



RENTAL APPRAISAL

97B OPAWA ROAD, OPAWA, CHRISTCHURCH

3 bedroom / 2 bathroom / 2 garage

\$680 - \$730 per week

Freshly painted throughout, this easy-care home offers open-plan living with great indoor-outdoor flow to the garden, three bedrooms plus a separate study, and a private main bedroom with ensuite. Comfort is covered with a heat pump, insulation and double glazing, while brick construction and established gardens keep maintenance simple. Set in Opawa, it's an easy walk to the village and riverside walks, with the city, Port Hills and The Tannery close by.

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

Comparable Rentals

1 267 CENTAURUS ROAD, SAINT MARTINS, CHRISTCHURCH, 8022



 3  2  2  822m²  110m²
 Age 1945 DOM 33 days Capital Value \$830,000
 Listing Date 14-Jan-26 Distance 1.43km CV Date 01-Aug-22
 Listing Price \$730/week

2 5/15 CROSS STREET, PHILLIPSTOWN, CHRISTCHURCH, 8011



 3  2  2  298m²  128m²
 Age 2015 DOM 18 days Capital Value \$590,000
 Listing Date 29-Jan-26 Distance 1.51km CV Date 01-Aug-22
 Listing Price \$630/week

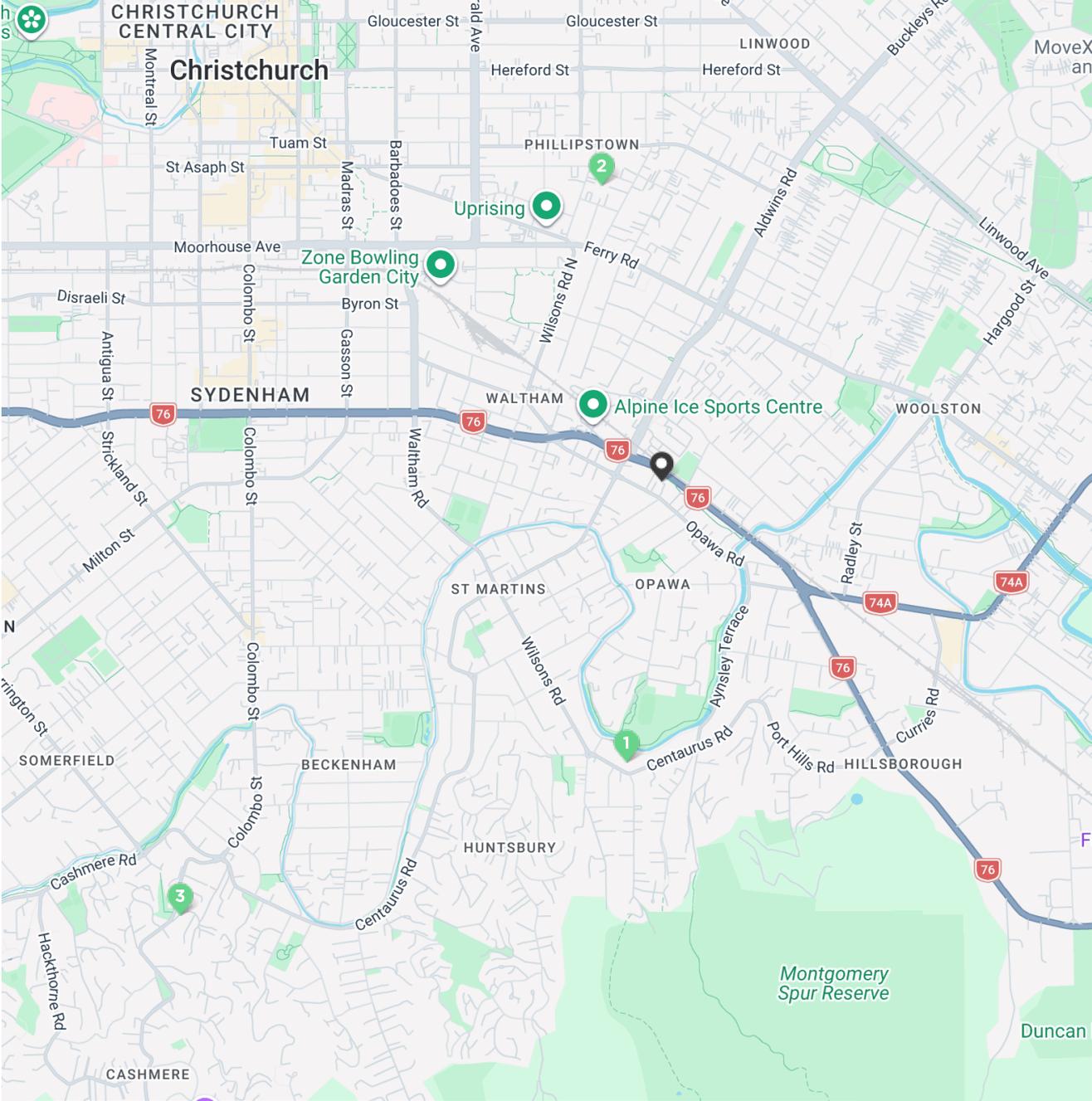
3 1/2A CRACROFT TERRACE, CASHMERE, CHRISTCHURCH, 8022



 3  2  2  -  280m²
 Age 1990 DOM 65 days Capital Value \$1,020,000
 Listing Date 13-Dec-25 Distance 3.24km CV Date 01-Aug-22
 Listing Price \$750/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

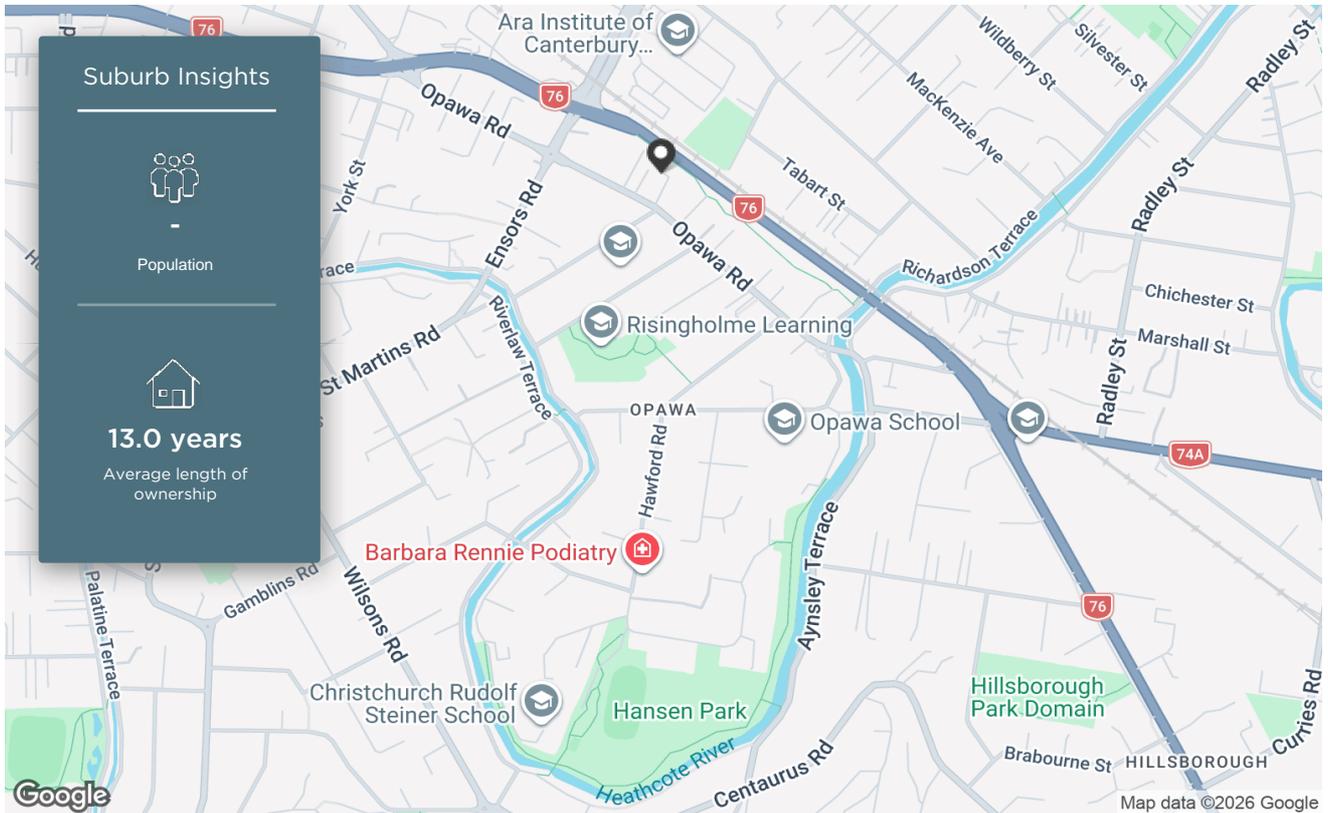


1 267 CENTAURUS ROAD, SAINT MARTINS, CHRISTCHURCH, 8022	3	2	2	\$730
2 5/15 CROSS STREET, PHILLIPSTOWN, CHRISTCHURCH, 8011	3	2	2	\$630
3 1/2A CRACROFT TERRACE, CASHMERE, CHRISTCHURCH, 8022	3	2	2	\$750

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

Opawa

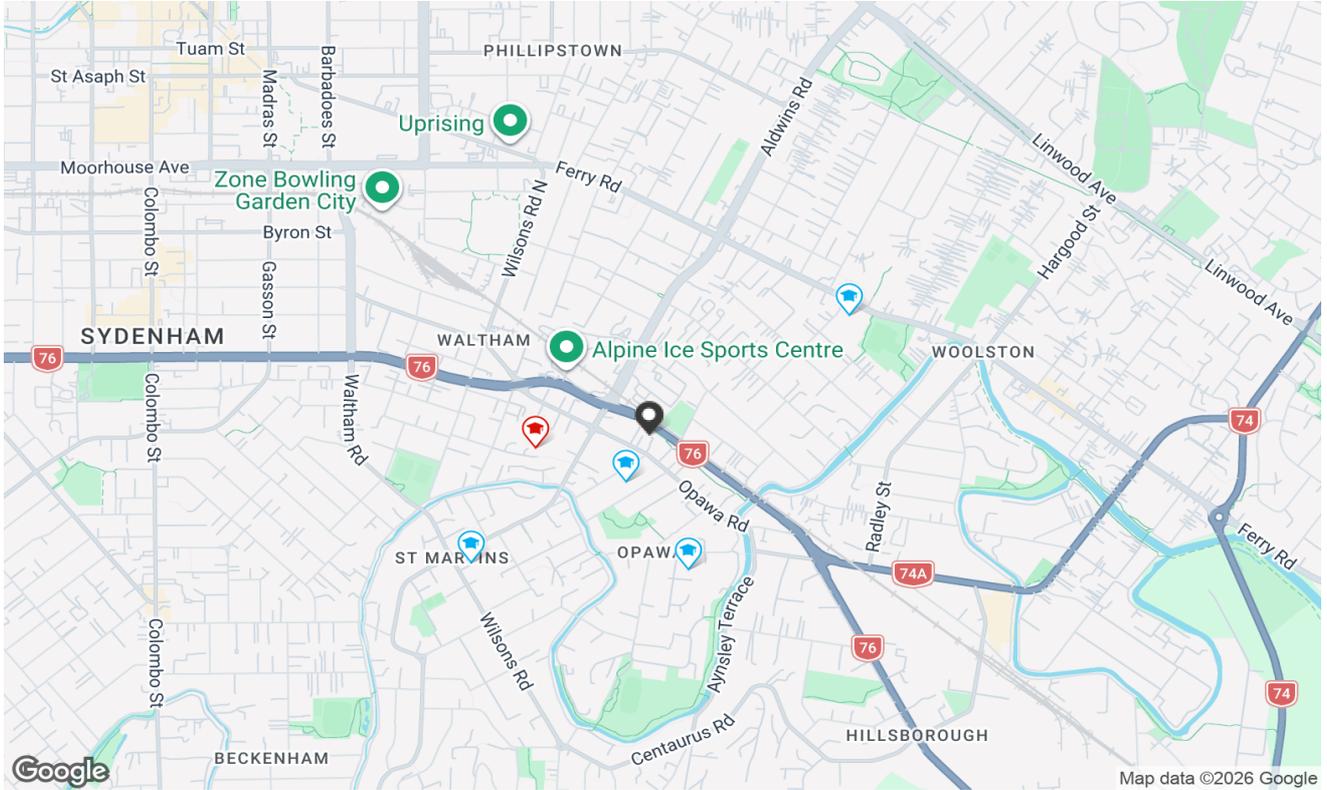
Demographic



The size of Opawa is approximately 1 square kilometres. The population of Opawa in 2006 was 1,419 people. By 2013 the population was 1,404 showing a population decline of 1.1% in the area during that time. The predominant age group in Opawa is 65+ years. In general, people in Opawa work in a professional occupation. Currently the median sales price of houses in the area is \$846,500.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	63.4	Agricultural and Fishery	1.8	-20K	4.9	0-9	11.6
Two Families	1.1	Clerical	11.9	20-30K	3.3	10-19	12.4
Three+ Families	0.5	Elementary	8.2	30-50K	14.8	20-29	8.3
Lone Occupant	29.0	Legislators, Admin and Managers	14.6	50-70K	14.8	30-39	9.8
Share Accommodation	3.3	Plant and Machinery Operator	4.1	70-100K	18.0	40-49	15.1
Other	1.1	Professional	25.1	100K+	32.0	50-59	16.2
		Service and Sales	11.9			60-64	5.9
		Technicians	17.4			65+	22.9
		Trades	5.5				

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 St Mark's School (Christchurch)	0.22km	Full Primary	-	1-8
 Tkkm o Waitaha	0.46km	Composite	-	1-13
 Te Kura o Opawaho - Opawa School	0.61km	Full Primary	-	1-8
 Hillview Christian School	0.91km	Composite	-	1-13
 Te Waka Unua School	0.99km	Full Primary	-	1-8



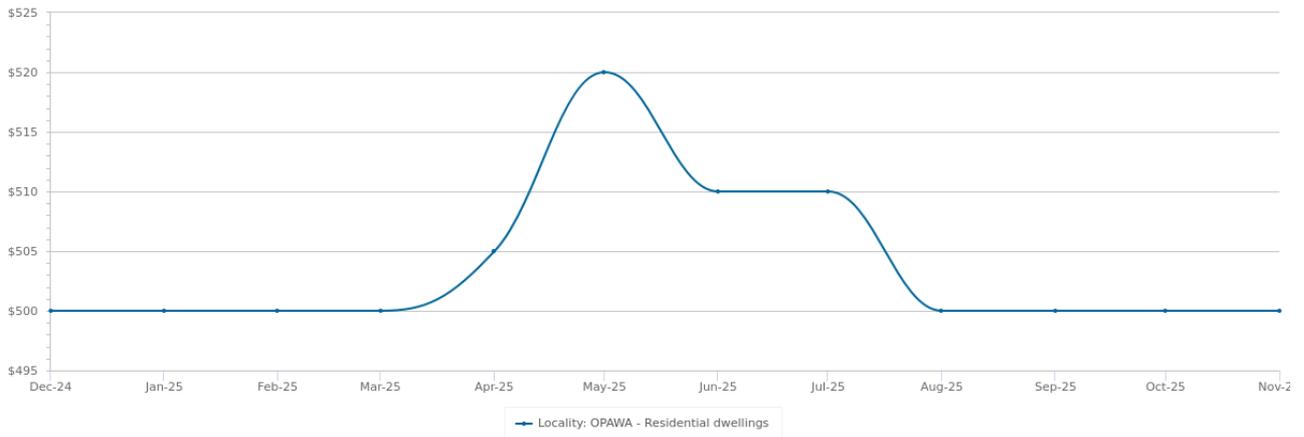
Property is within school catchment area



Property is outside school catchment area

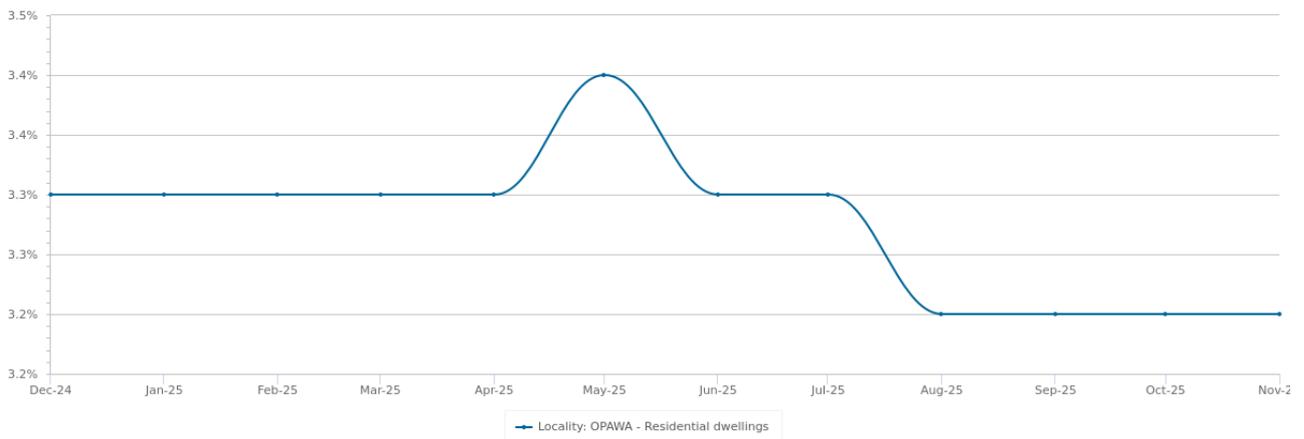
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

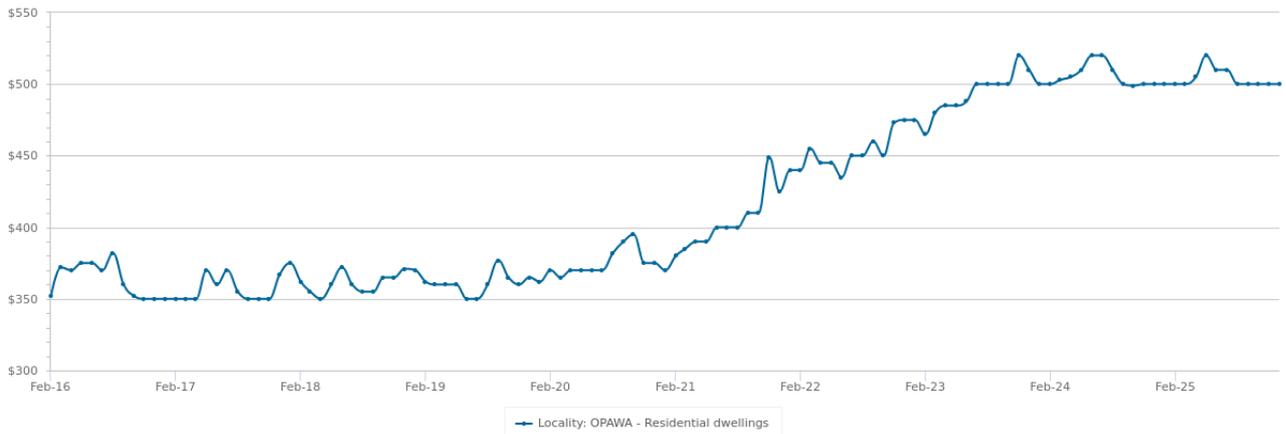


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$500	0.0%	3.2%	123
Oct 2025	\$500	0.0%	3.2%	123
Sep 2025	\$500	0.0%	3.2%	132
Aug 2025	\$500	-2.0% ▼	3.2%	162
Jul 2025	\$510	0.0%	3.3%	162
Jun 2025	\$510	-1.9% ▼	3.3%	180
May 2025	\$520	3.0% ▲	3.4%	159
Apr 2025	\$505	1.0% ▲	3.3%	138
Mar 2025	\$500	0.0%	3.3%	138
Feb 2025	\$500	0.0%	3.3%	159
Jan 2025	\$500	0.0%	3.3%	183
Dec 2024	\$500	0.0%	3.3%	165

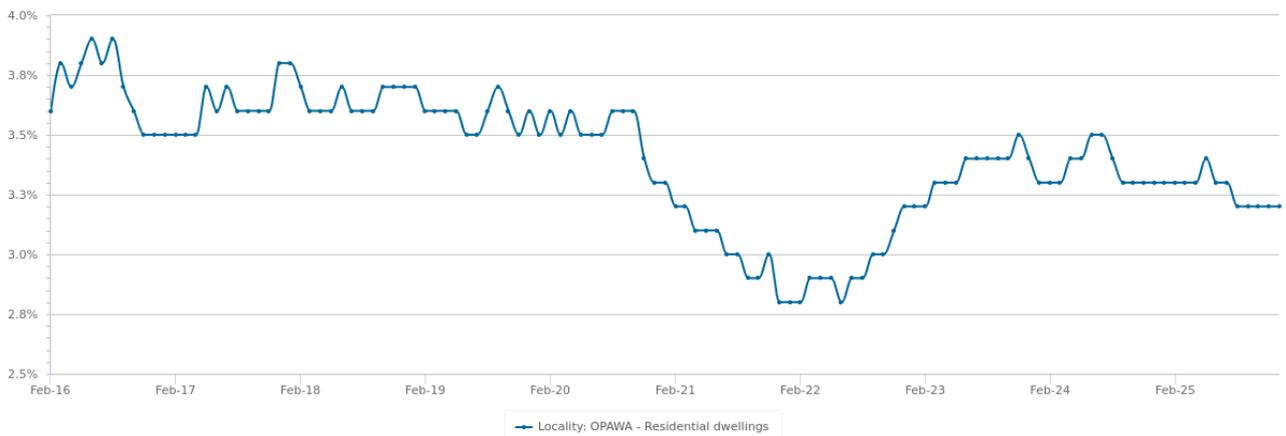
Long Term Market Trends

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	\$500	0.0%	3.2%	123
2024	\$500	-2.0% ▼	3.3%	165
2023	\$510	7.4% ▲	3.4%	108
2022	\$475	11.8% ▲	3.2%	114
2021	\$425	13.3% ▲	2.8%	117
2020	\$375	2.7% ▲	3.3%	106
2019	\$365	-1.6% ▼	3.6%	116
2018	\$371	1.1% ▲	3.7%	134
2017	\$367	4.9% ▲	3.8%	112
2016	\$350	-	3.5%	131

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

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