



# RENTAL APPRAISAL

43 TOVEY STREET, NEW BRIGHTON, CHRISTCHURCH

**2 bedroom / 1 bathroom**

**\$500 - \$550 per week**

Weekends feel like holidays in this charming coastal home, just moments from He Puna Taimoana hot pools, the Pier, and the weekly markets and events at The Bridge. Set on a private 506sqm fully fenced section with lush gardens, the home features native timber floors, a wood burner, an updated kitchen, and a separate studio for work or hobbies. With secure parking and coastal character throughout, it's a home that invites slower mornings, salty air, and a true sense of community.

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

# Comparable Rentals

1 2/76 ESTUARY ROAD, NEW BRIGHTON, CHRISTCHURCH, 8061



|                |            |          |        |   |                              |         |               |           |
|----------------|------------|----------|--------|---|------------------------------|---------|---------------|-----------|
| <span>2</span> | 2          | 1        | 1      | - | <span>70m<sup>2</sup></span> | 7 days  | Capital Value | \$400,000 |
| Age            | 1960       | DOM      |        |   |                              |         |               |           |
| Listing Date   | 22-Sep-25  | Distance | 0.57km |   |                              | CV Date | 01-Aug-22     |           |
| Listing Price  | \$500/week |          |        |   |                              |         |               |           |

2 2/63 BERESFORD STREET, NEW BRIGHTON, CHRISTCHURCH, 8061



|                |           |          |        |   |                              |         |               |           |
|----------------|-----------|----------|--------|---|------------------------------|---------|---------------|-----------|
| <span>2</span> | 2         | 1        | 1      | - | <span>70m<sup>2</sup></span> | 7 days  | Capital Value | \$395,000 |
| Age            | 1965      | DOM      |        |   |                              |         |               |           |
| Listing Date   | 20-Oct-25 | Distance | 1.03km |   |                              | CV Date | 01-Aug-22     |           |

Listing Price \$430/week

3 1/184 UNION STREET, NEW BRIGHTON, CHRISTCHURCH, 8061



|                |           |          |       |   |                              |         |               |           |
|----------------|-----------|----------|-------|---|------------------------------|---------|---------------|-----------|
| <span>2</span> | 2         | 1        | 1     | - | <span>73m<sup>2</sup></span> | 7 days  | Capital Value | \$440,000 |
| Age            | 1910      | DOM      |       |   |                              |         |               |           |
| Listing Date   | 18-Oct-25 | Distance | 0.1km |   |                              | CV Date | 01-Aug-22     |           |

Listing Price \$475/week

4 1/32 MOUNTBATTEN STREET, NEW BRIGHTON, CHRISTCHURCH, 8061



|                |           |          |        |   |                              |         |               |           |
|----------------|-----------|----------|--------|---|------------------------------|---------|---------------|-----------|
| <span>2</span> | 2         | 1        | 1      | 1 | <span>70m<sup>2</sup></span> | 3 days  | Capital Value | \$450,000 |
| Age            | 1970      | DOM      |        |   |                              |         |               |           |
| Listing Date   | 24-Nov-25 | Distance | 0.21km |   |                              | CV Date | 01-Aug-22     |           |

Listing Price \$480/week

5 2/43 RODNEY STREET, NEW BRIGHTON, CHRISTCHURCH, 8061



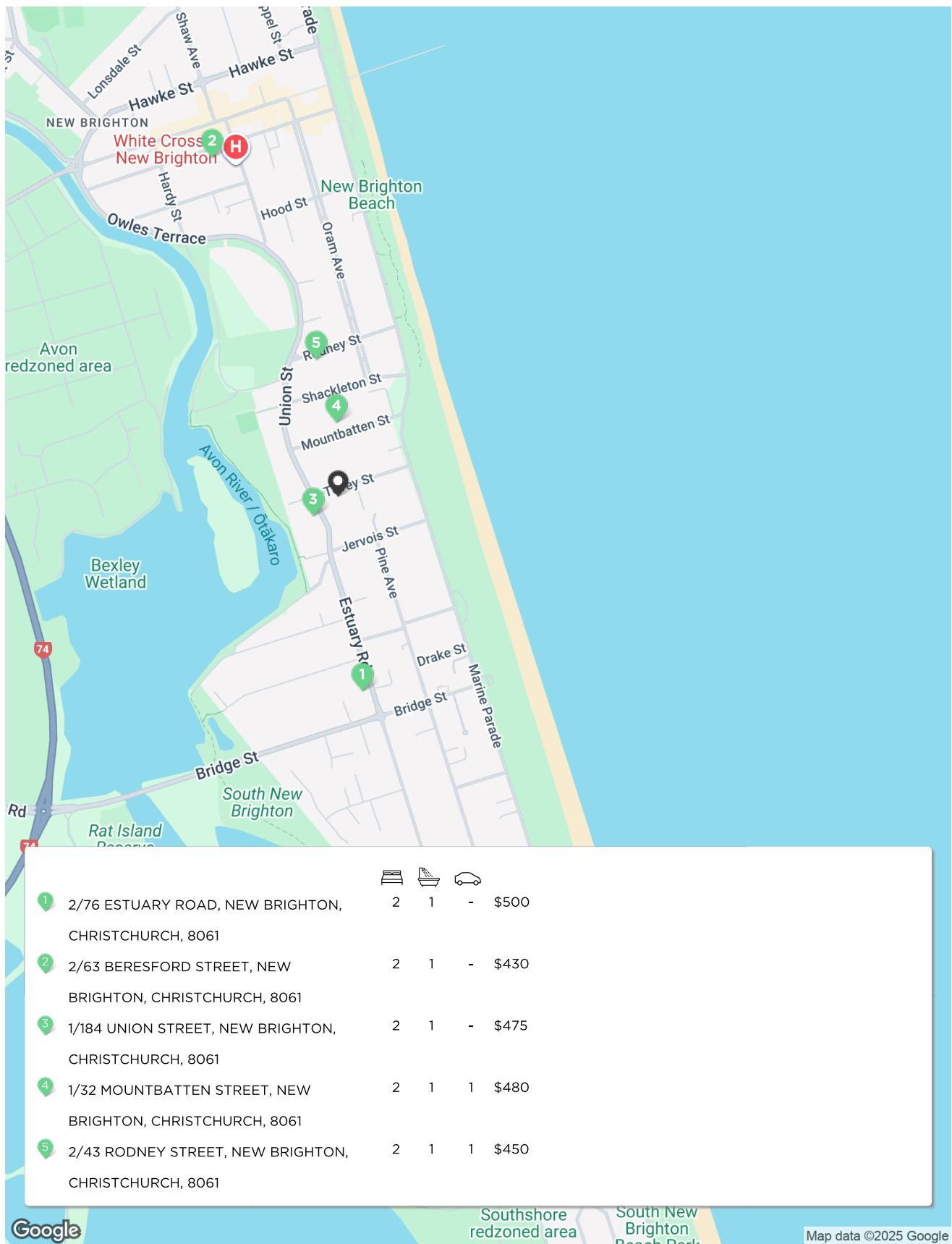
|                |           |          |        |   |                              |          |               |           |
|----------------|-----------|----------|--------|---|------------------------------|----------|---------------|-----------|
| <span>2</span> | 2         | 1        | 1      | 1 | <span>71m<sup>2</sup></span> | 317 days | Capital Value | \$485,000 |
| Age            | 1990      | DOM      |        |   |                              |          |               |           |
| Listing Date   | 14-Jan-25 | Distance | 0.39km |   |                              | CV Date  | 01-Aug-22     |           |

Listing Price \$450/week

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

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# Comps Map: Rentals



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FRASER FLYNN

# Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

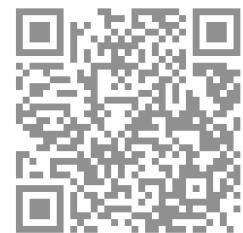
We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

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,

Jackie



Get a Rental Appraisal

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 021 522 399

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