



Homely
PROPERTY MANAGEMENT

Investment *Property Appraisal* September 2025

428 Te Moana Road,
Waikanae

Number of Bedrooms: 4, Bathroom: 2, Garaging: 2
230sqm

Current Statistics from tenancy.govt.nz

Market Rent in Waikanae for June 2025

Property Type: House

Number of Bedrooms: 4

Lower Quartile
\$758

Median Quartile
\$805

Upper Quartile
\$875

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
2 Hemi Street, Waikanae	House	\$830	Bedroom: 4 Bathroom: 2 Garaging: 2	Built in 2016, this home is 50sqm smaller (garage attached). The property is in good, original condition throughout, with tiled bathrooms & neutral décor. On a much smaller, easy care section which is on the corner of a busy road. Rented April 2025
261 Te Moana Road, Waikanae	House	\$845	Bedroom: 4 Bathroom: 2 Garaging: 0	Built in 1980, this home is 60sqm smaller across two levels. The property has been recently modernised throughout to a very good standard, with the garage converted into additional rooms. Owner looks after the gardens. Rented January 2025
10 Nimmo Avenue West, Waikanae	House	\$870	Bedroom: 4 Bathroom: 2 Garaging: 2	Built in 1972, this home is 47sqm larger (garage is attached). It has been updated to a good standard in parts of the property, and is finished well. Tenant responsible for the gardens, which are set on just over 800sqm. Rented December 2024

Based on current market and comparable properties used by Trade Me, www.realestate.co.nz and REINZ to compare this property, I would consider the current market value to be appraised between:

\$830 - \$870 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$870 per week
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement then I would look to lower the rent to \$830 per week
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants. You have the final decision on the tenant selection. No tenant will be offered the property without your approval.

Homely Points of Difference

- Our fees are **tailored** to suit you and your property. We take into account, location, portfolio size, market rents and standard of compliance.
- We are an **REINZ accredited agency**, so you know you can trust us.
- Our property managers are **qualified**.
- We infuse a **personal approach** into everything we do.
- On top of your routine inspections, we report on how your property is **performing financially**.
- We work independently, which means our hours are flexible to accommodate you and tenants. It also means we are **invested in what we do**.
- Our **portfolios are capped** to ensure quality over quantity.
- Homely has teamed with PropertyMe to provide a unique experience with an **Owner App**. You can access your property portfolio from the palm of your hand at any time.

Further Notes

This rental appraisal has been completed based off plans, photos or an online listing.

Because the property has been unavailable to view in person this is an estimate and not a true and accurate rental appraisal.

To have an accurate appraisal completed it is recommended that someone from Homely attends the property to complete this.

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.



homely.nz

Prepared by Rachael Stipkovits
Independent Property Manager
027 299 3651 - rachael@homely.nz

