



# RENTAL APPRAISAL

19 BELFIELD STREET, DALLINGTON, CHRISTCHURCH

**3 bedroom / 2 bathroom / 1 car space**

**\$650 - \$700 per week**

Well-presented two-bedroom, one-bathroom home with a separate, self-contained sleepout (own bathroom and hot water). Set on a freehold 627sqm fully fenced section, the property offers excellent sun, privacy, and outdoor space. Features include a heat pump, insulation, updated kitchen, separate laundry, and large standalone garage. Healthy Homes compliant. North-facing living areas and close proximity to shops, schools, parks, and the city make this a versatile, high-appeal rental with strong tenant demand and future upside.

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

## Comparable Rentals

### 1 5/9C CUFFS ROAD, WAINONI, CHRISTCHURCH, 8061



3 2 1 177m<sup>2</sup> 90m<sup>2</sup>  
 Age 2025 DOM 50 days Capital Value \$515,000  
 Listing Date 24-Nov-25 Distance 1.48km CV Date 01-Aug-22  
 Listing Price \$580/week

### 2 1/91 AVALON STREET, RICHMOND, CHRISTCHURCH, 8013



3 2 1 113m<sup>2</sup> 132m<sup>2</sup>  
 Age 1970 DOM 47 days Capital Value \$575,000  
 Listing Date 27-Nov-25 Distance 1.38km CV Date 01-Aug-22  
 Listing Price \$650/week

### 3 50B WARRINGTON STREET, MAIREHAU, CHRISTCHURCH, 8013

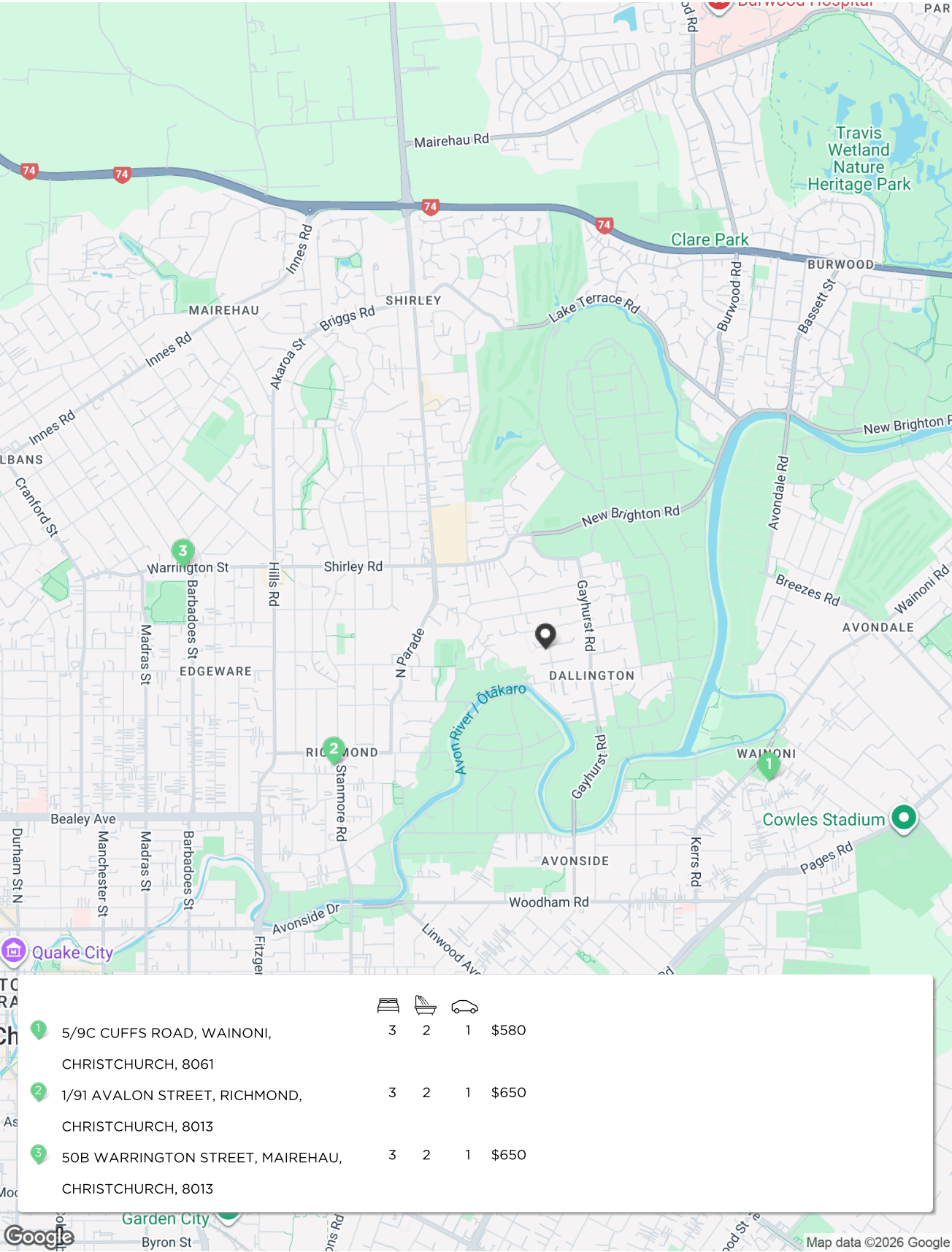


3 2 1 177m<sup>2</sup> 125m<sup>2</sup>  
 Age 2010 DOM 365 days Capital Value \$740,000  
 Listing Date 13-Jan-25 Distance 2.11km CV Date 01-Aug-22  
 Listing Price \$650/week

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



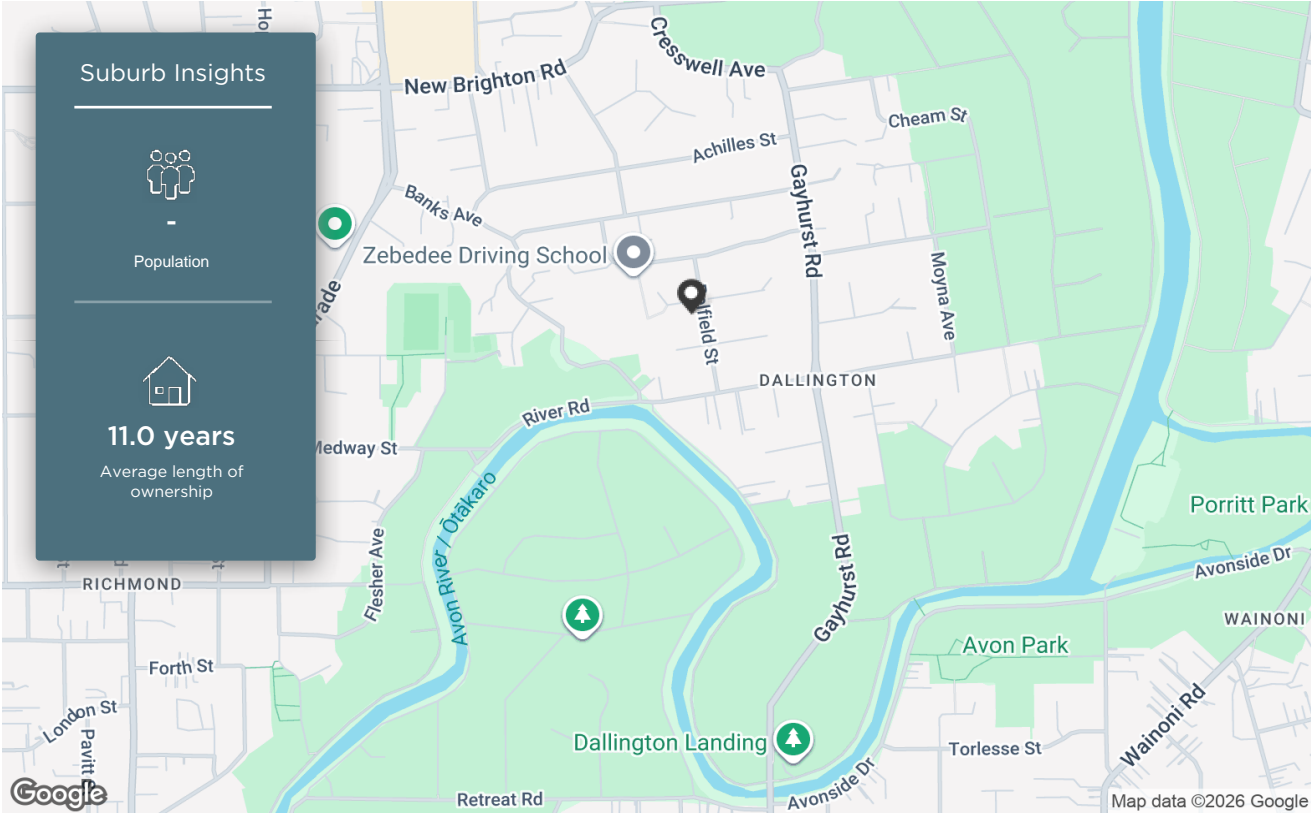
Comps Map: Rentals



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

# Dallington

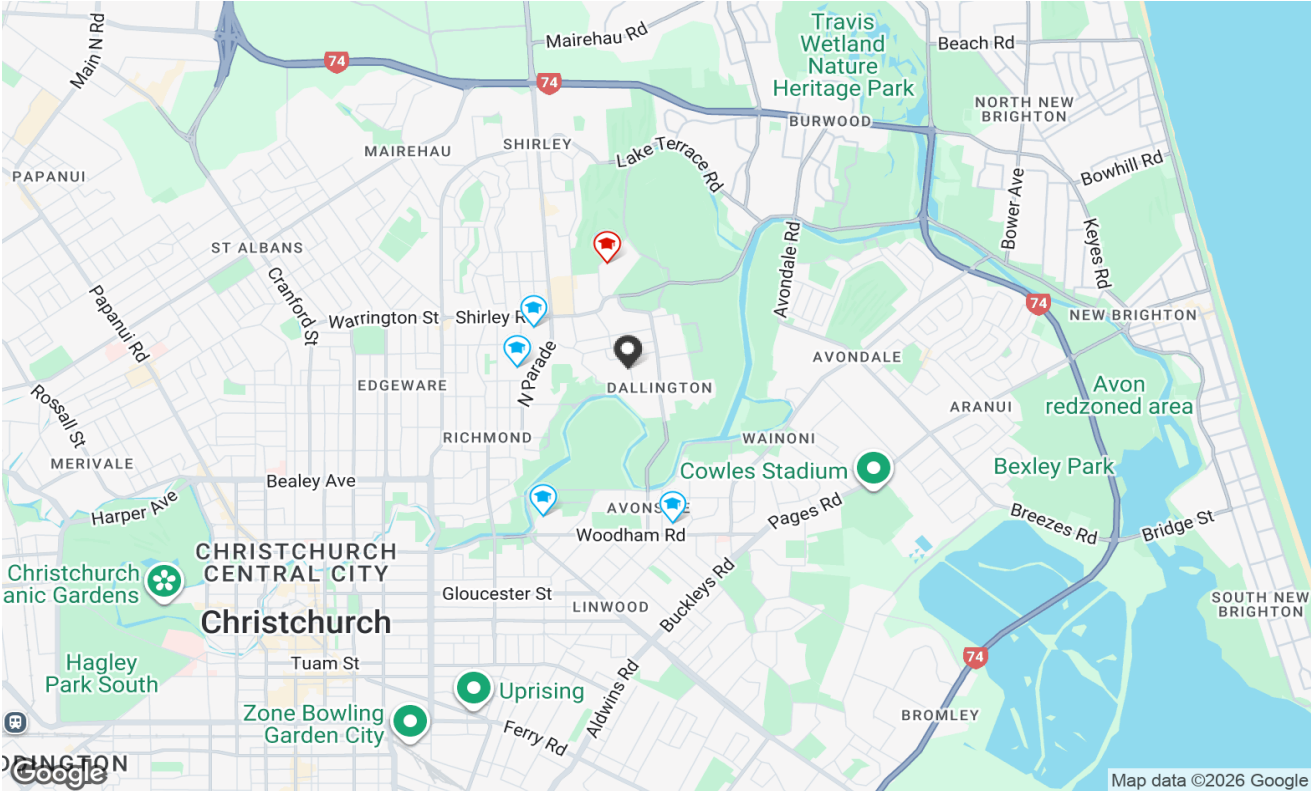
## Demographic








The size of Dallington is approximately 1 square kilometres. The population of Dallington in 2006 was 3,570 people. By 2013 the population was 1,752 showing a population decline of 50.9% in the area during that time. The predominant age group in Dallington is 65+ years. In general, people in Dallington work in a service and sales occupation. Currently the median sales price of houses in the area is \$609,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	57.6	Agricultural and Fishery	0.7	-20K	4.5	0-9	11.4
Two Families	2.4	Clerical	10.9	20-30K	7.3	10-19	11.4
Three+ Families	0.0	Elementary	8.9	30-50K	17.3	20-29	12.3
Lone Occupant	23.5	Legislators, Admin and Managers	9.5	50-70K	13.4	30-39	10.1
Share Accommodation	3.5	Plant and Machinery Operator	5.6	70-100K	21.2	40-49	10.9
Other	2.0	Professional	12.5	100K+	13.4	50-59	12.0
		Service and Sales	13.8			60-64	5.6
		Technicians	13.2			65+	17.3
		Trades	11.8				

# Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 <b>Te Oraka</b>	0.84km	Intermediate	-	7-8
 <b>Pareawa Banks Avenue School</b>	0.89km	Contributing	-	1-6
 <b>Kingslea School</b>	0.94km	-	Special	-
 <b>Whitau School</b>	1.41km	Contributing	-	1-6
 <b>Te Aratai College</b>	1.46km	Secondary	-	7-13



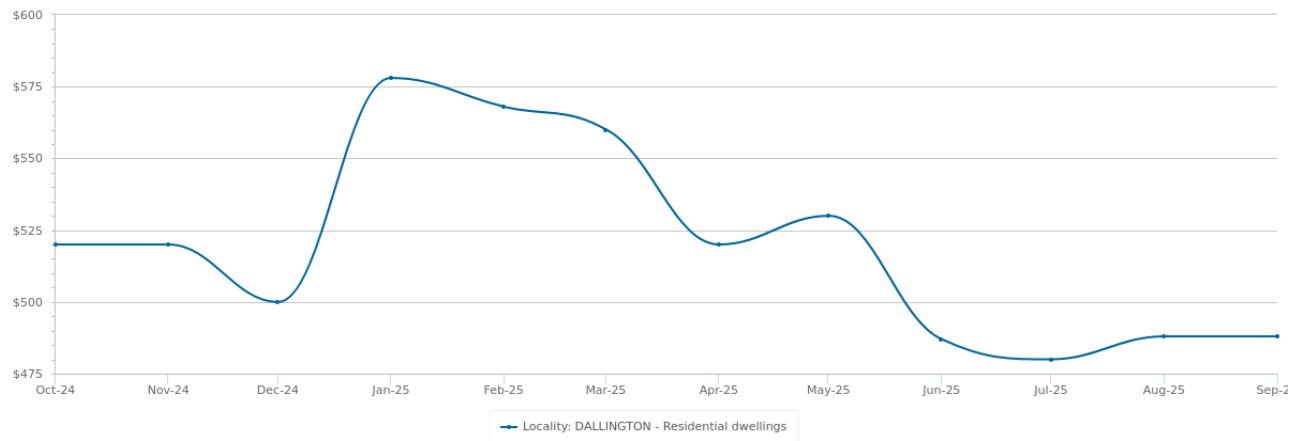
Property is within school catchment area



Property is outside school catchment area

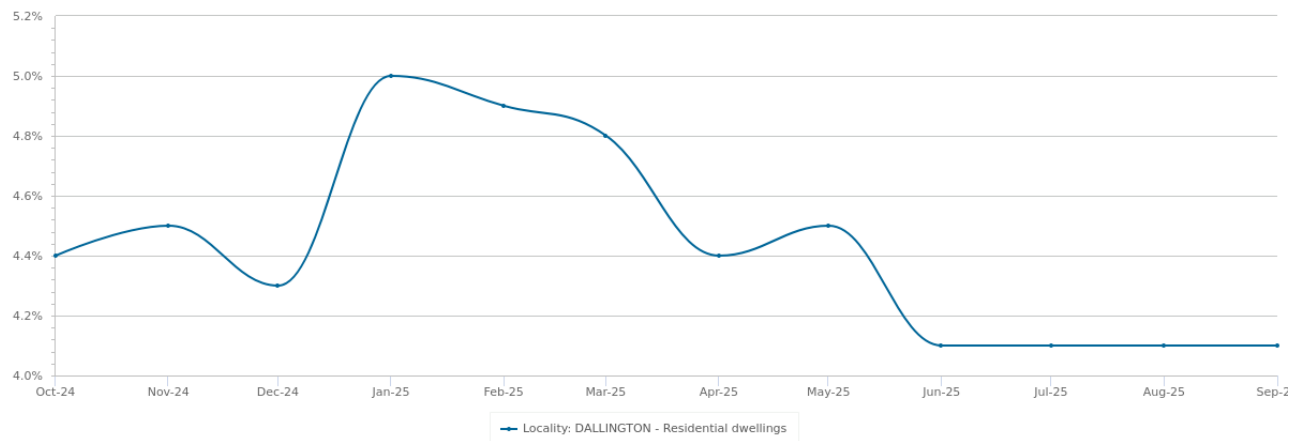
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2025	\$488	0.0%	4.1%	48
Aug 2025	\$488	1.7% ▲	4.1%	48
Jul 2025	\$480	-1.4% ▼	4.1%	51
Jun 2025	\$487	-8.1% ▼	4.1%	57
May 2025	\$530	1.9% ▲	4.5%	42
Apr 2025	\$520	-7.1% ▼	4.4%	36
Mar 2025	\$560	-1.4% ▼	4.8%	36
Feb 2025	\$568	-1.7% ▼	4.9%	27
Jan 2025	\$578	15.6% ▲	5%	24
Dec 2024	\$500	-3.8% ▼	4.3%	21
Nov 2024	\$520	0.0%	4.5%	27
Oct 2024	\$520	0.0%	4.4%	30

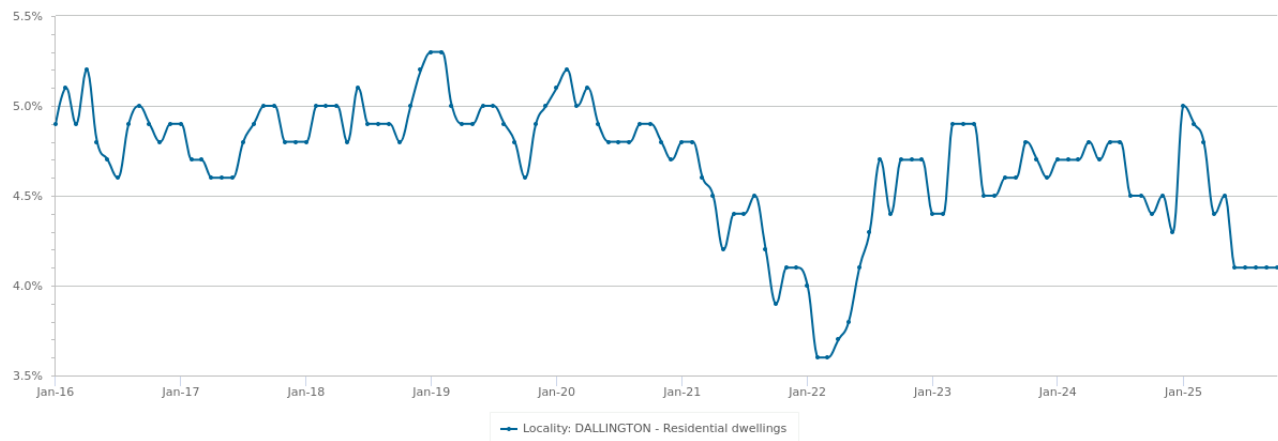
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$488	-6.2% ▼	4.1%	48
2024	\$520	-2.8% ▼	4.4%	30
2023	\$535	0.9% ▲	4.8%	21
2022	\$530	17.8% ▲	4.7%	18
2021	\$450	7.1% ▲	3.9%	15
2020	\$420	16.7% ▲	4.9%	31
2019	\$360	-5.3% ▼	4.6%	27
2018	\$380	-4.3% ▼	4.8%	33
2017	\$397	1.8% ▲	5%	32
2016	\$390	-	4.9%	27

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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,



**Get a Rental Appraisal**



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