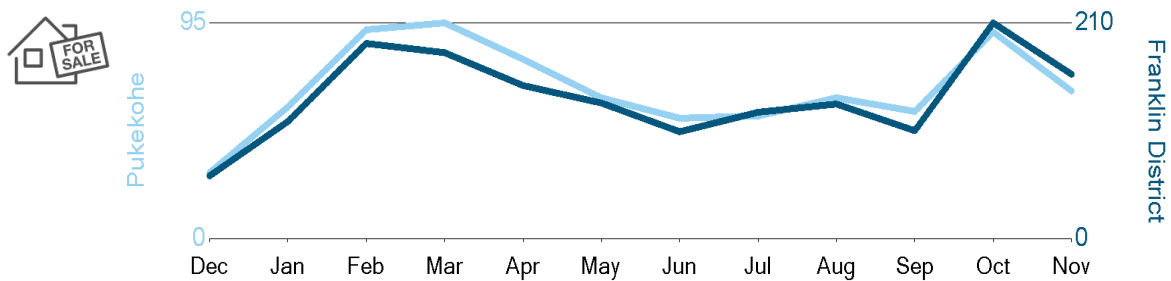


Median Sale Price in Pukekohe and Franklin District



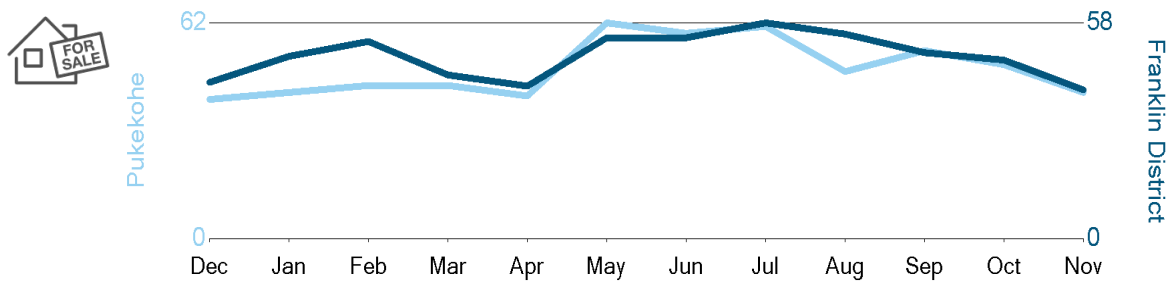
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Pukekohe and Franklin District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

Median Days to Sell in Pukekohe and Franklin District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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Census Data for Pukekohe

AGE BROAD LEVELS



Age	Pukekohe
0-14	25%
15-29	20%
30-49	28%
50-64	15%
65+	12%

FAMILY TYPE



Family Type	Pukekohe
Couple	19%
Couple (with kids)	31%
Single (with kids)	15%
Single resident	20%
Other	14%

OWNERSHIP



Ownership	Pukekohe
Own or Partly Own	35%
Held in a Family Trust	4%
Do not own and do not hold in a family trust	53%
Not elsewhere included*	8%

NUMBER OF BEDROOMS



Bedrooms	Pukekohe
One bedroom	4%
Two bedrooms	16%
Three bedrooms	48%
Four bedrooms	27%
Five or more bedrooms	5%
Total dwellings stated	4608

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2023 Census of Population and Dwellings.

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TITLE DETAILS



Information last updated as at 18 Jan 2026

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND CROSS LEASE

Identifier **NA108C/233**
Land Registration District **North Auckland**
Date Issued 31 October 1996

Prior References

[NA6B/966](#) [NA85D/943](#)

Estate Fee Simple - 1/2 share
Area 779 square metres more or less
Legal Description Lot 3 Deposited Plan 53963

Registered Owners

Donna Margaret Needham and Mark William Needham

Estate Leasehold
Term 999 years commencing on the 1st August 1991

Legal Description Flat 2 Deposited Plan 176359

Registered Owners

Donna Margaret Needham and Mark William Needham

Fencing agreement in Conveyance [237269 \(R242/94\)](#) (Affects Fee Simple)
 Appurtenant hereto is a right of way and a drainage right specified in Easement Certificate [A90507](#) (Affects Fee Simple)
 Subject to a sewage drainage right over part coloured yellow on DP 53963 specified in Easement Certificate [A90507](#) (Affects Fee Simple)
 The easements specified in Easement Certificate [A90507](#) are subject to Section 351E (1) (a) Municipal Corporations Act 1954
[C289034.2](#) Lease of Flat 1 Plan 146640 Composite CT NA85D/943 issued (Affects Fee Simple)

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Land Covenant in Lease [C289034.2](#) (Affects Fee Simple)

[D062073.2](#) Lease of Flat 2 DP 176359 Term 999 years commencing on the 1st August 1991 Composite CT NA108C/233 issued - 31.10.1996 at 11.05 am (Affects Fee Simple)

Land Covenant in Lease [D062073.2](#) - 31.10.1996 at 11.05 am (Affects Fee Simple)

[9905944.3](#) Mortgage to Bank of New Zealand - 5.12.2014 at 2:48 pm

[13475079.1](#) Mortgage to Abcom Finance Limited - 4.12.2025 at 1:47 pm

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NEARBY SCHOOLS

School data from the Ministry of Education.

Advisory: School zones and other details are subject to change without notice. You should not rely on this information alone or as final and should always verify school zones with the relevant school directly.

Disclaimer: Neither REINZ nor RVL provides any warranty, express or implied, as to the accuracy, completeness, or reliability of the school zoning information and accept no liability for any decisions made or actions taken based on this information, nor for any errors or omissions. See full disclaimers at the end of this report for more details.

Valley School			In Zone from 21/05/2008
East Street Pukekohe Tel: 09-2388774	Co-Educational Contributing State	Equity Index 425 461 students 276 m from subject property.	
Pukekohe High School			In Zone from 30/09/2002
14 Harris Street Pukekohe Tel: 09-2370117	Co-Educational Secondary (Year 9-15) State	Equity Index 464 1883 students 844 m from subject property.	
Pukekohe Intermediate			In Zone from 11/05/2007
44-74 Queen Street Pukekohe Tel: 09-2386568	Co-Educational Intermediate State	Equity Index 462 684 students 1.1 km from subject property.	
St Joseph's School (Pukekohe)			Not Zoned
94 Seddon Street Pukekohe Tel: 09-2387745	Co-Educational Contributing State : Integrated	Equity Index 431 350 students 1.1 km from subject property.	
Parkside School			Not Zoned
184 Wellington Street Pukekohe Tel: 09-23898696	Co-Educational Specialist School State	Equity Index 493 160 students 2.3 km from subject property.	
Pukekohe Christian School			Not Zoned
82 Yates Road Pukekohe Tel: 09-2386449	Co-Educational Composite Private : Fully Registered	Equity Index 0 322 students 2.5 km from subject property.	
KingsGate School			Not Zoned
58 Blake Road Pukekohe West Auckland Tel: 09-2390297	Co-Educational Composite State : Integrated	Equity Index 444 258 students 3.4 km from subject property.	

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Wesley College			Not Zoned
State Highway 22 Pukekohe Tel: 09-2370224	Co-Educational Secondary (Year 7-15) State : Integrated	Equity Index 508 347 students 6.0 km from subject property.	

TIPENE			Not Zoned
1832 Great South Road Bombay Tel: 021-2289068	Boys School Secondary (Year 9-15) Charter School	Equity Index 548 0 students 6.6 km from subject property.	

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Definitions

CSL means Custom Software Limited.

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