



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	㎠ 610m²	㎠ 150m²	Capital Value	\$520,000
Age	1940	DOM	38 days			
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	㎠ 145m²	㎠ 115m²	Capital Value	\$750,000
Age	2025	DOM	7 days			
Listing Date	18-Dec-25	Distance	0.67km	CV Date	01-Aug-22	

3 1/197 INNES ROAD, ST ALBANS, 8052



🛏️ 3	🛁 2	🚗 1	㎠ 217m²	㎠ 114m²	Capital Value	\$750,000
Age	2025	DOM	26 days			
Listing Date	29-Nov-25	Distance	0.67km	CV Date	01-Aug-22	

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



🛏️ 3	🛁 2	🚗 1	㎠ 120m²	㎠ 115m²	Capital Value	\$730,000
Age	2025	DOM	18 days			
Listing Date	01-Nov-25	Distance	0.71km	CV Date	01-Aug-22	

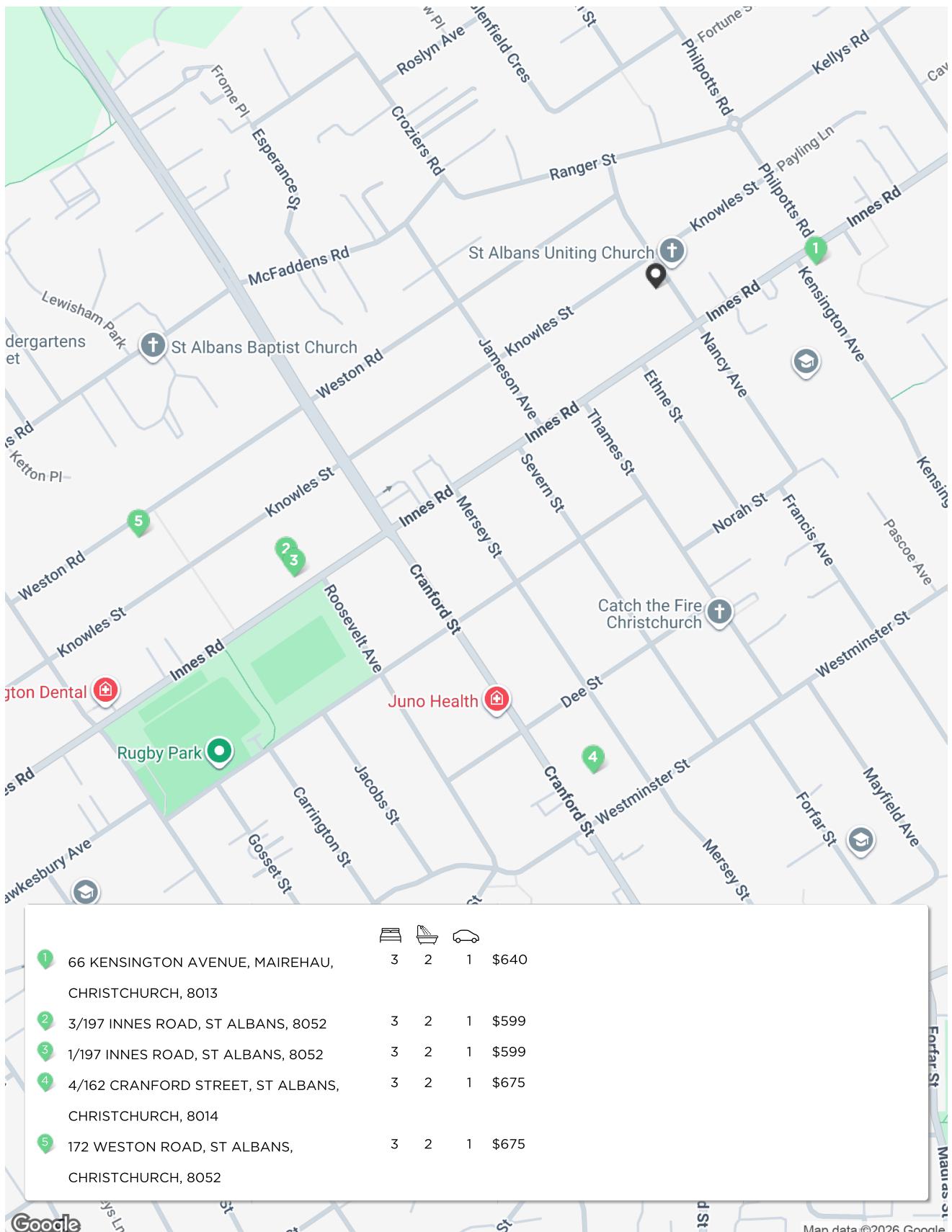
5 172 WESTON ROAD, ST ALBANS, CHRISTCHURCH, 8052



🛏️ 3	🛁 2	🚗 1	㎠ 647m²	㎠ 120m²	Capital Value	\$830,000
Age	1940	DOM	5 days			
Listing Date	25-Aug-25	Distance	0.83km	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

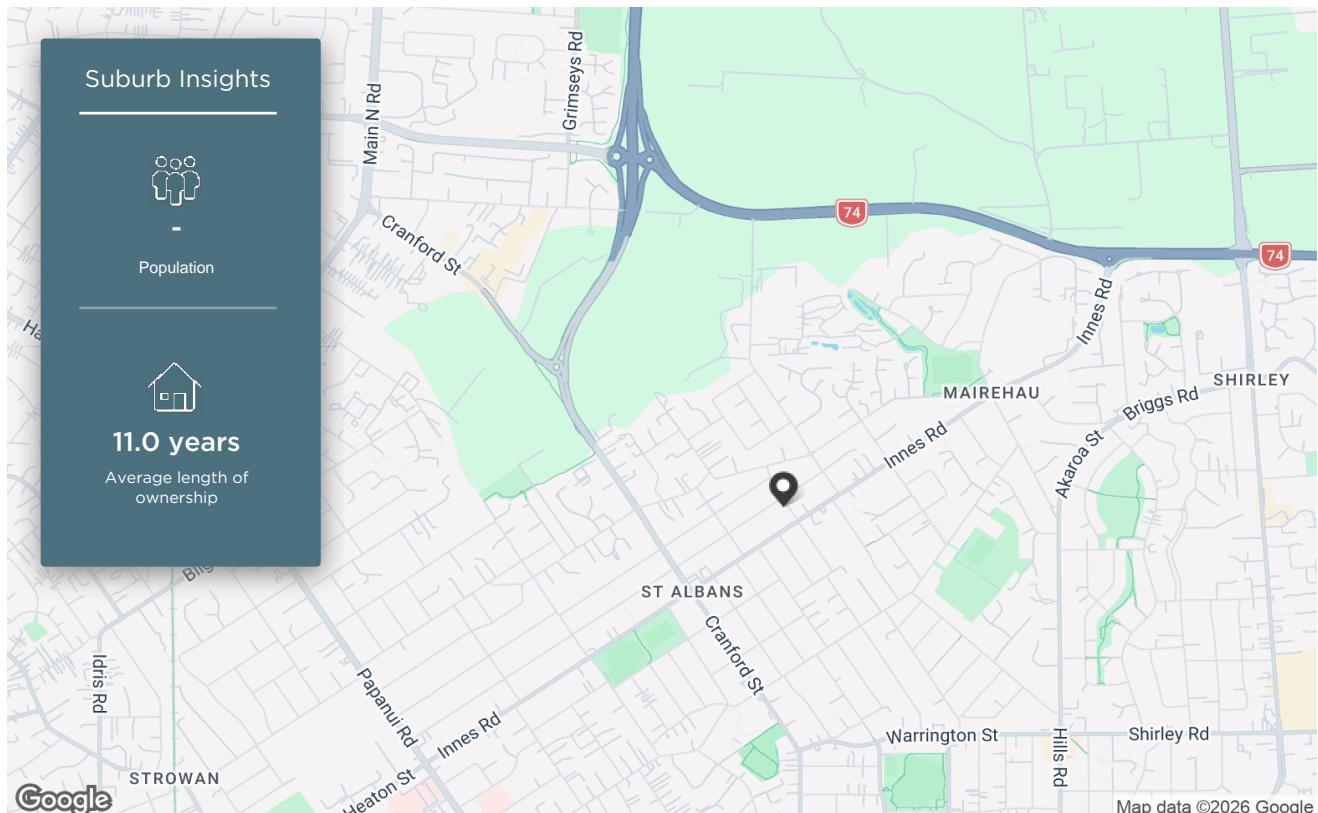
Comps Map: Rentals



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

Mairehau

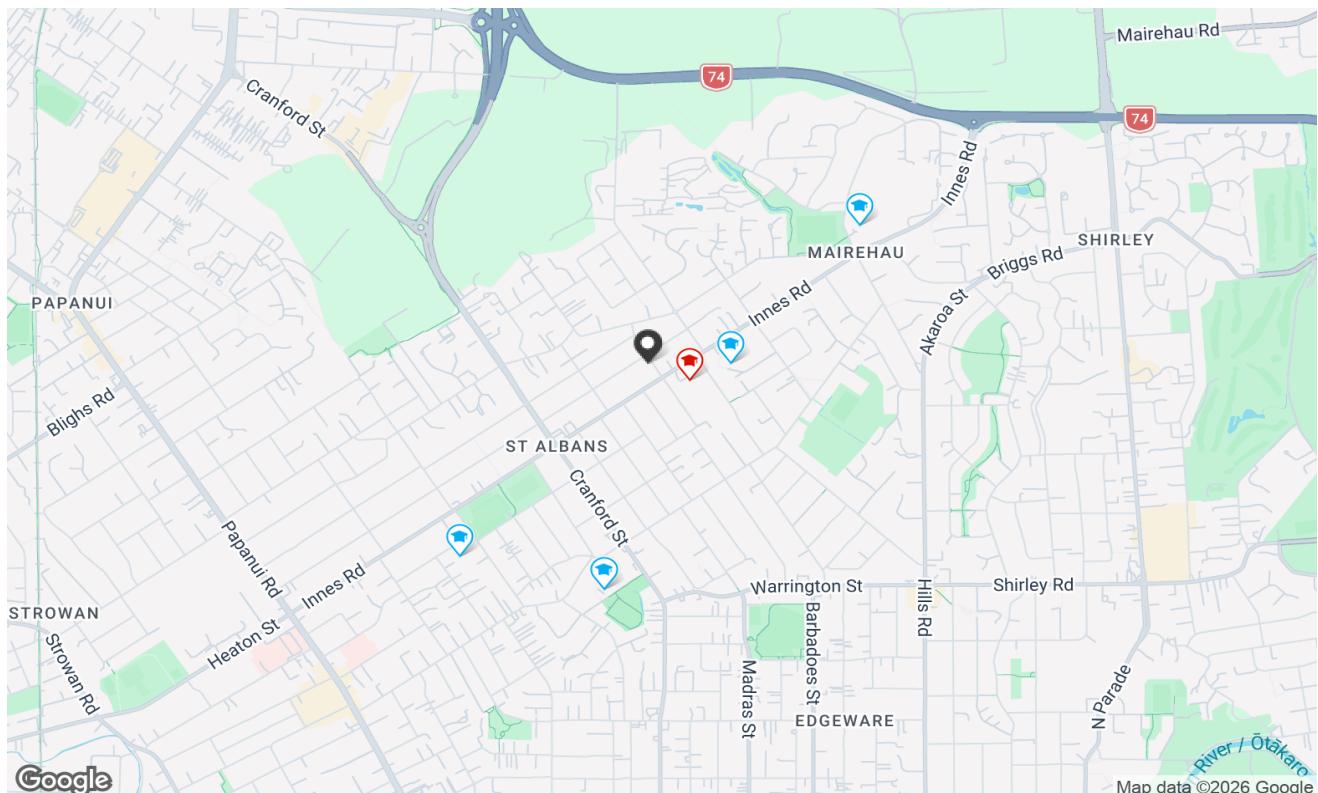
Demographic



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



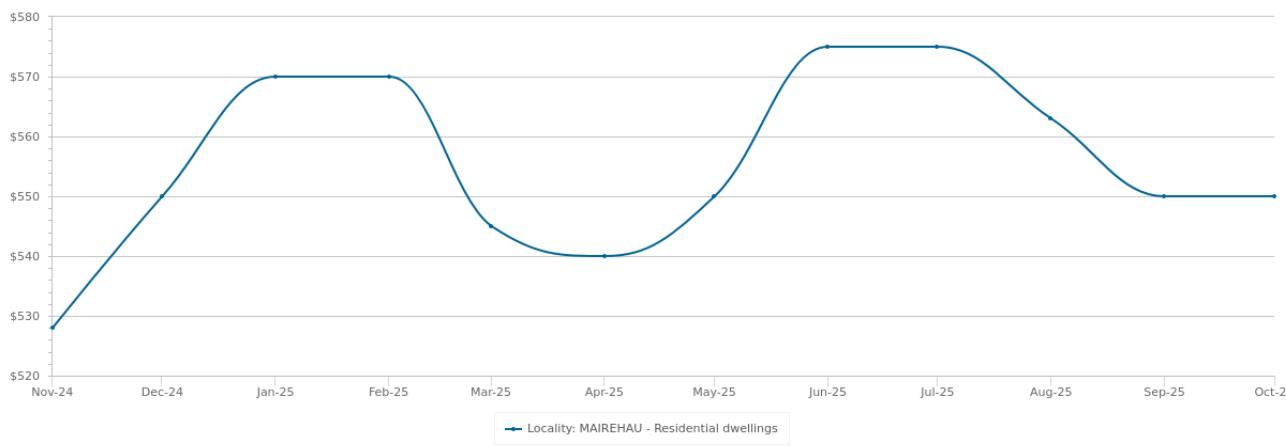
Property is within school catchment area



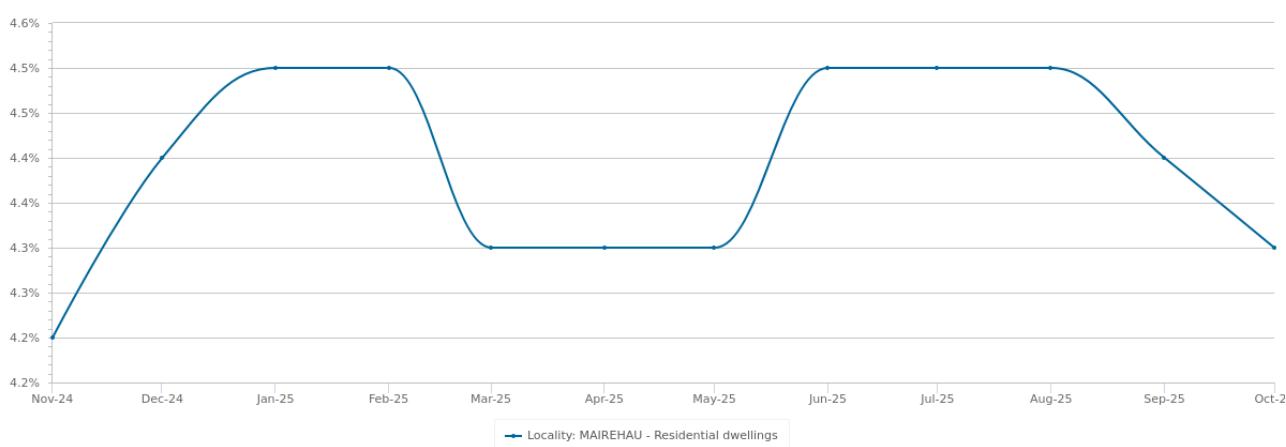
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



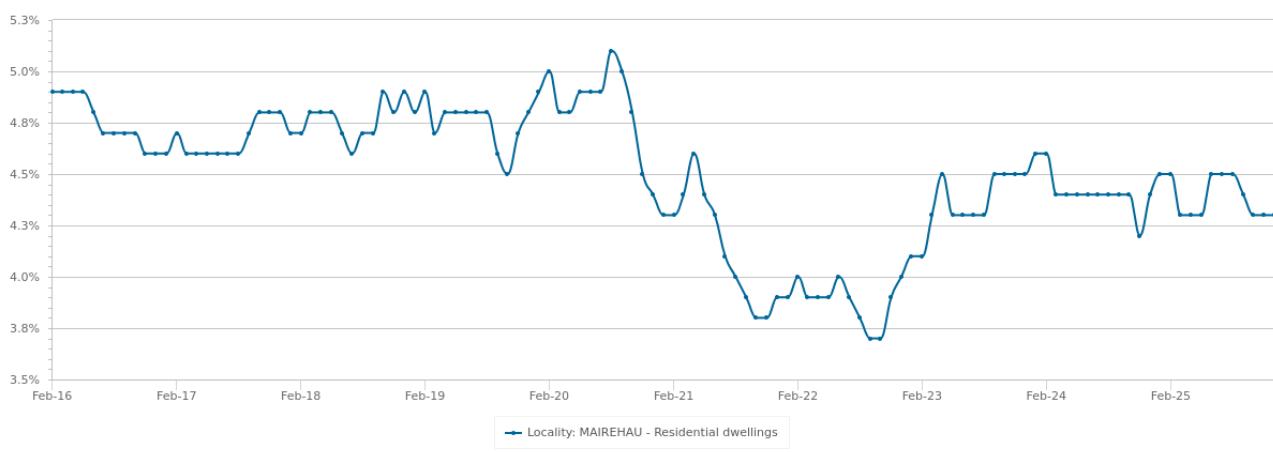
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$550	0.0%	4.3%	72
Sep 2025	\$550	-2.3% ▼	4.4%	63
Aug 2025	\$563	-2.1% ▼	4.5%	66
Jul 2025	\$575	0.0%	4.5%	69
Jun 2025	\$575	4.5% ▲	4.5%	78
May 2025	\$550	1.9% ▲	4.3%	72
Apr 2025	\$540	-0.9% ▼	4.3%	66
Mar 2025	\$545	-4.4% ▼	4.3%	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.

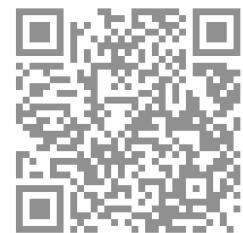
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Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

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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