

18 February 2026

HomeSell Real Estate Limited
T/A HomeSell Pro
14 Vaughan Cres
Murrays Bay
Auckland 0630

Re: 31 Tokai Place, Glen Eden, Auckland

I have assessed the above-mentioned property for the purpose of establishing a market rent. Based on the current market I would estimate the property would rent for **\$600 to \$680 per week**.

The ground floor centres around an entertainer's kitchen with upgraded mixer, flowing seamlessly into the open-plan dining and lounge area. A convenient guest WC with integrated laundry is also located on this level. From the lounge, step out to a generous deck where tranquil bush views and native birdlife create a peaceful backdrop for relaxing or entertaining.

The middle level offers two spacious bedrooms serviced by the main bathroom, while a third bedroom occupies the top floor, providing flexibility for families, guests, or a work-from-home setup. Comfort is assured year-round with a heat pump and electric wall heater, while quality drapes add a stylish finishing touch.

A designated car park adds practicality, and the friendly, well-maintained community is supported by an active Residents Society that meets annually to manage shared upkeep. Positioned close to key transport links, commuting is simple, with bus stops just steps away on Woodglen and Glengarry Roads, and Glen Eden Train Station only a short drive or walk away.

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Disclaimer:

- 1) Whilst all care is taken to be accurate with rental appraisals, we cannot be held accountable for any information in this document. This appraisal is based on information sourced from Tenancy Services, Core Logic and currently available rentals in the area. It is valid for one month from date of issue and the agents or their clients do not accept liability for changes to market conditions that may affect the content of this appraisal.
- 2) This rental appraisal does not take into account whether or not this property complies with current 'Healthy Home Standards'.