



RENTAL APPRAISAL

27B MONTCLARE STREET, ILAM, CHRISTCHURCH

5 bedroom / 2 bathroom / 3 garage \$950 - \$1050 per week






Spacious, private, and perfectly positioned, this 229sqm five-bedroom, two-bathroom home in Ilam is ideal for families. Set on a large rear section, it offers open-plan living that flows to a sunny garden, a master with ensuite and verandah access, plus heating, double glazing, and solar panels for year-round comfort. With two garages, ample parking, and zoning for Avonhead School and Riccarton High, it's also just a short walk or ride to UC. A practical home that's ready to enjoy.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

Comparable Rentals






1 14 CAMBERWELL PLACE, AVONHEAD, CHRISTCHURCH, 8042



 4  2  2  635m²  270m²
Age 1970 DOM 23 days Capital Value \$860,000
Listing Date 09-Jun-25 Distance 1.01km CV Date 01-Aug-22
Listing Price \$775





2 3 ASHTEAD LANE, SOCKBURN, CHRISTCHURCH, 8042



 4  2  2  512m²  163m²
Age 2000 DOM 21 days Capital Value \$680,000
Listing Date 11-Jun-25 Distance 1.85km CV Date 01-Aug-22
Listing Price \$750






3 466 AVONHEAD ROAD, AVONHEAD, CHRISTCHURCH, 8042



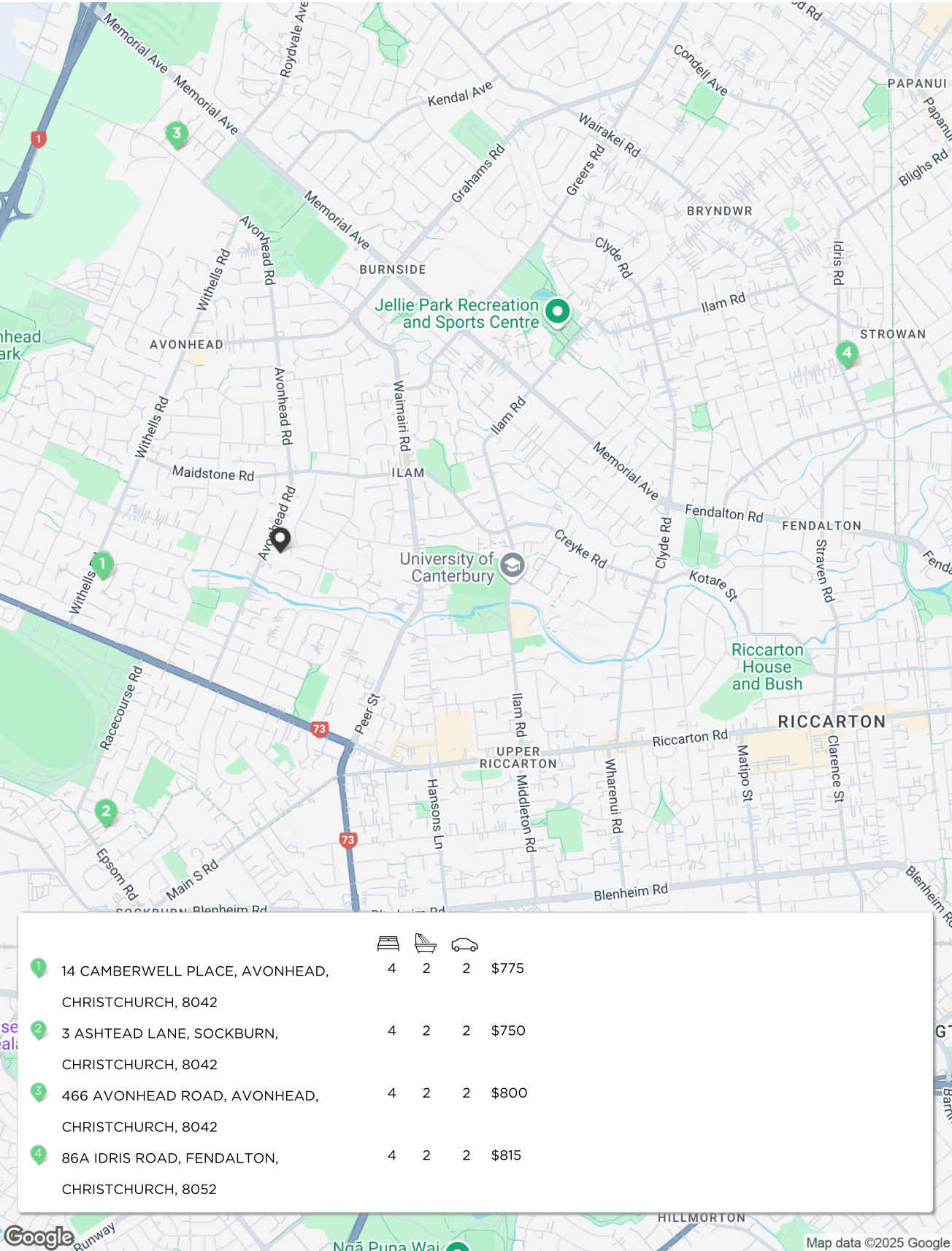
 4  2  2  577m²  230m²
Age 1980 DOM 29 days Capital Value \$900,000
Listing Date 03-Jun-25 Distance 2.35km CV Date 01-Aug-22
Listing Price \$800

4 86A IDRIS ROAD, FENDALTON, CHRISTCHURCH, 8052



 4  2  2  450m²  150m²
Age 1930 DOM 47 days Capital Value \$920,000
Listing Date 16-May-25 Distance 3.39km CV Date 01-Aug-22
Listing Price \$815

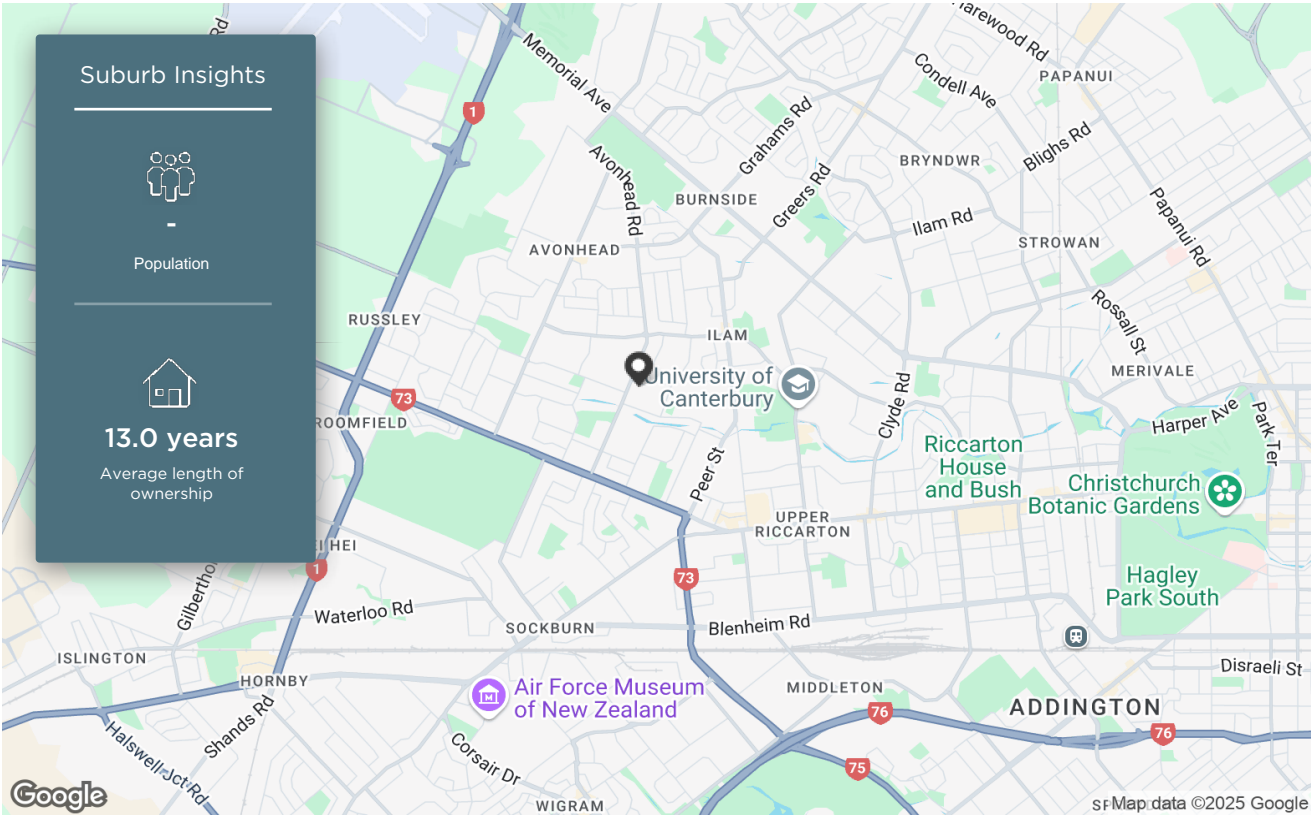
Comps Map: Rentals



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Ilam

Demographic



null

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%

FRASER FLYNN

Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.


Whether you're ready to get started or just want to ask a few questions, feel free to get in touch – I'm always happy to help.

Look forward to
hearing from you
soon,



Get a Rental Appraisal

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 Fraser Flynn

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