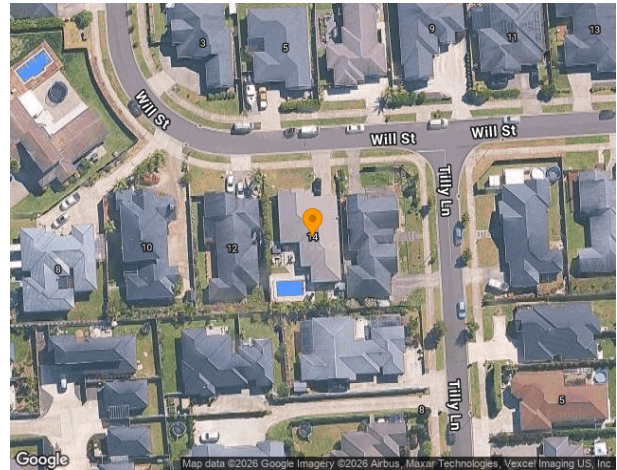




QV e-Report

14 Will Street, Huapai,
Rodney District



QV

QV's estimated market value

\$1,430,000

Confidence Level: Medium

Date of Estimate: 03/03/2026

Subject to the attached valuation conditions.

Unless otherwise stated, all figures are GST inclusive (if any).

Rating Valuation

Capital Value	\$1,375,000
Land Value	\$690,000
Value of Improvements	\$685,000
Effective Date	01/05/2024
Valuation Reference	30932/13040

Rating valuations are usually carried out on all New Zealand properties every three years. They are just one of a number of factors that councils use to allocate rates. They reflect the likely selling price of a property at the effective revaluation date, not including chattels (e.g. curtains and appliances), and are not designed to be used for raising finance or as insurance valuations.

Property Details







14 Will Street, Huapai,
Rodney District



Property Description

A 222 square metre 4 bedroom 2010's mixed material dwelling in good condition which is located on a 665 square metre level inside site with no appreciable view. The property includes two toilets, drive on access, under main roof garaging for two vehicles, large other improvements, decking and average landscaping.

Improvements

 222 m ²	 4
 2	 2
 2	 2

*Estimated

Type of Property:	Dwelling
Units of Use:	1
Estimated Year of Construction:	2015
Total Floor Area:	222 m ²
Total Living Area:	177 m ²
Wall Construction and Condition:	Mix.Material, Good
Roof Construction and Condition:	Steel/G-Iron, Good
Garages - Under Main Roof:	2
Garages - Freestanding:	0
Carparks including garaging:	2

Land

Site Area:	665 m ²
Contour:	Level
Outlook:	No appreciable view
Access:	Drive on access
Zoning:	9A - Residential - Single House Zone
Maori Land:	No
Land Use:	Single Unit excluding Bach

Title Summary

Record of Title:	707436
Legal Description:	Lot 37 Deposited Plan 486633
Land Area:	665 m ²
Tenure:	Fee Simple

Location

Suburb/Town	Huapai
Proximity of Suburb to CBD	28km
Surrounding Development	Mixture of housing ranging from 1930's bungalows to new executive quality developments.
Facilities	Local shopping at Kumeu & Huapai. More extensive services available at Westgate and Henderson.
Public Transport	Bus Service
Locality Features	Muriwai Beach, Wineries and Breweries

Comparable Sales

14 Will Street, Huapai,
Rodney District



Market Evidence

In order to assess our market estimate we have considered a number of sales, comparing these to the subject property. We summarise some key ones as follows:



24 Sir Lincoln Drive, Huapai Sale Price: \$1,525,000

House Type:	Dwelling	Sale Date:	05/02/2026
Year Built:	2010-19	Floor Area:	224 m ²
Cladding:	Mix.Material	Land Area:	664 m ²
Garaging:	2 attached	Match:	78%

The house is similar in size. It is of a similar age to the subject property and the section size is similar. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



56 Fruitlands Road, Huapai Sale Price: \$1,392,500

House Type:	Dwelling	Sale Date:	10/01/2026
Year Built:	2020-29	Floor Area:	228 m ²
Cladding:	Weatherboard	Land Area:	662 m ²
Garaging:	2 attached	Match:	77%

The house is similar in size. It is of a similar age to the subject property and the section size is similar. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



94 Tapu Road, Huapai Sale Price: \$1,292,500

House Type:	Dwelling	Sale Date:	17/01/2026
Year Built:	2010-19	Floor Area:	180 m ²
Cladding:	Weatherboard	Land Area:	652 m ²
Garaging:	2 attached	Match:	76%

The house is smaller in size. It is of a similar age to the subject property and the section size is similar. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



16 Len Ireland Drive, Huapai Sale Price: \$1,415,000

House Type:	Dwelling	Sale Date:	12/12/2025
Year Built:	2020-29	Floor Area:	201 m ²
Cladding:	Steel/G-Iron	Land Area:	601 m ²
Garaging:	2 attached	Match:	76%

The house is similar in size. It is of a similar age to the subject property and the section size is similar. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



11 Cutfield Lane, Huapai Sale Price: \$1,365,000

House Type:	Dwelling	Sale Date:	12/12/2025
Year Built:	2020-29	Floor Area:	212 m ²
Cladding:	Weatherboard	Land Area:	615 m ²
Garaging:	2 attached	Match:	76%

The house is similar in size. It is of a similar age to the subject property and the section size is similar. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.

Property History

14 Will Street, Huapai,
Rodney District



Subject Market Sales History

Sale Date	Sale Price
01/09/2016	\$1,080,000
15/10/2015	\$421,739
07/01/2014	\$297,392

Rating Valuation Property Changes

Date	Valuation date	Capital value	Land value	Land area	Floor area
07/06/2025	01/05/2024	\$1,375,000	\$690,000	665 m ²	222 m ²
29/05/2024	01/05/2024	\$1,500,000	\$760,000	665 m ²	222 m ²
13/12/2023	01/06/2021	\$1,500,000	\$760,000	665 m ²	222 m ²
02/03/2022	01/06/2021	\$1,450,000	\$760,000	665 m ²	222 m ²
18/11/2017	01/07/2017	\$1,075,000	\$560,000	665 m ²	222 m ²
24/07/2017	01/07/2014	\$820,000	\$370,000	665 m ²	222 m ²
04/03/2017	01/07/2014	\$370,000	\$370,000	665 m ²	0 m ²
22/01/2016	01/07/2014	\$370,000	\$370,000	665 m ²	-
07/01/2016	01/07/2014	\$0	\$0	665 m ²	310 m ²

Market Commentary

14 Will Street, Huapai,
Rodney District



National Commentary

The latest QV House Price Index shows that average residential property values across Aotearoa New Zealand rose by 0.9% over the three months to January 2026, with the national average now \$910,285. That figure is 0.4% higher than at the same time last year, and 13.1% below the nationwide market peak of January 2022.

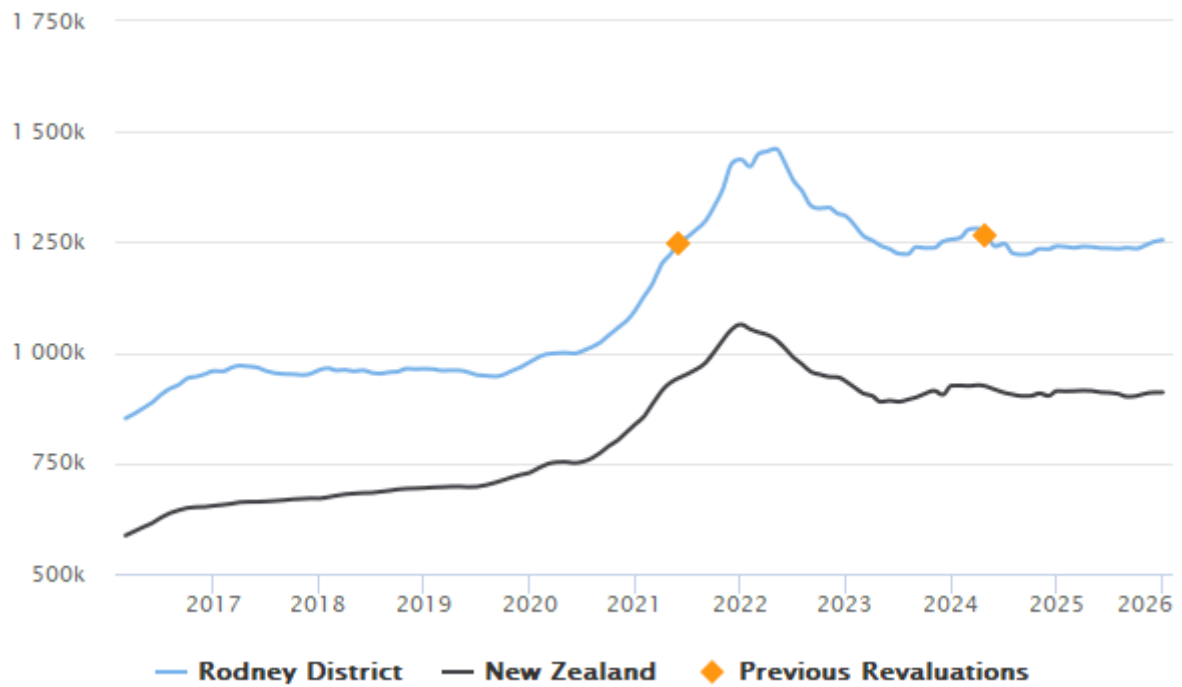
Among New Zealand's largest cities, Dunedin recorded the strongest quarterly growth (2.7%) followed by Christchurch City (2.0%) and Tauranga (1.6%). The Auckland Region also saw values rise modestly over the quarter (0.8%), and Hamilton also recorded a small increase (0.4%), Wellington City saw values dip, although values remain almost unchanged, down by just 0.1% over the three months to January. Across the other regional centres, Invercargill recorded the strongest gains (2.2%), followed by Gisborne (1.9%), Whanganui (1.6%), Timaru (1.5%), Greymouth (1.3%) and Nelson (0.7%), while Queenstown Lakes District (0.4%) recorded a smaller increase as growth continued to ease from recent quarters. Meanwhile, Palmerston North (0.8%) and Taupo (0.7%) recorded modest increases, while New Plymouth (-0.6%) and Hastings (-0.2%) experienced small value declines, and values in Napier were unchanged (0.0%).

Local Commentary

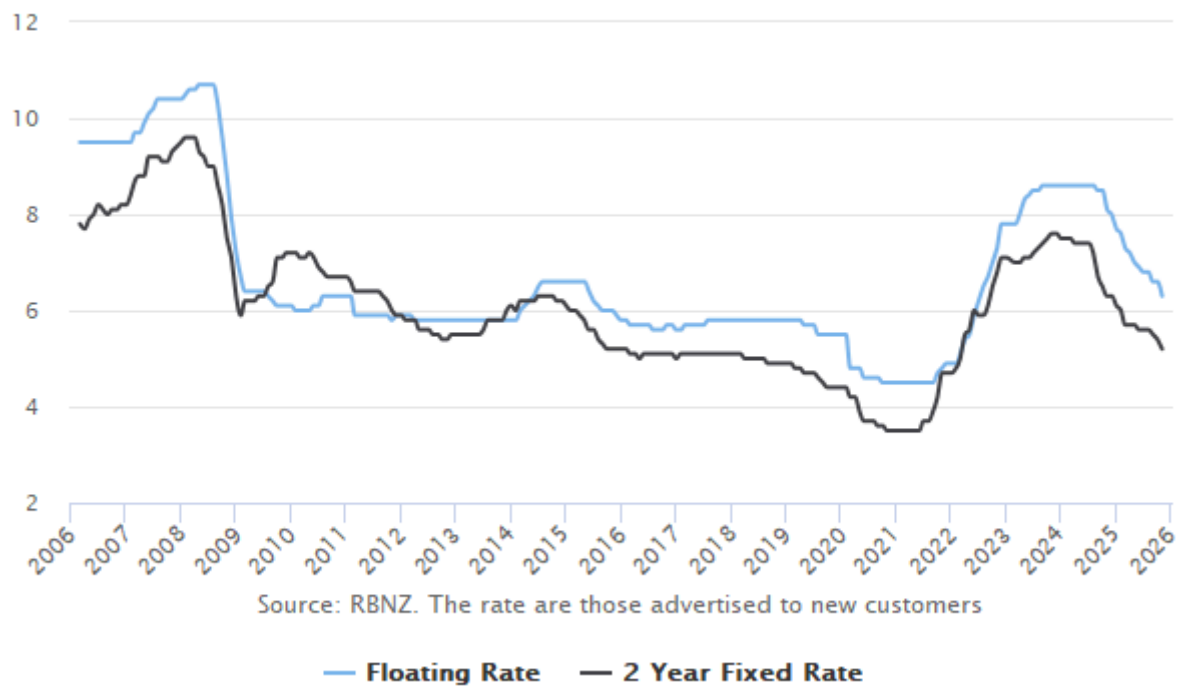
Rodney District has increased by 1.6% over the past three month period with the average value now sitting at \$1,255,296. This represents an annual growth rate of 1.1%.



QV House Price Index – Average Values



Mortgage Rates



Statistical Data from the latest 2018 Census



		Kumeu-Huapai	Auckland Region	New Zealand
Population	# of People	3,432	1,571,718	4,699,755
	Median Age	34.9	34.7	37.4
Work	Employed full-time	62.4%	51.9%	50.1%
	Employed part-time	12.2%	13.7%	14.7%
	Unemployed	2.2%	4.1%	4.0%
	Not in the labour force	23.2%	30.3%	31.2%
Study Participation	Full-time study	20.1%	22.5%	21.3%
	Part-time study	2.9%	3.1%	3.2%
Income	Median	\$47,800	\$34,400	\$31,800
	Under \$30,000	33.7%	46.1%	48.1%
	\$30,001-\$50,000	18.4%	19.3%	20.2%
	\$50,001-\$70,000	16.5%	14.8%	14.4%
	\$70,001-\$100,000	17.5%	10.3%	9.6%
	\$100,000 plus	14.0%	9.5%	7.6%
Dwelling occupancy	Total private dwellings	1,110	496,428	1,653,060
	Owner occupier	79.5%	59.4%	64.6%
	Rental	20.5%	40.6%	35.5%
Dampness	Always damp	.6%	4.0%	3.0%
	Sometimes damp	8.9%	20.9%	18.5%
	Not damp	90.5%	75.2%	78.5%
Mould	Mould over A4 size - always	1.4%	5.6%	4.3%
	Mould over A4 size - sometimes	6.3%	15.6%	12.6%
	No/little mould	92.0%	78.8%	83.1%

Recent Sales in the Locality



Recent Sales

Some additional recent sales in the locality are listed below

	<p>5 Remana Crescent, Huapai</p> <p>House Type: Dwelling Year Built: 2010-19 Cladding: Weatherboard Garaging: 2 attached</p>	<p>Sale Price: \$1,480,000</p> <p>Sale Date: 12/11/2025 Floor Area: 204 m² Land Area: 600 m² Match: 75%</p>
	<p>23 Malbec Place, Huapai</p> <p>House Type: Dwelling Year Built: 2010-19 Cladding: Weatherboard Garaging: 2 attached</p>	<p>Sale Price: \$1,370,000</p> <p>Sale Date: 06/11/2025 Floor Area: 202 m² Land Area: 871 m² Match: 75%</p>
	<p>45 Mcindoe Road, Huapai</p> <p>House Type: Dwelling Year Built: 2020-29 Cladding: Fibre Cement Garaging: 2 attached</p>	<p>Sale Price: \$1,266,000</p> <p>Sale Date: 11/12/2025 Floor Area: 195 m² Land Area: 566 m² Match: 73%</p>
	<p>17 Maple Lane, Huapai</p> <p>House Type: Dwelling Year Built: 2000-09 Cladding: Brick Garaging: 2 attached</p>	<p>Sale Price: \$1,300,000</p> <p>Sale Date: 05/12/2025 Floor Area: 250 m² Land Area: 774 m² Match: 73%</p>
	<p>21 Vogwill Road, Huapai</p> <p>House Type: Dwelling Year Built: 2020-29 Cladding: Mix.Material Garaging: 2 attached</p>	<p>Sale Price: \$1,430,000</p> <p>Sale Date: 13/11/2025 Floor Area: 212 m² Land Area: 618 m² Match: 73%</p>
	<p>46 Matua Road, Huapai</p> <p>House Type: Dwelling Year Built: 2010-19 Cladding: Weatherboard Garaging: 2 freestanding</p>	<p>Sale Price: \$1,215,000</p> <p>Sale Date: 04/02/2026 Floor Area: 138 m² Land Area: 600 m² Match: 72%</p>
	<p>45 Sunny Crescent, Huapai</p> <p>House Type: Dwelling Year Built: 1990-99 Cladding: Weatherboard Garaging: 2 attached</p>	<p>Sale Price: \$1,440,000</p> <p>Sale Date: 02/02/2026 Floor Area: 275 m² Land Area: 1540 m² Match: 71%</p>

Function and use of report

The purpose of this computer generated report is to provide you with property information, including an estimate of the market value of the property, as at the date the report is issued. It has been generated from a range of data sources that has been compiled by Quotable Value Limited (QV) including the following: Council Property & Sales Data, Google Maps, LINZ Titles, RBNZ Interest Rates, Statistics NZ Census Data and QV's Internal Databases.

The estimate contained in this report cannot be used for lending purposes. Any decision on this property that is reliant on its value must take account of the limitations of this estimate as stated below. The report is not designed to replace a professional valuation and if a significant variation of the estimate would materially affect you we recommend you obtain a Registered Valuers report.

Limitations of report

No physical inspection has been made in arriving at the estimate provided in this report. We have relied on the data source information held by QV for the subject property. The estimate is generated on the assumption that there:

- have been no changes to the property from the information provided from the data sources
- are no issues that may affect the property such as the title, planning, resource consent, Local Authority requirements, hazardous or noxious substances; and
- are no other matters that will affect the value of the property,

Any users of this estimate need to be aware that this may not be the case and that further enquiry could result in a significantly different value for the property.

The Record of Title was not searched for this estimate of value. A search of the Record of Title at Land Information New Zealand will confirm these details.

This Report does not comply with the standards for a market valuation from the Institute of Valuers.

Limitation of liability

QV does not accept any responsibility or liability for loss should this estimate be used by any other party, or for any other purpose, or without regard to the limitations stated above.

QV makes no warranties or guarantees and does not accept any responsibility for the extent or quality of the information from the data sources used to generate this report.

Nothing in these conditions is intended to limit or replace any of our obligations or your rights under relevant consumer law including the Fair Trading Act 1986, the Consumer Guarantees Act 1993 and the Privacy Act 2020. Your rights of redress under the Consumer Guarantees Act 1993 apply if we have not complied with our obligations under that Act, for example, the guarantee that our services are fit for purpose. Under the Consumer Guarantees Act 1993 we may be liable for any loss or damage resulting from the failure to comply so long as the loss or damage was reasonably foreseeable. If you have purchased this report "in trade" as defined under the Consumer Guarantees Act 1993 you agree that the guarantees under that Act will not apply to the provision of or use of our services.

If you do have any complaints or believe we are not meeting our obligations under Consumer Law, we encourage you to contact us.

Publication

Neither the whole nor any part of this Report or any reference thereto may be published, included in any document, circular or referenced without seeking our approval of the form and context in which it will appear.