



RENTAL APPRAISAL

6/196 HILLS ROAD, SHIRLEY, CHRISTCHURCH

2 bedroom / 2 bathroom / 1 off street park

\$525 - \$550 per week

This modern three-bedroom, two-bathroom apartment spans approximately 106sqm on a single level and occupies the top floor at the rear of the development for added privacy. A large north-facing deck extends the living space, while ground-floor storage provides room for bicycles, e-bikes or tools. Designed with efficiency and comfort in mind, the apartment features radiated hot water central heating, a smart shared solar system, a heat pump hot water cylinder, and high-spec insulation including a fully insulated concrete slab. A dedicated car park with EV-ready infrastructure further enhances its appeal, making this home a highly desirable rental option.

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

Comparable Rentals

1 4/196 HILLS ROAD, EDGEWARE, CHRISTCHURCH, 8013



2 2 1 83m² 74m²
 Age 2025 DOM 7 days Capital Value \$615,000
 Listing Date 03-Apr-25 Distance 0.02km CV Date 01-Aug-22
 Listing Price \$520/week

2 1/160 HILLS ROAD, EDGEWARE, CHRISTCHURCH, 8013



2 2 1 143m² 68m²
 Age 2022 DOM 18 days Capital Value \$625,000
 Listing Date 02-May-25 Distance 0.18km CV Date 01-Aug-22
 Listing Price \$520/week

3 1/66 CLEVELAND STREET, EDGEWARE, CHRISTCHURCH, 8013



2 2 1 86m² 76m²
 Age 2023 DOM 2 days Capital Value \$560,000
 Listing Date 21-May-25 Distance 0.24km CV Date 01-Aug-22
 Listing Price \$550/week

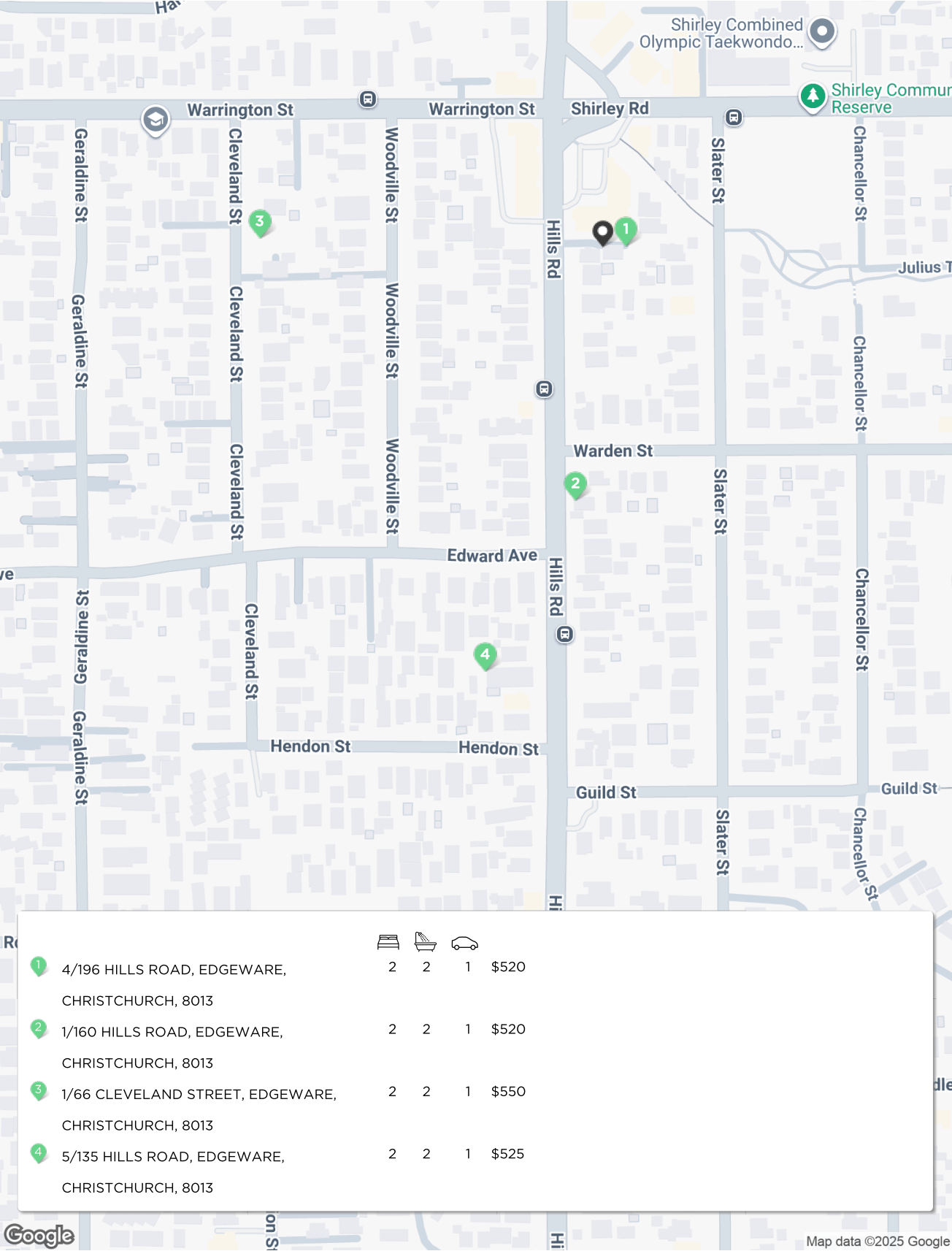
4 5/135 HILLS ROAD, EDGEWARE, CHRISTCHURCH, 8013



2 2 1 123m² 75m²
 Age 2022 DOM 7 days Capital Value \$650,000
 Listing Date 21-Jul-25 Distance 0.31km CV Date 01-Aug-22
 Listing Price \$525/week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals





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



jackie@fraserflynn.co.nz



021 522 399



fraserflynn.co.nz



facebook.com/fraserflynnpm

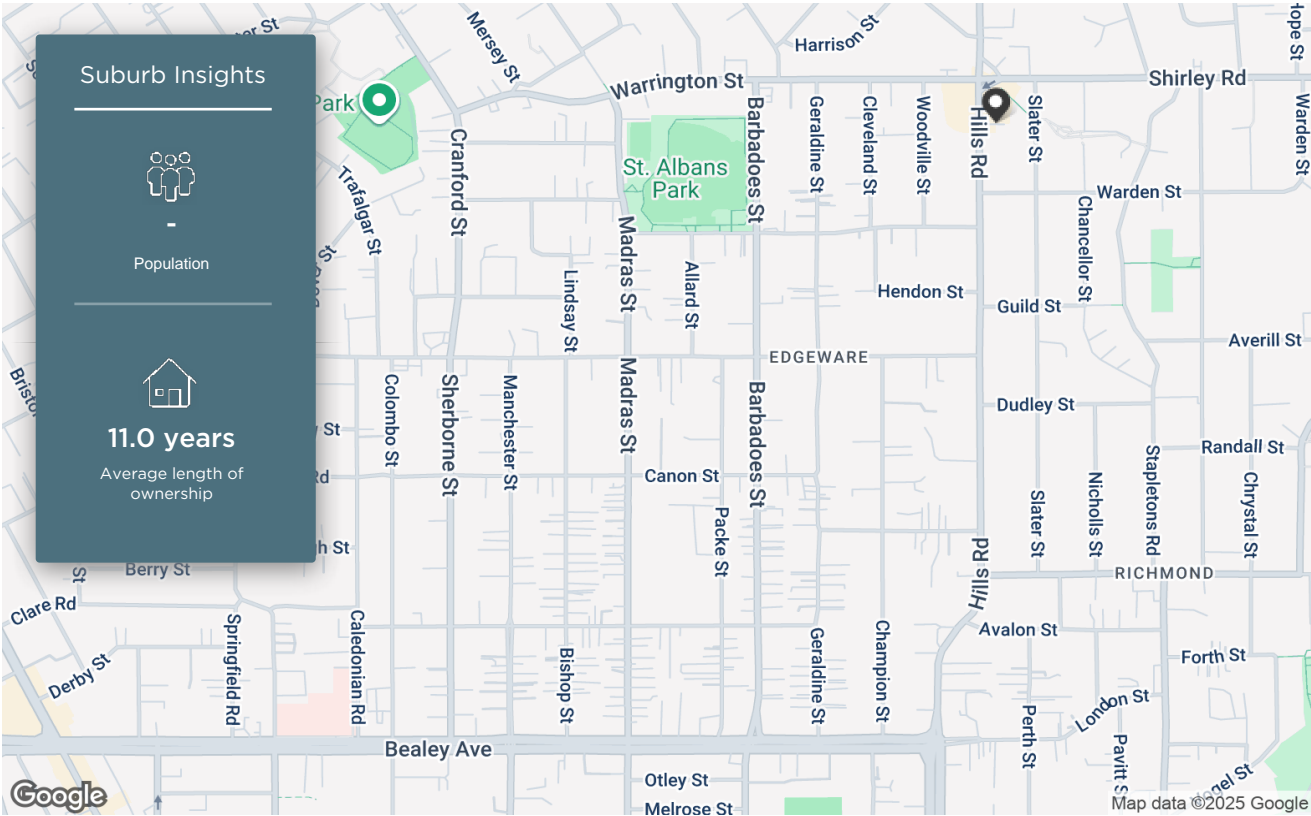


@fraserflynnpm

© 2022 - 2025 Fraser Flynn, All Rights Reserved.

Edgeware

Demographic



The size of Edgeware is approximately 1 square kilometres. The population of Edgeware in 2006 was 3,795 people. By 2013 the population was 4,530 showing a population growth of 19.4% in the area during that time. The predominant age group in Edgeware is 20-29 years. In general, people in Edgeware work in a professional occupation. Currently the median sales price of houses in the area is \$654,500.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	51.8	Agricultural and Fishery	1.3	-20K	5.6	0-9	10.8
Two Families	2.0	Clerical	9.4	20-30K	8.2	10-19	7.4
Three+ Families	0.0	Elementary	11.4	30-50K	16.5	20-29	26.4
Lone Occupant	33.1	Legislators, Admin and Managers	12.8	50-70K	15.2	30-39	18.4
Share Accommodation	11.0	Plant and Machinery Operator	7.0	70-100K	18.1	40-49	12.8
Other	1.5	Professional	16.9	100K+	23.1	50-59	11.2
		Service and Sales	16.2			60-64	4.2
		Technicians	13.8			65+	8.2
		Trades	11.3				

Disclaimer

© Copyright Cotality NZ Limited (Cotality). Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication. All rights reserved.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication reproduces materials and content owned or licenced by CoreLogic NZ Limited trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication contains data and statistics provided by Land Information New Zealand (LINZ) and is made available from the subject property's Record of Title provided by LINZ that has not been changed in any way by CoreLogic is not a substitute for a Record of Title. LINZ, in its sole discretion, may require you to amend, delete the LINZ data at any time.