



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 ²	◻ 90m ²	Capital Value
Age	2025	DOM	50 days	50 days	\$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 ²	◻ 132m ²	Capital Value
Age	1970	DOM	47 days	47 days	\$575,000
Listing Date	27-Nov-25	Distance	1.38km	CV Date	01-Aug-22

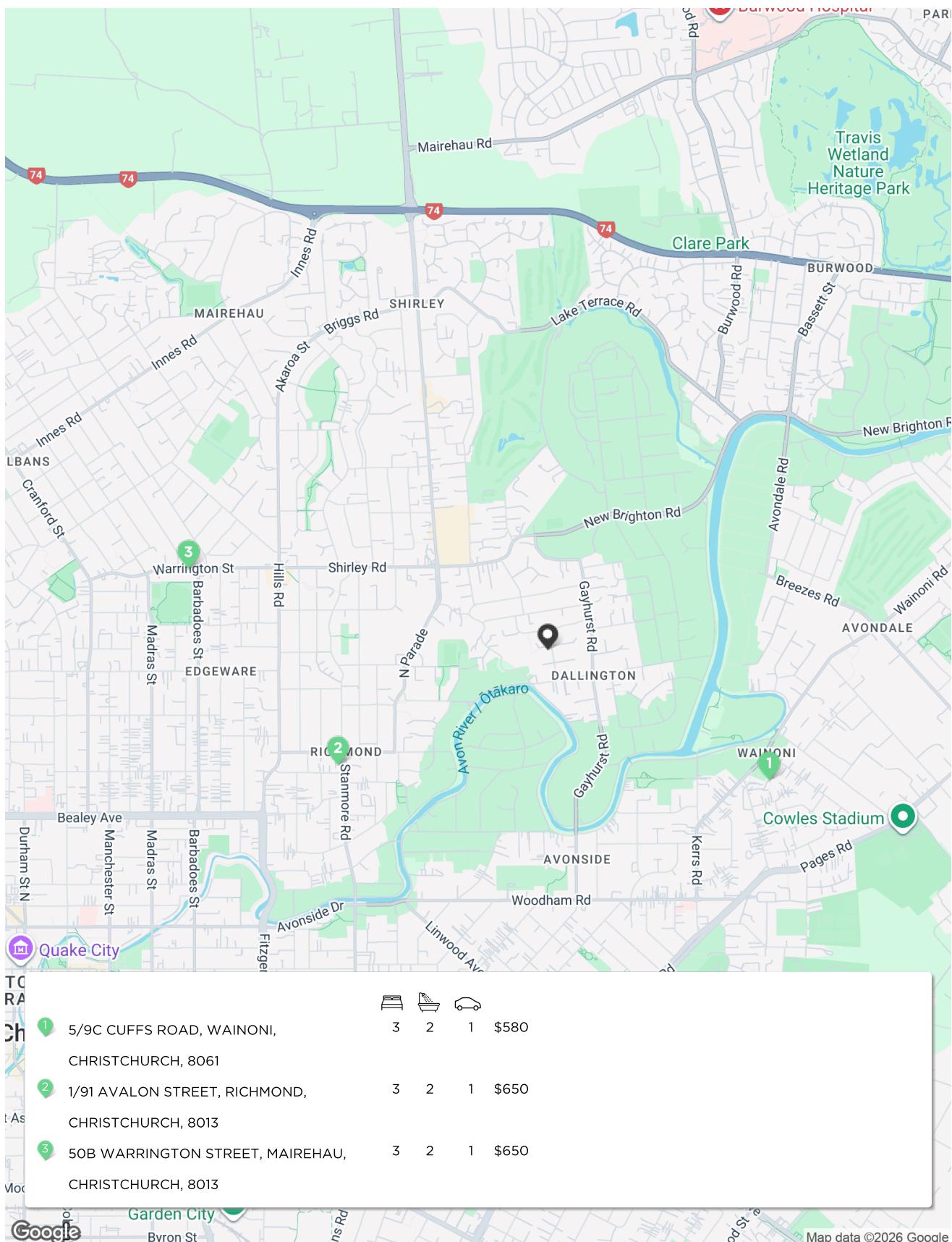
3 50B WARRINGTON STREET, MAIREHAU, CHRISTCHURCH, 8013



🛏️ 3	🛁 2	🚗 1	◻ 177m ²	◻ 125m ²	Capital Value
Age	2010	DOM	365 days	365 days	\$740,000
Listing Date	13-Jan-25	Distance	2.11km	CV Date	01-Aug-22

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

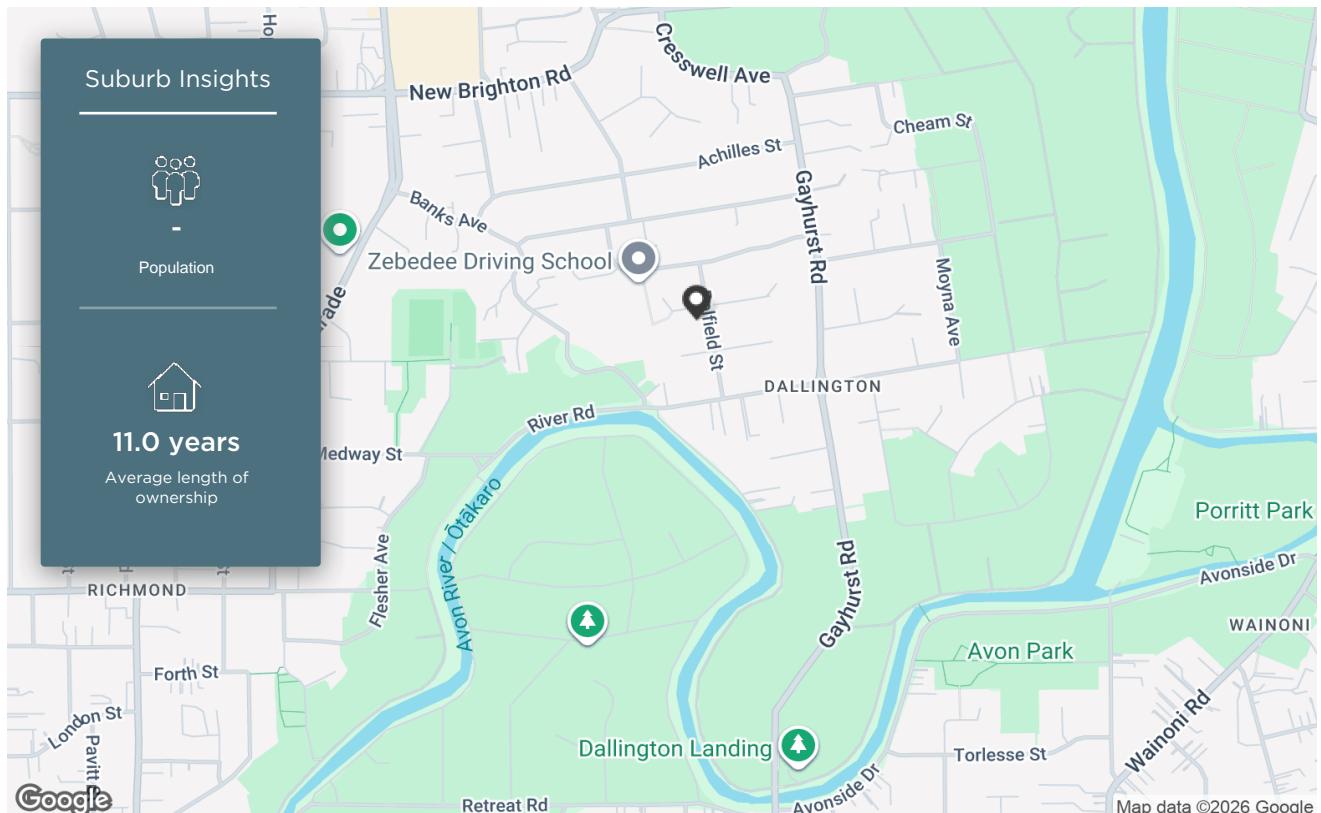
Comps Map: Rentals



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Dallington

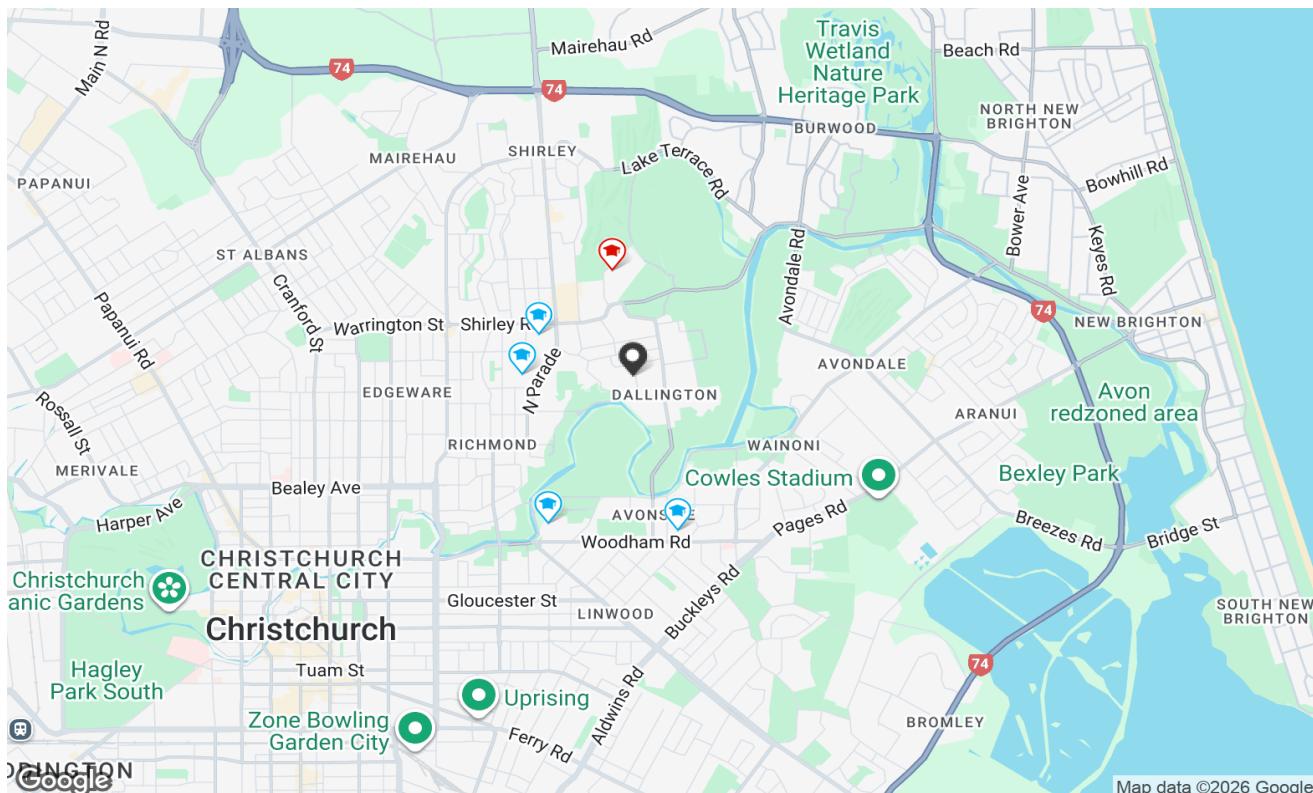
Demographic



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
 Te Oraka	0.84km	Intermediate	-	7-8
 Pareawa Banks Avenue School	0.89km	Contributing	-	1-6
 Kingslea School	0.94km	-	Special	-
 Whitau School	1.41km	Contributing	-	1-6
 Te Aratai College	1.46km	Secondary	-	7-13



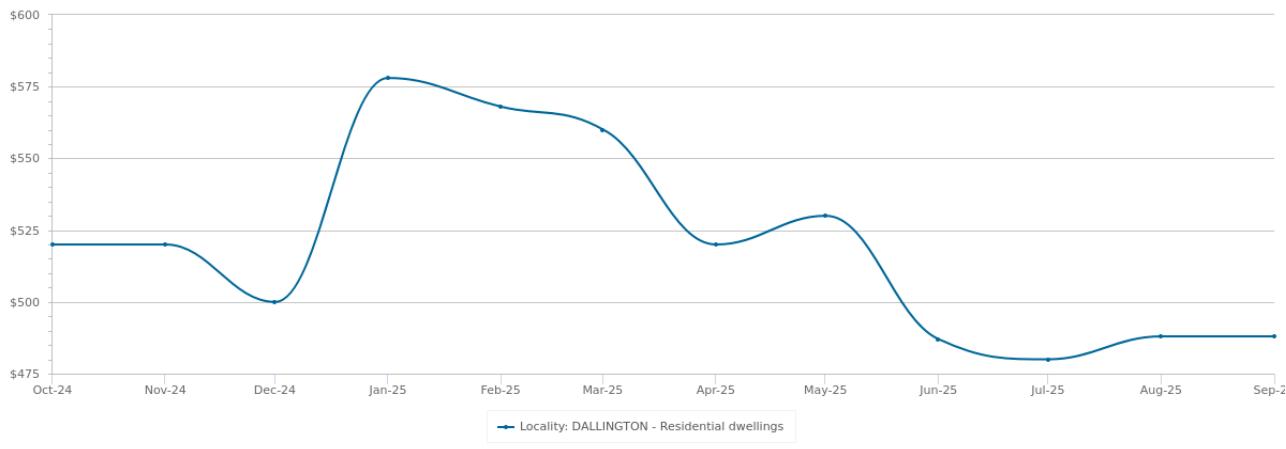
Property is within school catchment area



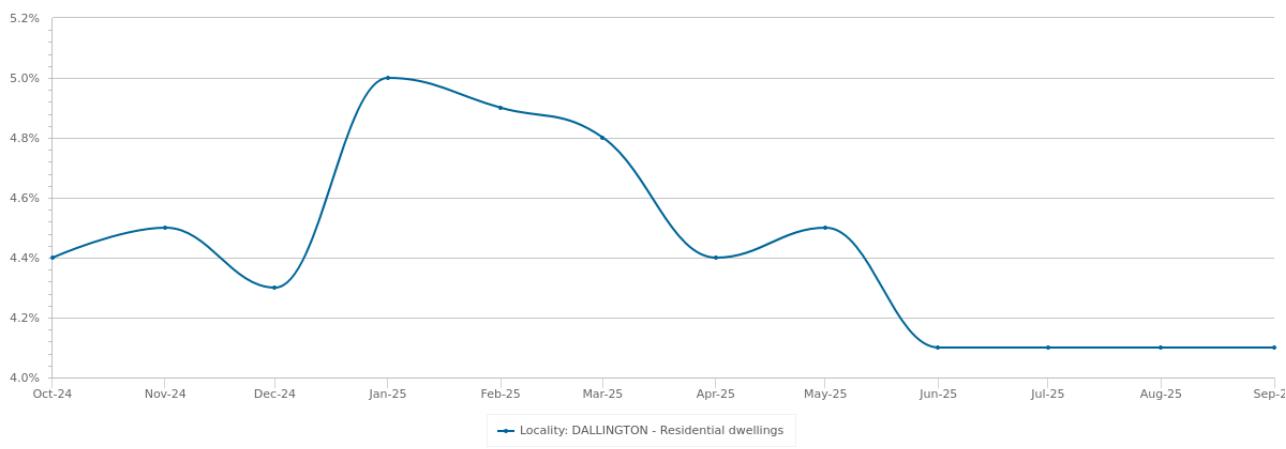
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



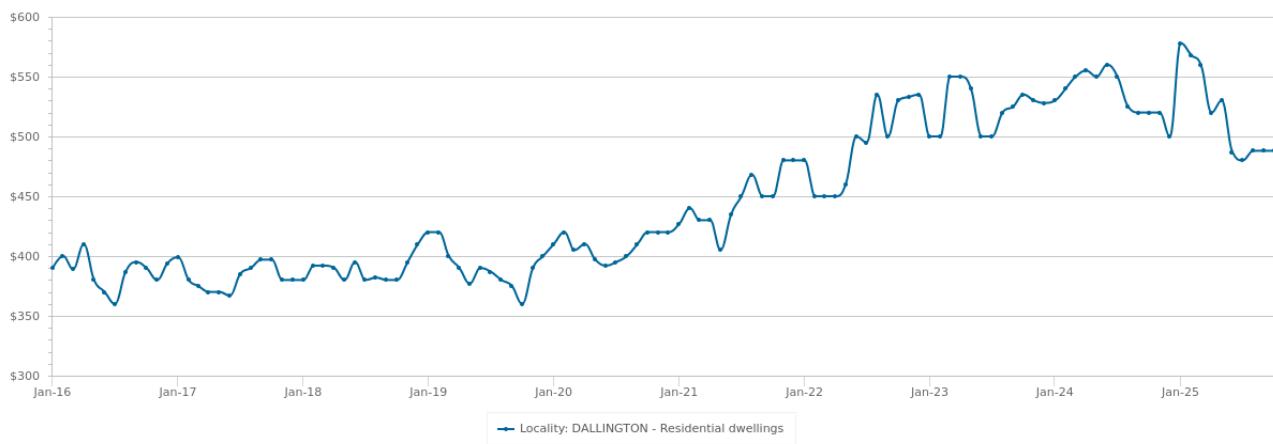
Gross Rental Yield - 12 months



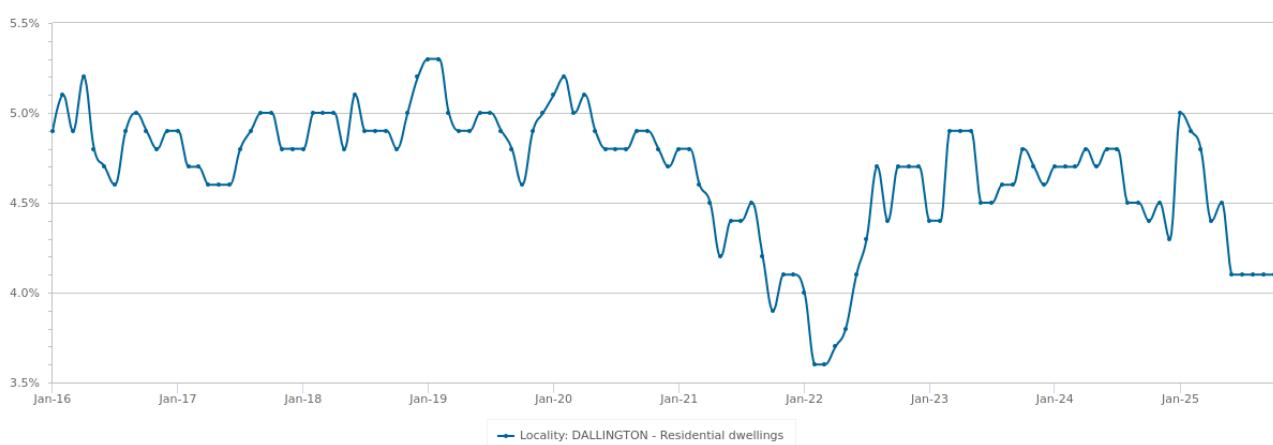
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2025	\$488	0.0%	4.1%	48
Aug 2025	\$488	1.7% ▲	4.1%	48
Jul 2025	\$480	-1.4% ▼	4.1%	51
Jun 2025	\$487	-8.1% ▼	4.1%	57
May 2025	\$530	1.9% ▲	4.5%	42
Apr 2025	\$520	-7.1% ▼	4.4%	36
Mar 2025	\$560	-1.4% ▼	4.8%	36
Feb 2025	\$568	-1.7% ▼	4.9%	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



Gross Rental Yield - 10 years



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.

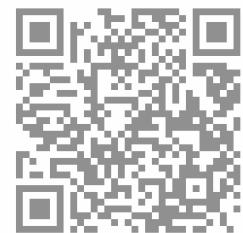
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Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

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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