



# RENTAL APPRAISAL

33 NANCY AVE, ST ALBANS, CHRISTCHURCH

**3 bedroom / 2 bathroom / 1 garage**

**\$650 - \$725 per week**

Blending classic 1950s character with modern comfort, this well-presented three-bedroom home sits on a private, north-facing 799sqm section. Original Art Deco features are complemented by a renovated kitchen, generous living spaces, two bathrooms, excellent heating options, and gas hot water. Fully fenced with established trees, outdoor entertaining space, single garage and off-street parking. Conveniently located close to Merivale, the CBD, and zoned for Mairehau Primary.

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

## Comparable Rentals

### 1 66 KENSINGTON AVENUE, MAIREHAU, CHRISTCHURCH, 8013



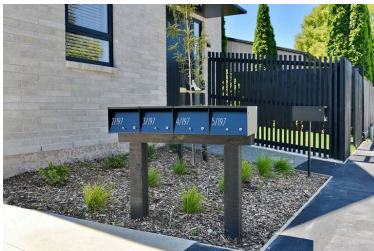
3 2 1 610m<sup>2</sup> 150m<sup>2</sup>  
 Age 1940 DOM 38 days Capital Value \$520,000  
 Listing Date 06-Oct-25 Distance 0.23km CV Date 01-Aug-22  
 Listing Price \$640/week

### 2 3/197 INNES ROAD, ST ALBANS, 8052



3 2 1 145m<sup>2</sup> 115m<sup>2</sup>  
 Age 2025 DOM 7 days Capital Value \$750,000  
 Listing Date 18-Dec-25 Distance 0.67km CV Date 01-Aug-22  
 Listing Price \$599/week

### 3 1/197 INNES ROAD, ST ALBANS, 8052



3 2 1 217m<sup>2</sup> 114m<sup>2</sup>  
 Age 2025 DOM 26 days Capital Value \$750,000  
 Listing Date 29-Nov-25 Distance 0.67km CV Date 01-Aug-22  
 Listing Price \$599/week

### 4 4/162 CRANFORD STREET, ST ALBANS, CHRISTCHURCH, 8014



3 2 1 120m<sup>2</sup> 115m<sup>2</sup>  
 Age 2025 DOM 18 days Capital Value \$730,000  
 Listing Date 01-Nov-25 Distance 0.71km CV Date 01-Aug-22  
 Listing Price \$675/week

### 5 172 WESTON ROAD, ST ALBANS, CHRISTCHURCH, 8052

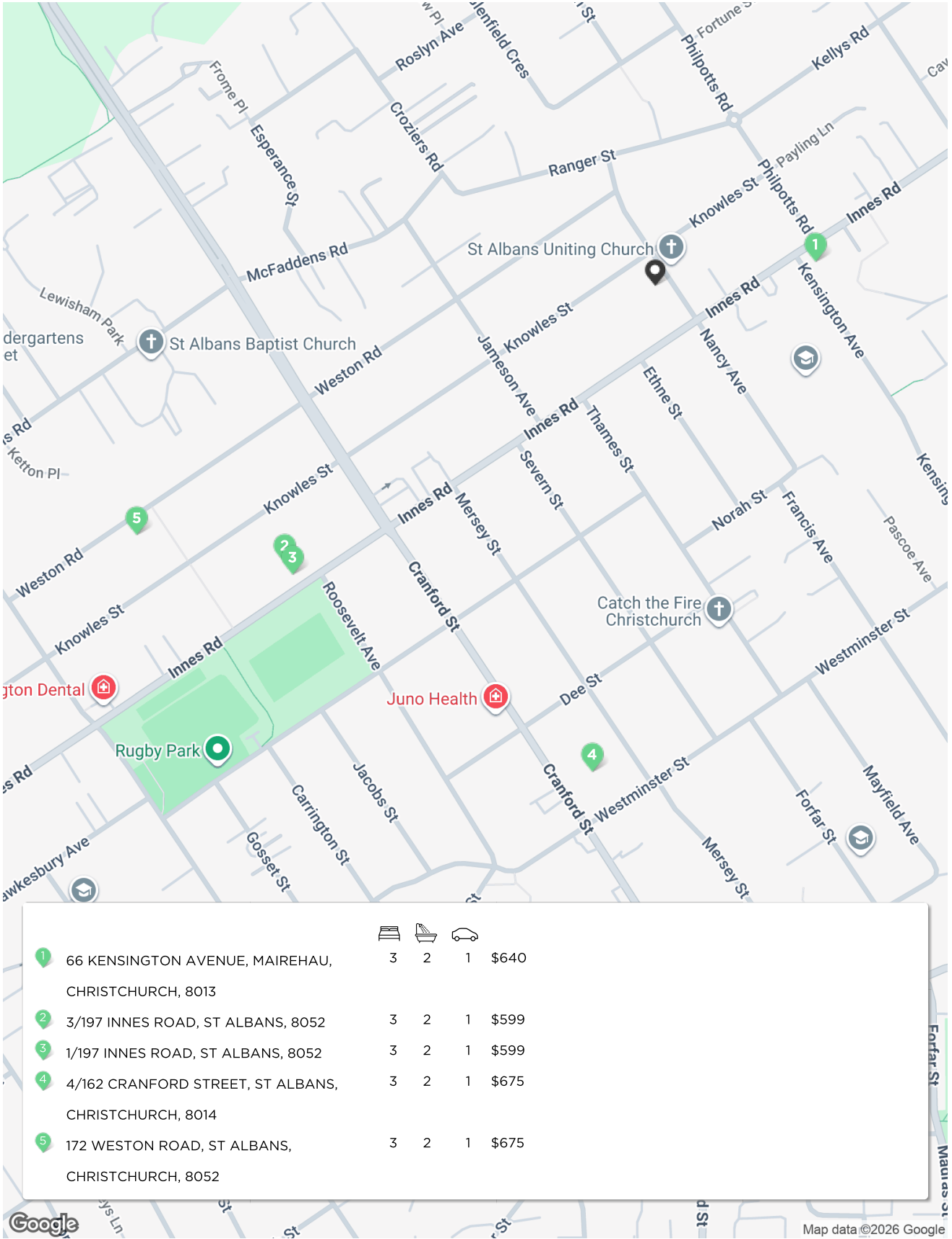


3 2 1 647m<sup>2</sup> 120m<sup>2</sup>  
 Age 1940 DOM 5 days Capital Value \$830,000  
 Listing Date 25-Aug-25 Distance 0.83km CV Date 01-Aug-22  
 Listing Price \$675/week

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



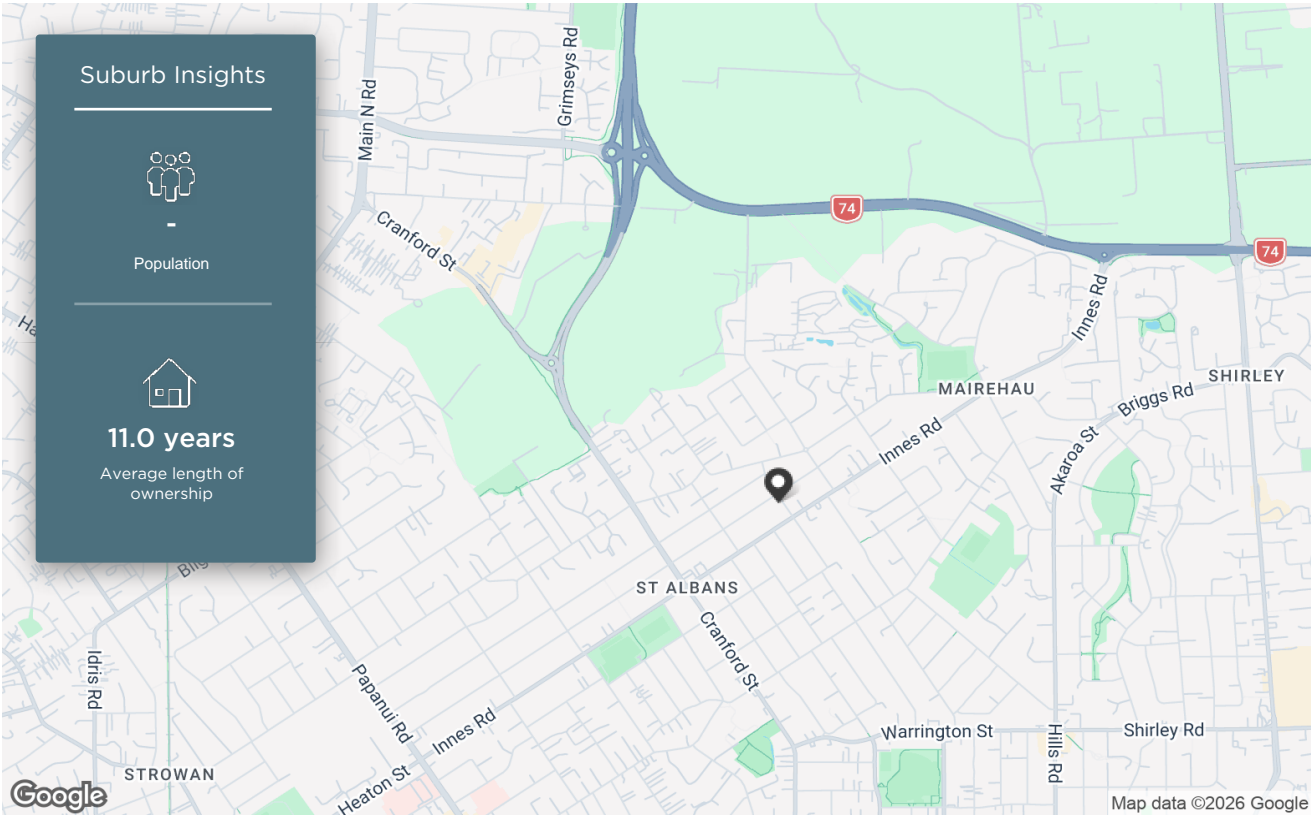
# Comps Map: Rentals



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

# Mairehau

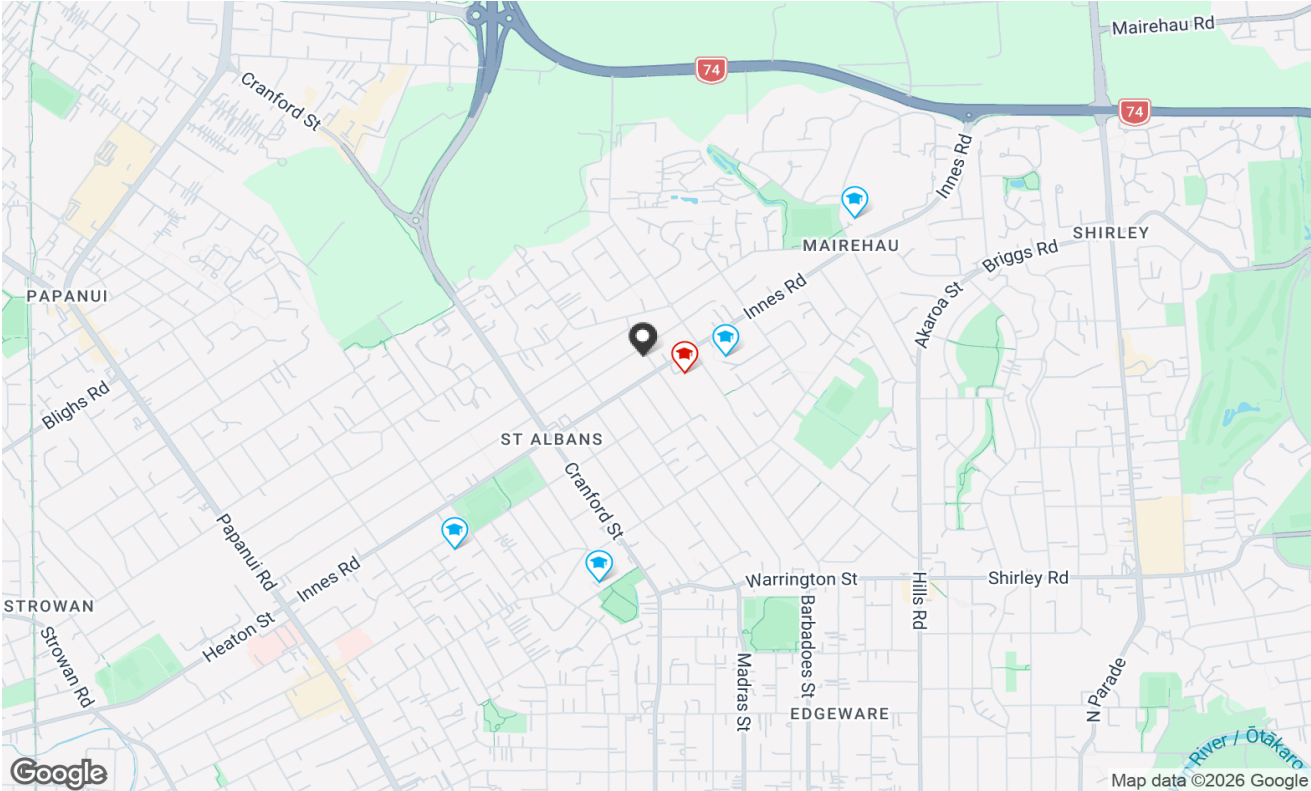
## Demographic








The size of Mairehau is approximately 5 square kilometres. The population of Mairehau in 2006 was 6,624 people. By 2013 the population was 7,887 showing a population growth of 19.1% in the area during that time. The predominant age group in Mairehau is 30-39 years. In general, people in Mairehau work in a technicians occupation. Currently the median sales price of houses in the area is \$657,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	68.0	Agricultural and Fishery	1.7	-20K	5.0	0-9	15.0
Two Families	1.6	Clerical	10.0	20-30K	5.6	10-19	12.1
Three+ Families	0.3	Elementary	9.8	30-50K	13.7	20-29	12.7
Lone Occupant	22.9	Legislators, Admin and Managers	14.8	50-70K	12.9	30-39	16.4
Share Accommodation	5.3	Plant and Machinery Operator	6.0	70-100K	22.7	40-49	14.3
Other	1.5	Professional	15.8	100K+	25.8	50-59	10.5
		Service and Sales	13.5			60-64	4.5
		Technicians	16.5			65+	14.3
		Trades	9.8				

# Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 St Francis of Assisi Catholic School	0.2km	Full Primary	-	1-8
 Mairehau Primary School	0.35km	Full Primary	-	1-8
 St Albans School	1.0km	Contributing	-	1-6
 Mairehau High School	1.08km	Secondary	-	9-13
 St Albans Catholic School (Christchurch)	1.14km	Contributing	-	1-6



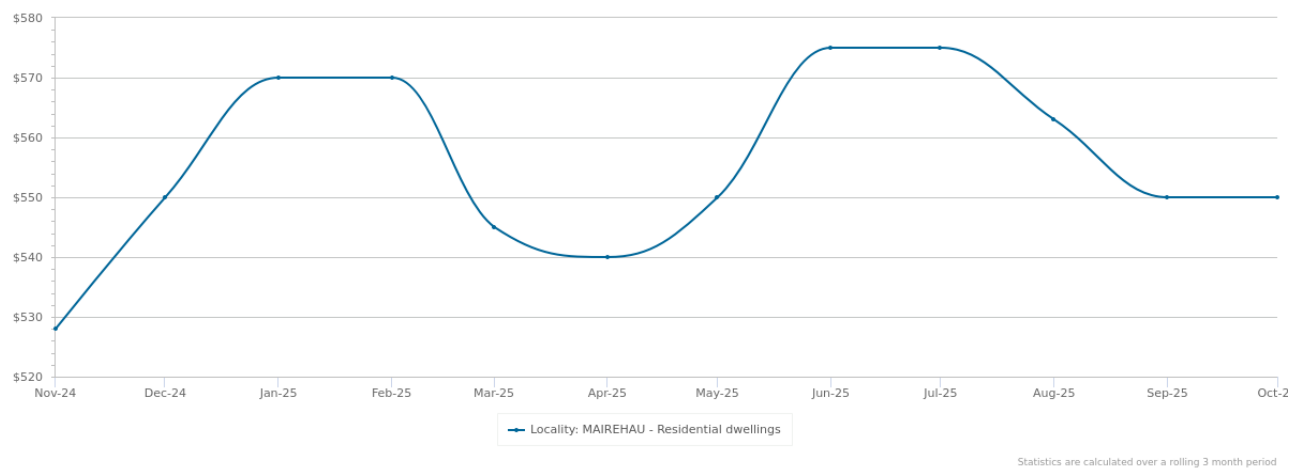
Property is within school catchment area



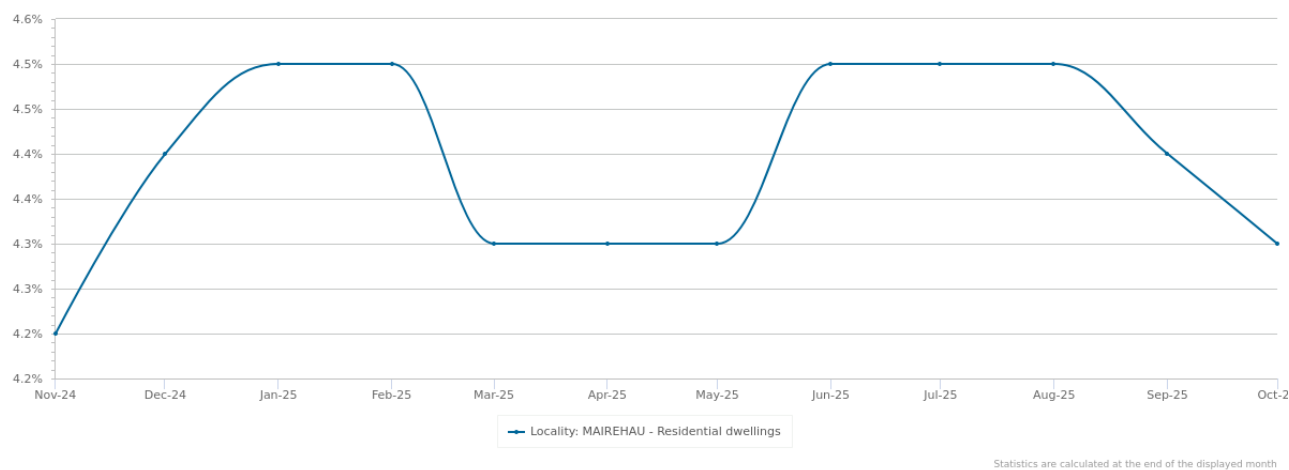
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



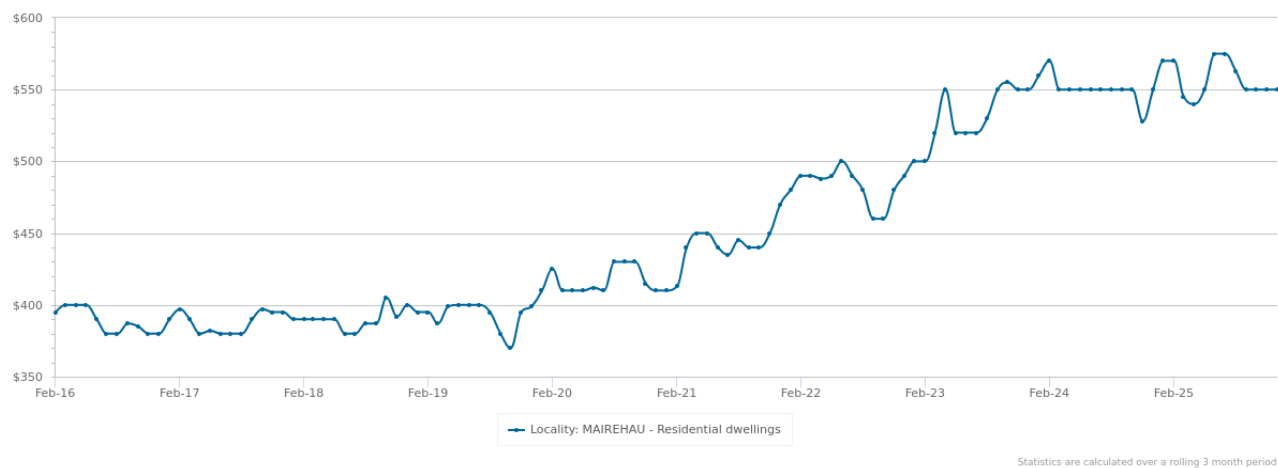
Gross Rental Yield - 12 months



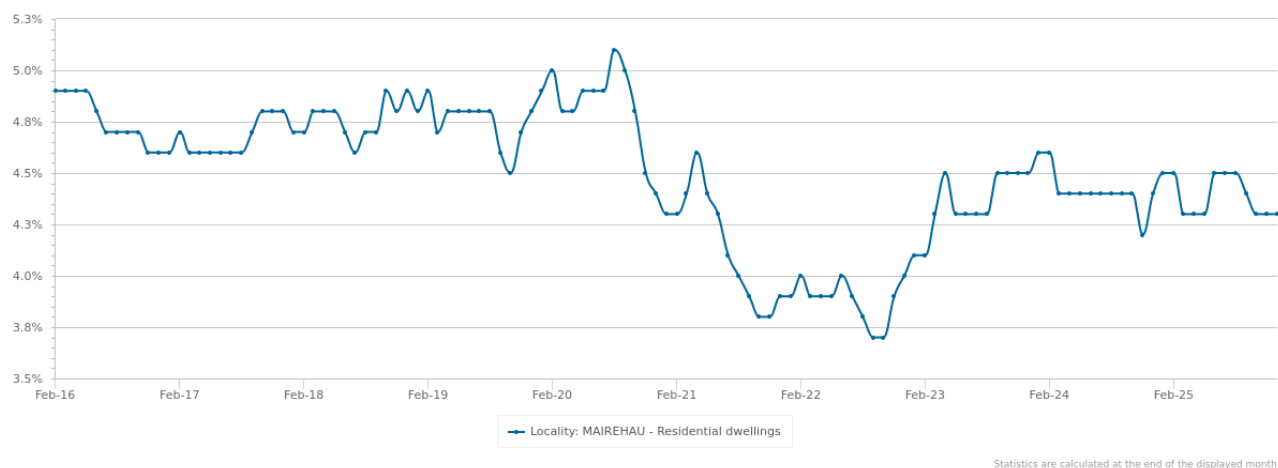
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$550	0.0%	4.3%	72
Sep 2025	\$550	-2.3% ▼	4.4%	63
Aug 2025	\$563	-2.1% ▼	4.5%	66
Jul 2025	\$575	0.0%	4.5%	69
Jun 2025	\$575	4.5% ▲	4.5%	78
May 2025	\$550	1.9% ▲	4.3%	72
Apr 2025	\$540	-0.9% ▼	4.3%	66
Mar 2025	\$545	-4.4% ▼	4.3%	69
Feb 2025	\$570	0.0%	4.5%	72
Jan 2025	\$570	3.6% ▲	4.5%	78
Dec 2024	\$550	4.2% ▲	4.4%	66
Nov 2024	\$528	-4.0% ▼	4.2%	72

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$550	0.0%	4.3%	72
2024	\$550	0.0%	4.4%	66
2023	\$550	12.2% ▲	4.5%	54
2022	\$490	4.3% ▲	4%	60
2021	\$470	14.6% ▲	3.9%	54
2020	\$410	2.8% ▲	4.4%	54
2019	\$399	-0.2% ▼	4.8%	53
2018	\$400	1.3% ▲	4.9%	57
2017	\$395	3.9% ▲	4.8%	43
2016	\$380	-	4.6%	41



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**



jackie@fraserflynn.co.nz



021 522 399



fraserflynn.co.nz



facebook.com/fraserflynnpm



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