

iVal Report

**ADDRESS**

5/17 BRANDON ROAD
MANLY
AUCKLAND

iVAL ESTIMATE: 1/09/2026**\$845,000****VALUE RANGE****^ \$915,000****▼ \$775,000****PROPERTY DETAILS**

Valocity ID	NZ00143039/5
Property Category	Residential: Dwelling, 1990's
Region	AUCKLAND
Territorial Authority	AUCKLAND (AUCKLAND - RODNEY)
Title Number	NA90A/390
Legal Description	LOT 1 DP 127963, FLAT 5 DP 151058
Owners	JODIE THERESA ANCLIFF, CHRISTIAN PATRICK ANCLIFF

Property Features

Land Area		Number of bedrooms	2
Floor Area	117 m ²	Number of bathrooms	2
Land Zone	Residential		
Land Use	RESIDENTIAL: Single Unit (other than bach)		
Improvements	Dwelling, Other Improvement		
Year Built	1999		
Wall Construction	Wood in all forms, including treated plywood and compressed wood products		
Roof Construction	Tiles, including all materials with a tile profile		

Risk Flags

No risk flags have been identified for this property

Homestar Rating

Homestar Rating is not available for this property

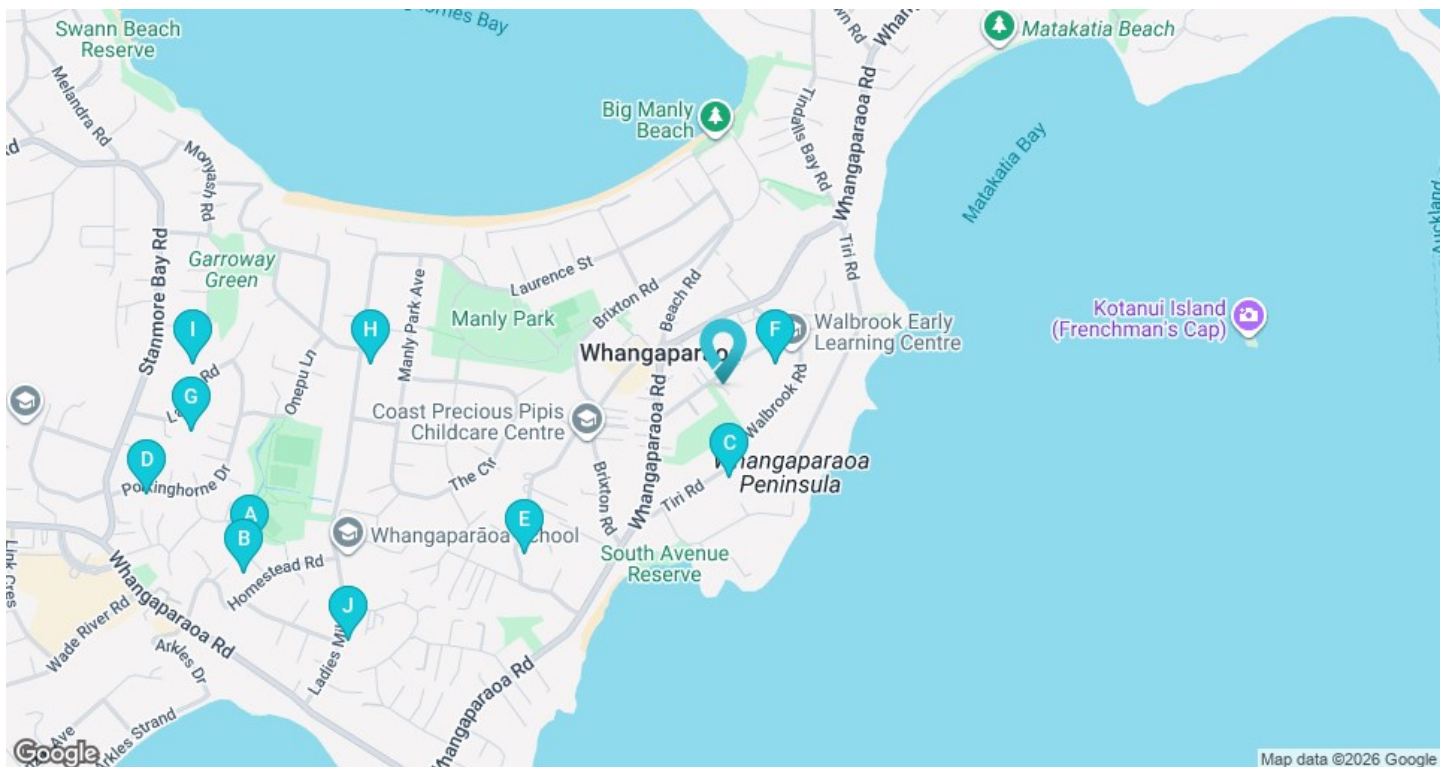
Rating Valuation

Capital Value	\$830,000
Land Value	\$390,000
Value of Improvements	\$440,000
Valuation Date	01 May 2024
Valuation Reference	3160033000E

Last Known Sale

Sale Date	08 Nov 2024
Sale Price	\$725,000
Sale Method	

Comparable Property Sales



A 1/36B Homestead Road, Manly, Auckland



SALE PRICE

\$840,000

SALE DATE

22 Jul 2026

Sale Method

Capital Value

\$780,000

Decade Constructed

1980

Land Area

Floor Area

140 m²



Residential: Dwelling, 1980's



1 Bathroom



3 Bedrooms

B 30A Homestead Road, Manly, Auckland



SALE PRICE

\$840,000

SALE DATE

19 Jun 2026

Sale Method

Capital Value

\$800,000

Decade Constructed

1950

Land Area

Floor Area

107 m²



Residential: Dwelling, Mixed

Age



3 Bathrooms



3 Bedrooms

17A Tiri Road, Manly, Auckland



SALE PRICE

\$800,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

14 Jun 2026

\$800,000

1980

110 m²



Residential: Dwelling, 1980's



1 Bathroom



3 Bedrooms

58 Polkinghorne Drive, Manly, Auckland



SALE PRICE

\$840,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

04 May 2026

\$810,000

1980

106 m²



Residential: Dwelling, 1980's

3 Rawhiti Road, Manly, Auckland



SALE PRICE

\$895,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

30 Mar 2026

\$840,000

1960

98 m²



Residential: Dwelling, 1960's



1 Bathroom



3 Bedrooms

F 33B Brandon Road, Manly, Auckland



SALE PRICE

\$881,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

16 Mar 2026

\$890,000

1980

112 m²



Residential: Dwelling, 1980's



1 Bathroom



3 Bedrooms

G 13B Layton Road, Manly, Auckland



SALE PRICE

\$815,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

21 Jan 2026

\$810,000

1990

136 m²



Residential: Dwelling, 1990's

H 85A Ladies Mile, Manly, Auckland



SALE PRICE

\$872,815

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

04 Dec 2025

\$870,000

1950

91 m²



Residential: Dwelling, 1950's



1 Bathroom



3 Bedrooms

I 18 Layton Road, Manly, Auckland



SALE PRICE

\$835,000

Sale Method

Capital Value

\$770,000

Decade Constructed

1970

Land Area

Floor Area

95 m²



Residential: Dwelling, 1970's



1 Bathroom



3 Bedrooms

J 23 Ladies Mile, Manly, Auckland



SALE PRICE

\$872,500

Sale Method

Capital Value

\$820,000

Decade Constructed

1960

Land Area

Floor Area

120 m²



Residential: Dwelling, 1960's



1 Bathroom



3 Bedrooms

Terms & Conditions

The property information contained within the iVal Report is not intended or designed to replace a Full Market Valuation. The estimated value of the iVal Report is the result of an analysis of comparable property data collated by Valocity Ltd and is based on the property being freehold. Valocity Ltd will use all reasonable endeavours to ensure that the property statistics contained within the report are substantially complete and free of errors or defects, but acknowledge that from time to time, errors may occur. Any map showing property boundaries is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace a Certificate of Title or Land Survey information. While Valocity Ltd has used reasonable endeavours to ensure the availability, accuracy and completeness of the information contained in the map, this is not guaranteed by Valocity Ltd. Where a Forecast Standard Deviation (FSD) is provided, this represents a statistical measure of the projected accuracy of the estimate. The FSD displays in a range generally between 0-25%, with a lower FSD denoting a higher projected accuracy. The majority of estimates fall within the 10% - 15% FSD range.

If any Risk Flags are identified on the subject property it is recommended that you obtain further information relevant to the Risk Flag identified. Please note that if Potential Weather tightness is listed, this indicates *potential* weather tightness due to construction between 1994 and 2004 and construction using Roughcast or Malthoid.