



RENTAL APPRAISAL

350 RIVERLAW TERRACE, ST MARTINS, CHRISTCHURCH
4 bedroom / 2 bathroom / 1 garage \$630 - \$700 per week

Two-bedroom main house plus two-bedroom sleepout with ensuite in Cashmere High School zone. Fully insulated, re-lined post-quake, with fresh carpets, vinyl, and updated interiors. Open-plan living flows to decks on both sides. Private 627sqm bush-clad section, great off-street parking, fully insured with all EQC work complete. Sleepout perfect for guests, teens, or home office. Conveniently close to schools, shops, Hansens Park, and Port Hills, under 5km to the CBD.

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

Comparable Rentals

1

85 AVOCA VALLEY ROAD, HEATHCOTE VALLEY, CHRISTCHURCH, 8022



4 2 1 2,501m² 165m²
Age 1930 DOM 7 days Capital Value \$800,000
Listing Date 19-Aug-25 Distance 2.55km CV Date 01-Aug-22
Listing Price \$630/week

2

101 CORONATION STREET, SPREYDON, CHRISTCHURCH, 8024



4 2 1 577m² 135m²
Age 1905 DOM 7 days Capital Value \$710,000
Listing Date 28-Dec-25 Distance 3.37km CV Date 01-Aug-22
Listing Price \$650/week

3

2/28 DELORAIN STREET, SOMERFIELD, CHRISTCHURCH, 8024

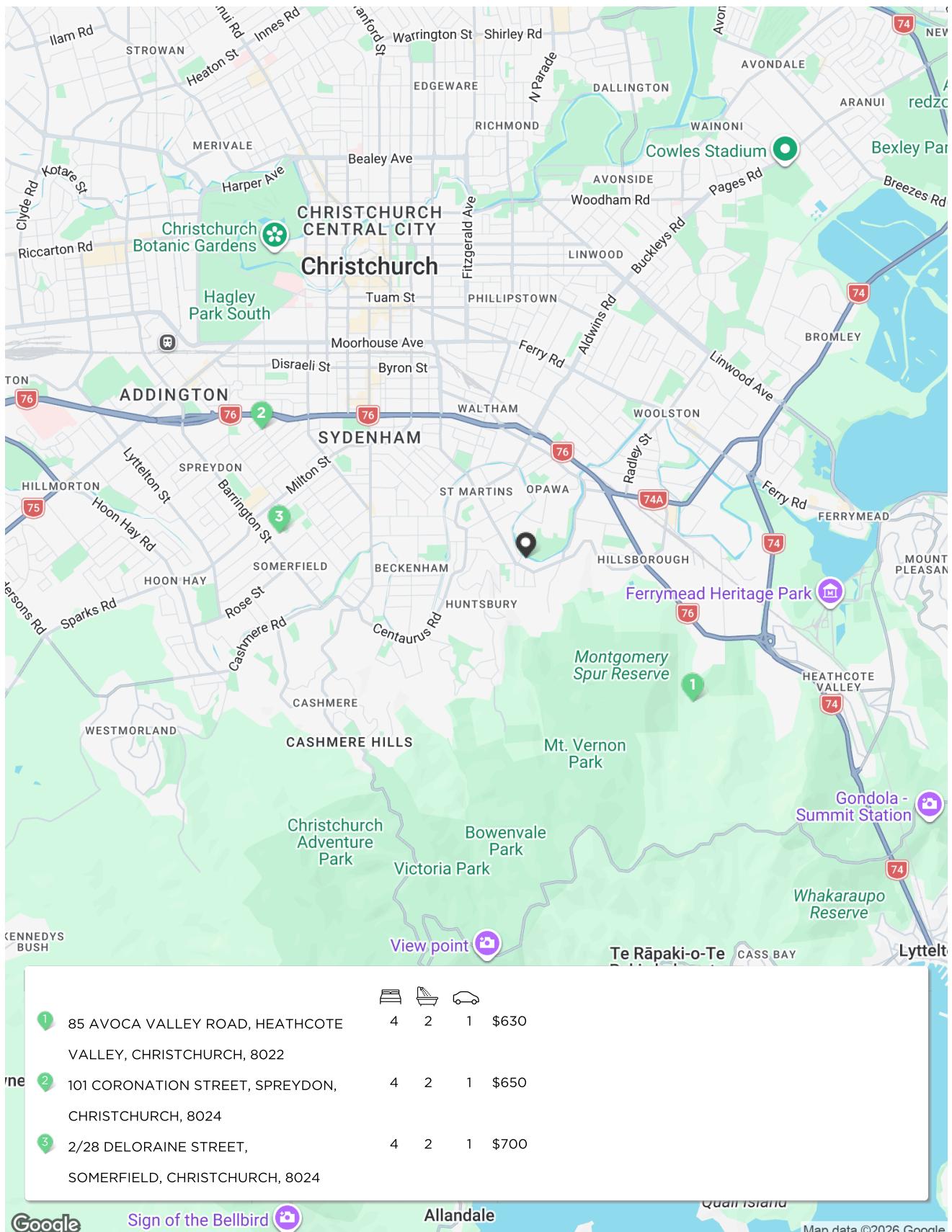


4 2 1 112m² 132m²
Age 2025 DOM 7 days Capital Value \$720,000
Listing Date 10-Sep-25 Distance 2.85km CV Date 01-Aug-22
Listing Price \$700/week

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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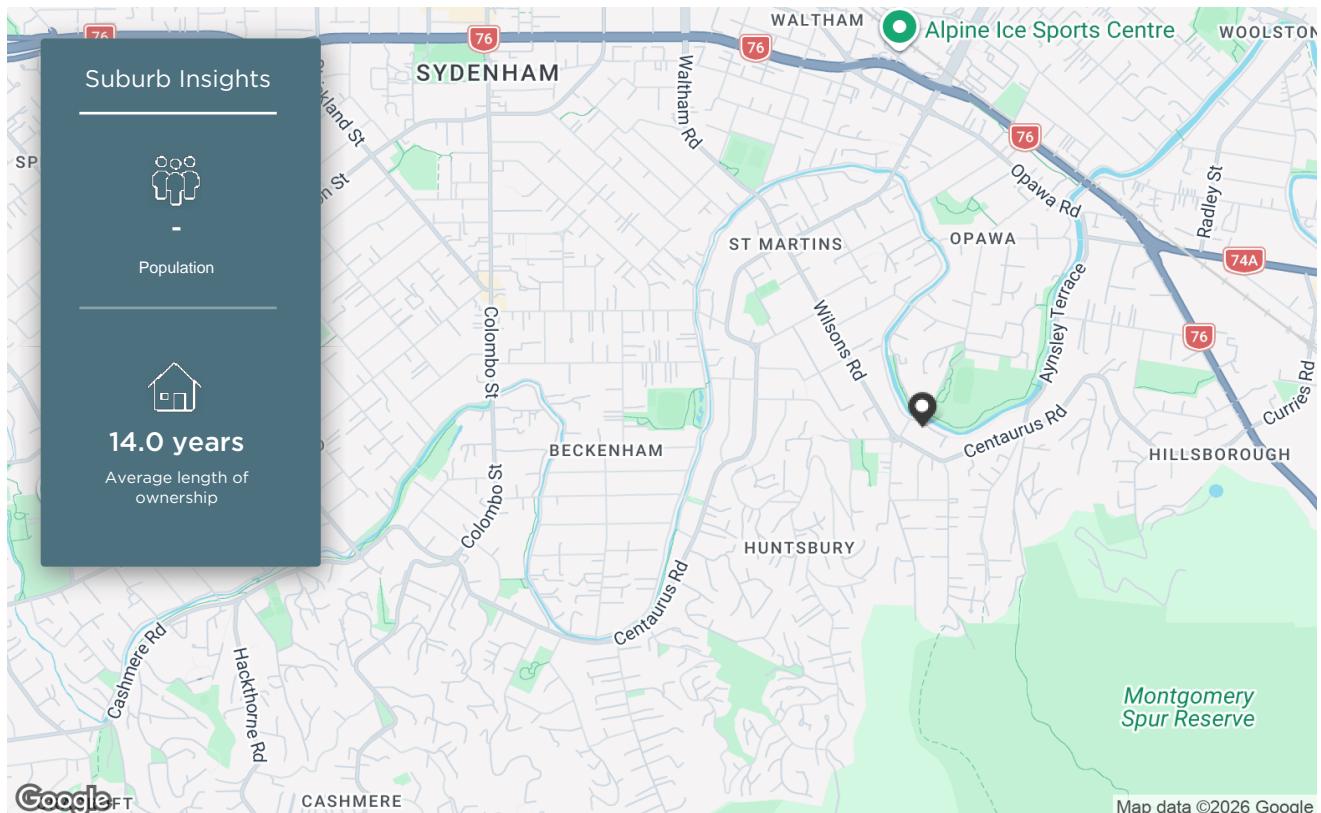
Comps Map: Rentals



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Saint Martins

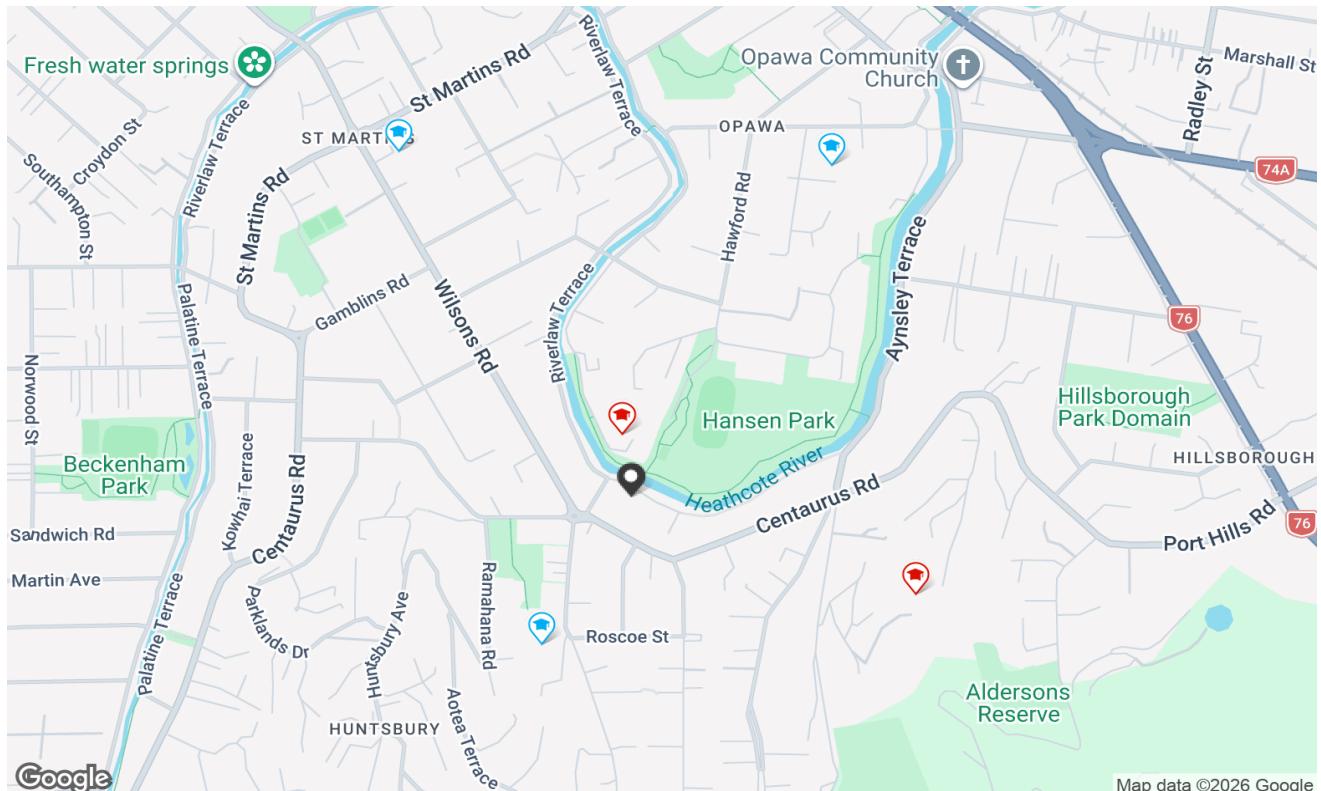
Demographic



The size of Saint Martins is approximately 2 square kilometres. The population of Saint Martins in 2001 was 4,773 people. By 2013 the population was 3,210 showing a population decline of 32.7% in the area during that time. The predominant age group in Saint Martins is 65+ years. In general, people in Saint Martins work in a professional occupation. Currently the median sales price of houses in the area is \$790,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	64.3	Agricultural and Fishery	1.3	-20K	1.4	0-9	13.3
Two Families	1.2	Clerical	11.2	20-30K	6.5	10-19	11.8
Three+ Families	0.0	Elementary	6.8	30-50K	18.2	20-29	9.1
Lone Occupant	29.0	Legislators, Admin and Managers	13.9	50-70K	12.7	30-39	12.6
Share Accommodation	4.4	Plant and Machinery Operator	4.6	70-100K	21.3	40-49	15.9
Other	1.4	Professional	25.8	100K+	30.6	50-59	13.1
		Service and Sales	12.8			60-64	5.1
		Technicians	17.0			65+	18.2
		Trades	8.8				

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
Rudolf Steiner School (Chch)	0.14km	Composite	-	1-13
St Martin's School	0.37km	Full Primary	-	1-8
Stand Tu Maia (Christchurch)	0.64km	-	Special	-
Te Kura o Opawaho - Opawa School	0.84km	Full Primary	-	1-8
Hillview Christian School	0.89km	Composite	-	1-13



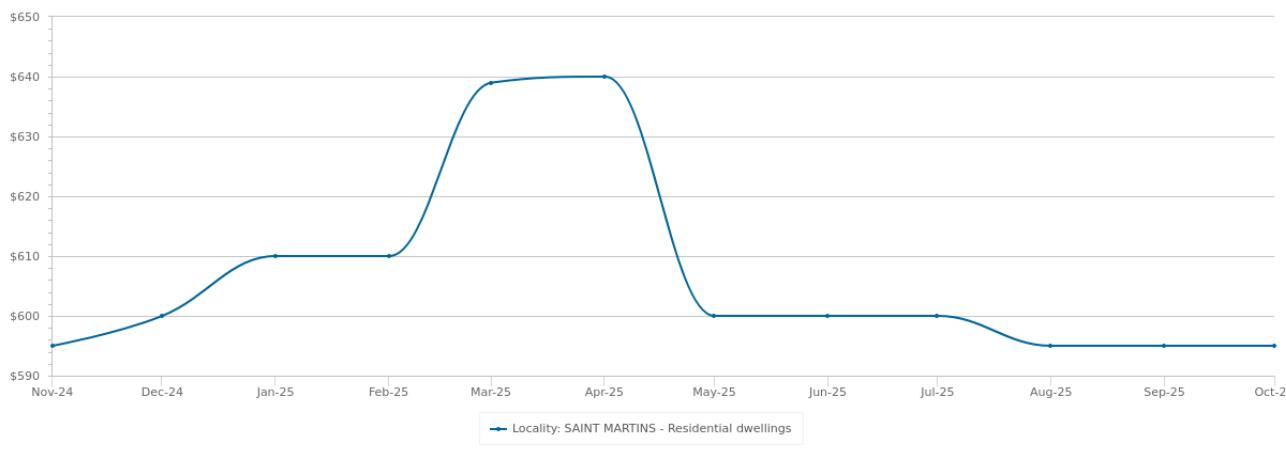
Property is within school catchment area



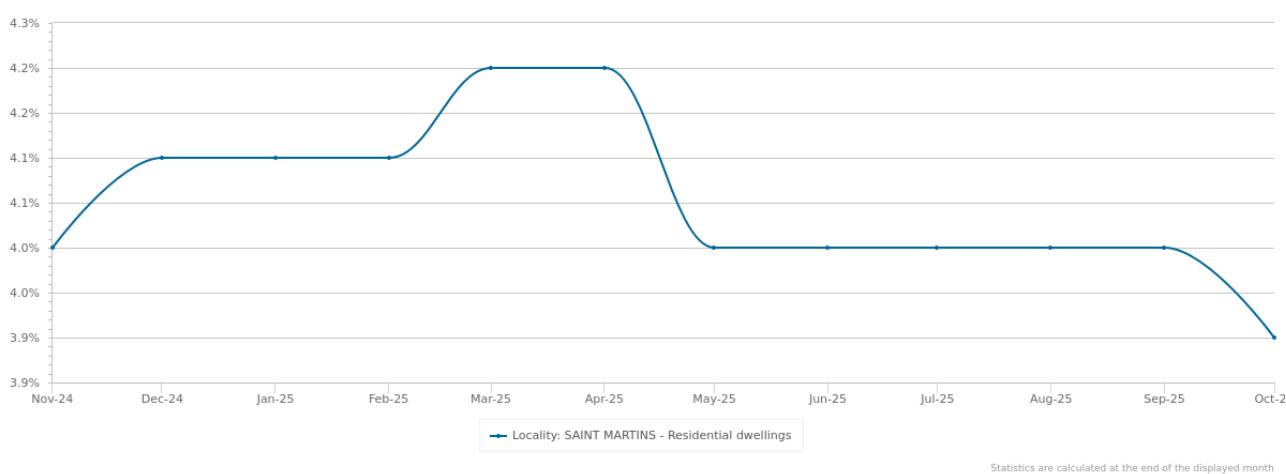
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



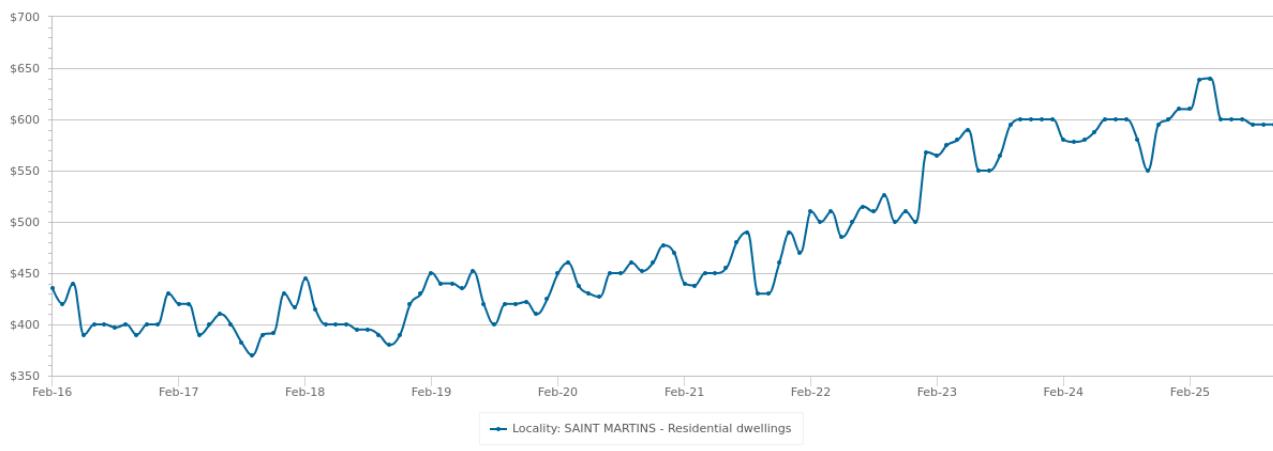
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$595	0.0%	3.9%	48
Sep 2025	\$595	0.0%	4%	48
Aug 2025	\$595	-0.8% ▼	4%	48
Jul 2025	\$600	0.0%	4%	48
Jun 2025	\$600	0.0%	4%	45
May 2025	\$600	-6.2% ▼	4%	45
Apr 2025	\$640	0.2% ▲	4.2%	36
Mar 2025	\$639	4.8% ▲	4.2%	33
Feb 2025	\$610	0.0%	4.1%	36
Jan 2025	\$610	1.7% ▲	4.1%	42
Dec 2024	\$600	0.8% ▲	4.1%	45
Nov 2024	\$595	8.2% ▲	4%	39

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$595	8.2% ▲	3.9%	48
2024	\$550	-8.3% ▼	3.7%	27
2023	\$600	20.0% ▲	4.1%	45
2022	\$500	16.3% ▲	3.4%	45
2021	\$430	-4.9% ▼	3.2%	36
2020	\$452	7.6% ▲	4.5%	36
2019	\$420	10.5% ▲	4.4%	40
2018	\$380	-2.6% ▼	4.2%	39
2017	\$390	0.0%	4.3%	44
2016	\$390	-	4.2%	39

FRASER FLYNN

Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

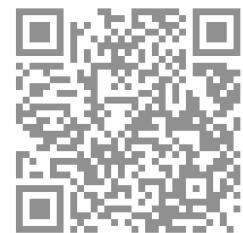
We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

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

 jackie@fraserflynn.co.nz

 021 522 399

 fraserflynn.co.nz

 facebook.com/fraserflynnpm

 [@fraserflynnpm](https://instagram.com/fraserflynnpm)

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