



RENTAL APPRAISAL

7/24 WHITMORE STREET, EDGEWARE, CHRISTCHURCH

3 bedroom / 2 bathroom / 2 garage

\$560 - \$600 per week

This well-located townhouse pairs central-city convenience with the rare bonus of a proper double internal-access garage, perfect for cars, bikes or extra storage. The layout is practical and light-filled with open-plan living, a balcony for breathing room, and three genuine bedrooms including one on the ground floor for guests, flatmates or a home office. Set on the edge of the city, you're close to the Richmond Club, Avon River walks, Pomeroy's and the CBD, making this a smart option for investors.

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

Comparable Rentals

1 2/22 HEYWOOD TERRACE, RICHMOND, CHRISTCHURCH, 8013



| | | | | | | | |
|----------------|----------------|----------------|----------------|-------------------------------|----------------------|----------------------------|------------------------|
| 3 | 1 | 2 | - | 130m² | 33 days | Capital Value | \$500,000 |
| Age | 1990 | DOM | | | | | |
| Listing Date | 14-Jan-26 | Distance | 0.48km | | | CV Date | 01-Aug-22 |
| Listing Price | \$530/week | | | | | | |

2 6/22 HEYWOOD TERRACE, RICHMOND, CHRISTCHURCH, 8013



| | | | | | | | |
|----------------|----------------|----------------|----------------|-------------------------------|----------------------|----------------------------|------------------------|
| 3 | 1 | 2 | - | 130m² | 60 days | Capital Value | \$500,000 |
| Age | 1990 | DOM | | | | | |
| Listing Date | 18-Dec-25 | Distance | 0.48km | | | CV Date | 01-Aug-22 |

3 94A PACKE STREET, EDGEWARE, CHRISTCHURCH, 8013



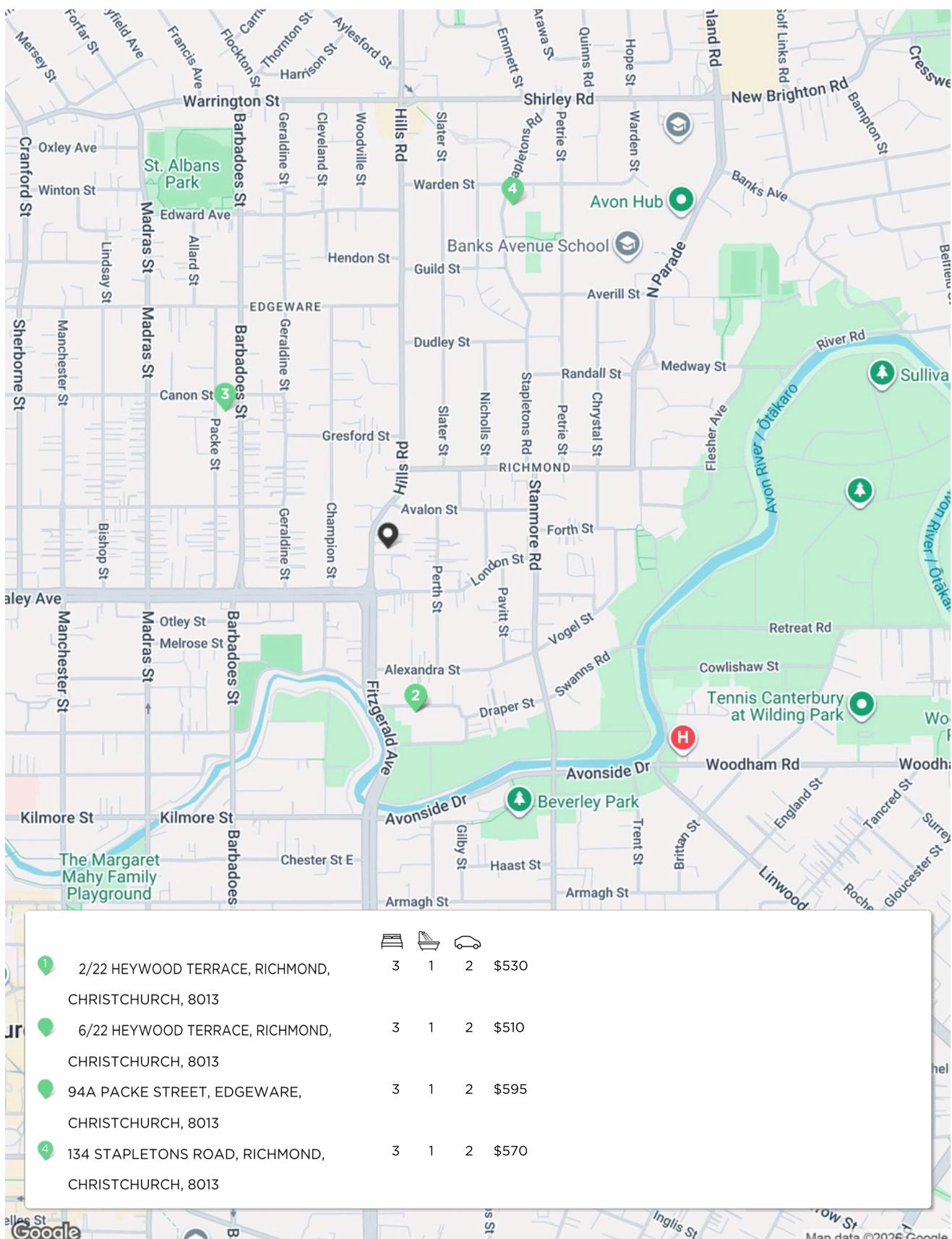
| | | | | | | | |
|----------------|----------------|----------------|-------------------------------|-------------------------------|----------------------|----------------------------|------------------------|
| 3 | 1 | 2 | 201m² | 104m² | 24 days | Capital Value | \$620,000 |
| Age | 2005 | DOM | | | | | |
| Listing Date | 23-Jan-26 | Distance | 0.61km | | | CV Date | 01-Aug-22 |

4 134 STAPLETONS ROAD, RICHMOND, CHRISTCHURCH, 8013



| | | | | | | | |
|----------------|----------------|----------------|-------------------------------|-------------------------------|---------------------|----------------------------|------------------------|
| 3 | 1 | 2 | 640m² | 120m² | 6 days | Capital Value | \$435,000 |
| Age | 1930 | DOM | | | | | |
| Listing Date | 10-Feb-26 | Distance | 1.04km | | | CV Date | 01-Aug-22 |

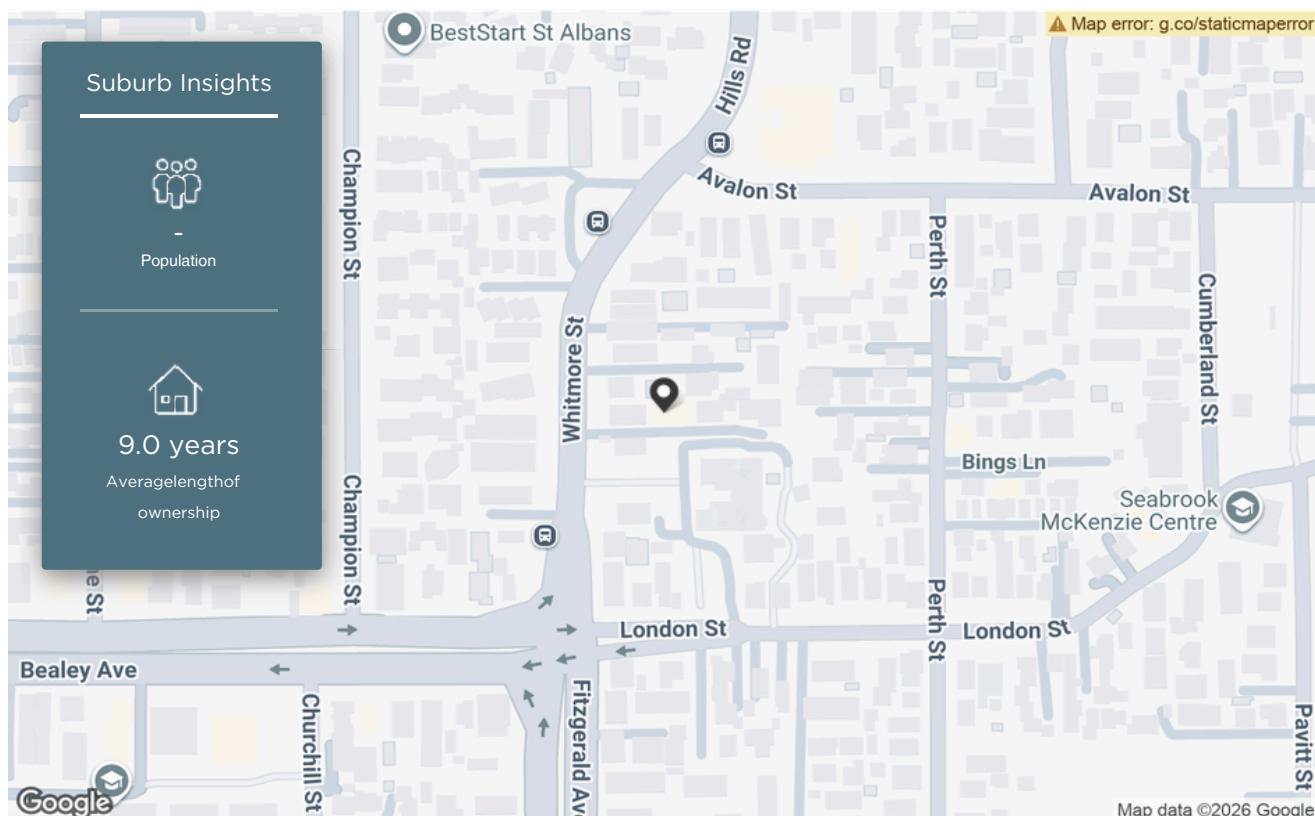
Comps Map: Rentals



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

Edgeware

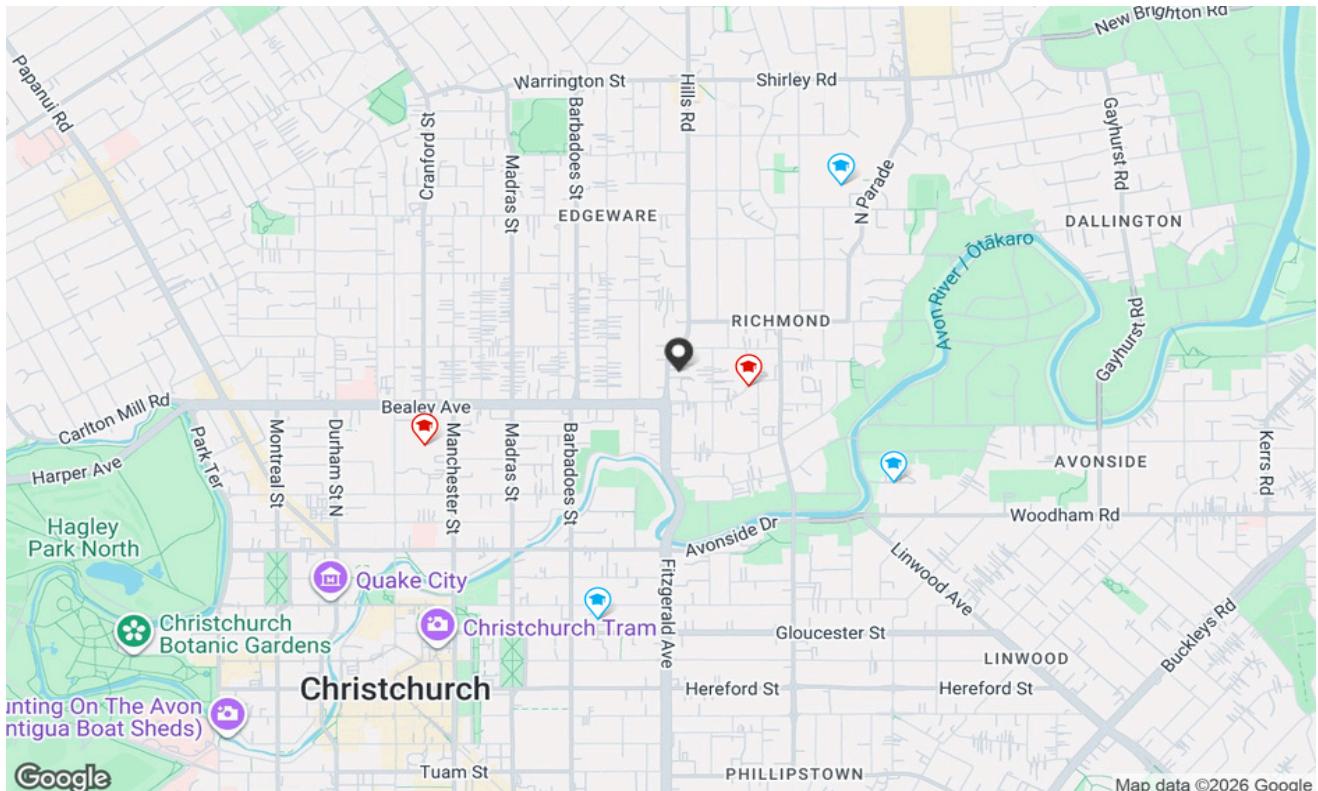
Demographic



The size of Edgeware is approximately 1 square kilometres. The population of Edgeware in 2006 was 3,795 people. By 2013 the population was 4,530 showing a population growth of 19.4% in the area during that time. The predominant age group in Edgeware is 20-29 years. In general, people in Edgeware work in a professional occupation. Currently the median sales price of houses in the area is \$705,000.

| HOUSEHOLD STRUCTURE | | OCCUPATION | | HOUSEHOLD INCOME | | AGE | |
|---------------------|------|---------------------------------|------|------------------|------|-------|------|
| TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| One Family | 51.8 | Agricultural and Fishery | 1.3 | <20K | 5.6 | 0-9 | 10.8 |
| Two Families | 2.0 | Clerical | 9.4 | 20-30K | 8.2 | 10-19 | 7.4 |
| Three+ Families | 0.0 | Elementary | 11.4 | 30-50K | 16.5 | 20-29 | 26.4 |
| Lone Occupant | 33.1 | Legislators, Admin and Managers | 12.8 | 50-70K | 15.2 | 30-39 | 18.4 |
| Share Accommodation | 11.0 | Plant and Machinery Operator | 7.0 | 70-100K | 18.1 | 40-49 | 12.8 |
| Other | 1.5 | Professional | 16.9 | 100K+ | 23.1 | 50-59 | 11.2 |
| | | Service and Sales | 16.2 | | | 60-64 | 4.2 |
| | | Technicians | 13.8 | | | 65+ | 8.2 |
| | | Trades | 11.3 | | | | |

Local Schools



| SCHOOL | DISTANCE | SCHOOL TYPE | SECTOR | YEARS |
|---------------------------------|----------|--------------|---------|-------|
| Jean Seabrook Memorial School | 0.31km | - | Special | - |
| Te Aratai College | 1.03km | Secondary | - | 7-13 |
| Pareawa Banks Avenue School | 1.07km | Contributing | - | 1-6 |
| St Mary's School (Christchurch) | 1.09km | Full Primary | - | 1-8 |
| Christchurch East School | 1.13km | Full Primary | - | 1-8 |



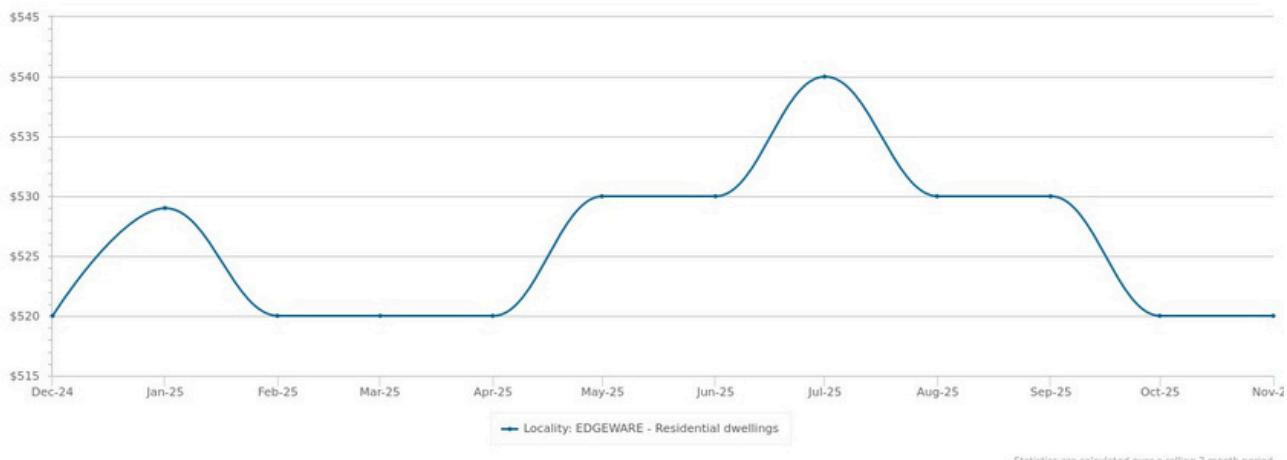
Property is within school catchment area



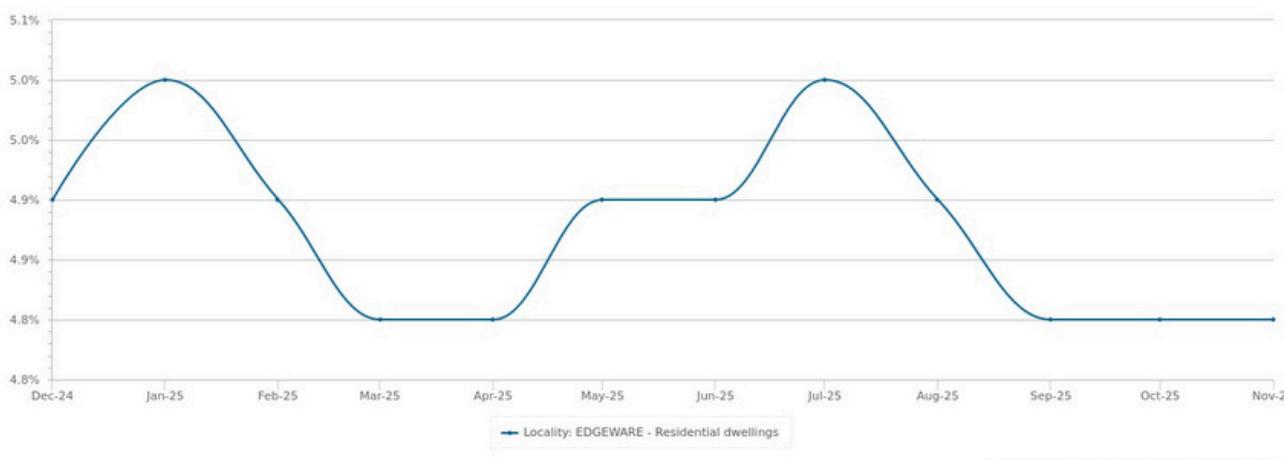
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



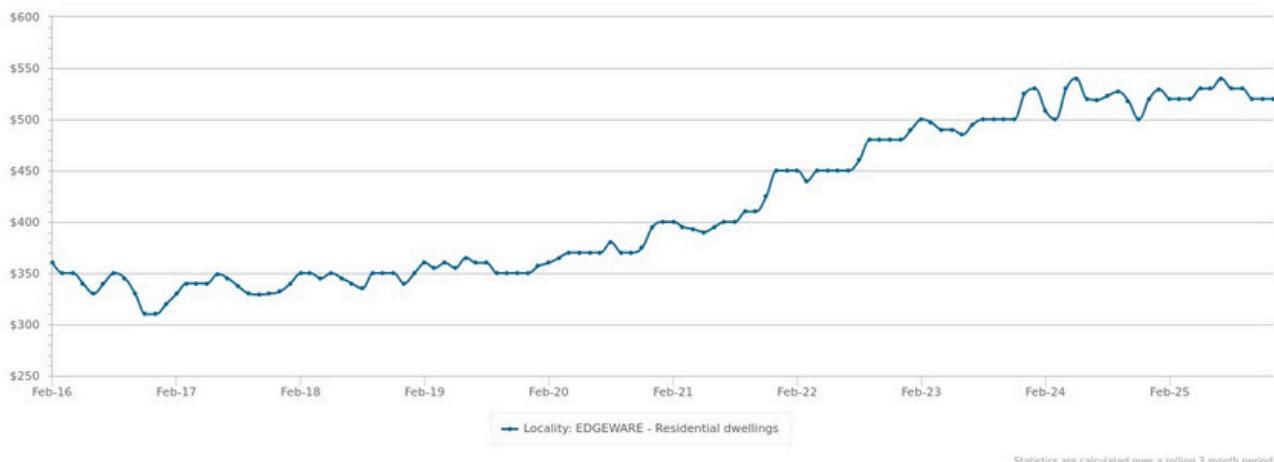
Gross Rental Yield - 12 months



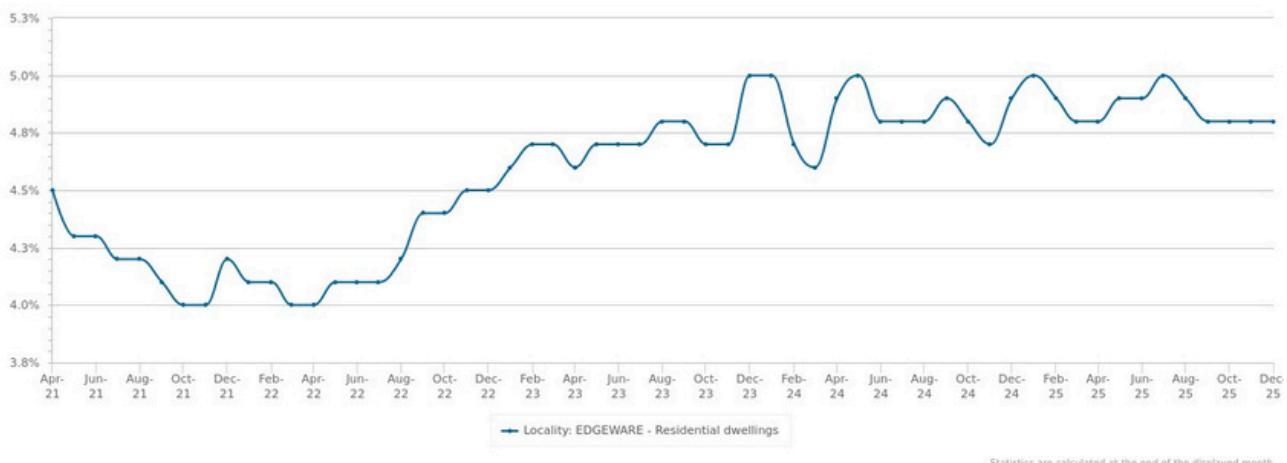
| PERIOD | ASKING RENT | CHANGE | GROSS RENTAL YIELD | RENTAL OBSERVATIONS |
|----------|-------------|---|--------------------|---------------------|
| Nov 2025 | \$520 | 0.0% | 4.8% | 243 |
| Oct 2025 | \$520 | -1.9% ▼ | 4.8% | 243 |
| Sep 2025 | \$530 | 0.0% | 4.8% | 255 |
| Aug 2025 | \$530 | -1.9% ▼ | 4.9% | 276 |
| Jul 2025 | \$540 | 1.9% ▲ | 5% | 258 |
| Jun 2025 | \$530 | 0.0% | 4.9% | 279 |
| May 2025 | \$530 | 1.9% ▲ | 4.9% | 297 |
| Apr 2025 | \$520 | 0.0% | 4.8% | 288 |
| Mar 2025 | \$520 | 0.0% | 4.8% | 276 |
| Feb 2025 | \$520 | -1.7% ▼ | 4.9% | 249 |
| Jan 2025 | \$529 | 1.7% ▲ | 5% | 264 |
| Dec 2024 | \$520 | 4.0% ▲ | 4.9% | 231 |

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



| PERIOD | ASKING RENT | CHANGE | GROSS RENTAL YIELD | RENTAL OBSERVATIONS |
|--------|-------------|--|--------------------|---------------------|
| 2025 | \$520 | 0.0% | 4.8% | 243 |
| 2024 | \$520 | -1.0% ▼ | 4.9% | 231 |
| 2023 | \$525 | 9.4% ▲ | 5% | 273 |
| 2022 | \$480 | 6.7% ▲ | 4.5% | 270 |
| 2021 | \$450 | 13.9% ▲ | 4.2% | 252 |
| 2020 | \$395 | 12.9% ▲ | - | 246 |
| 2019 | \$350 | 2.9% ▲ | - | 212 |
| 2018 | \$340 | 2.4% ▲ | - | 204 |
| 2017 | \$332 | 7.1% ▲ | - | 252 |
| 2016 | \$310 | - | - | 207 |

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

Disclaimer

© Copyright Cotality NZ Limited (Cotality). Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication. All rights reserved.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication reproduces materials and content owned or licenced by CoreLogic NZ Limited trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication contains data and statistics provided by Land Information New Zealand (LINZ) and is made available from the subject property's Record of Title provided by LINZ that has not been changed in any way by CoreLogic is not a substitute for a Record of Title. LINZ, in its sole discretion, may require you to amend, delete the LINZ data at any time.