



# 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 - 130m<sup>2</sup>  
 Age 1990 DOM 33 days Capital Value \$500,000  
 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 - 130m<sup>2</sup>  
 Age 1990 DOM 60 days Capital Value \$500,000  
 Listing Date 18-Dec-25 Distance 0.48km CV Date 01-Aug-22  
 Listing Price \$510/week

### 3 94A PACKE STREET, EDGEWARE, CHRISTCHURCH, 8013



3 1 2 201m<sup>2</sup> 104m<sup>2</sup>  
 Age 2005 DOM 24 days Capital Value \$620,000  
 Listing Date 23-Jan-26 Distance 0.61km CV Date 01-Aug-22  
 Listing Price \$595/week

### 4 134 STAPLETONS ROAD, RICHMOND, CHRISTCHURCH, 8013



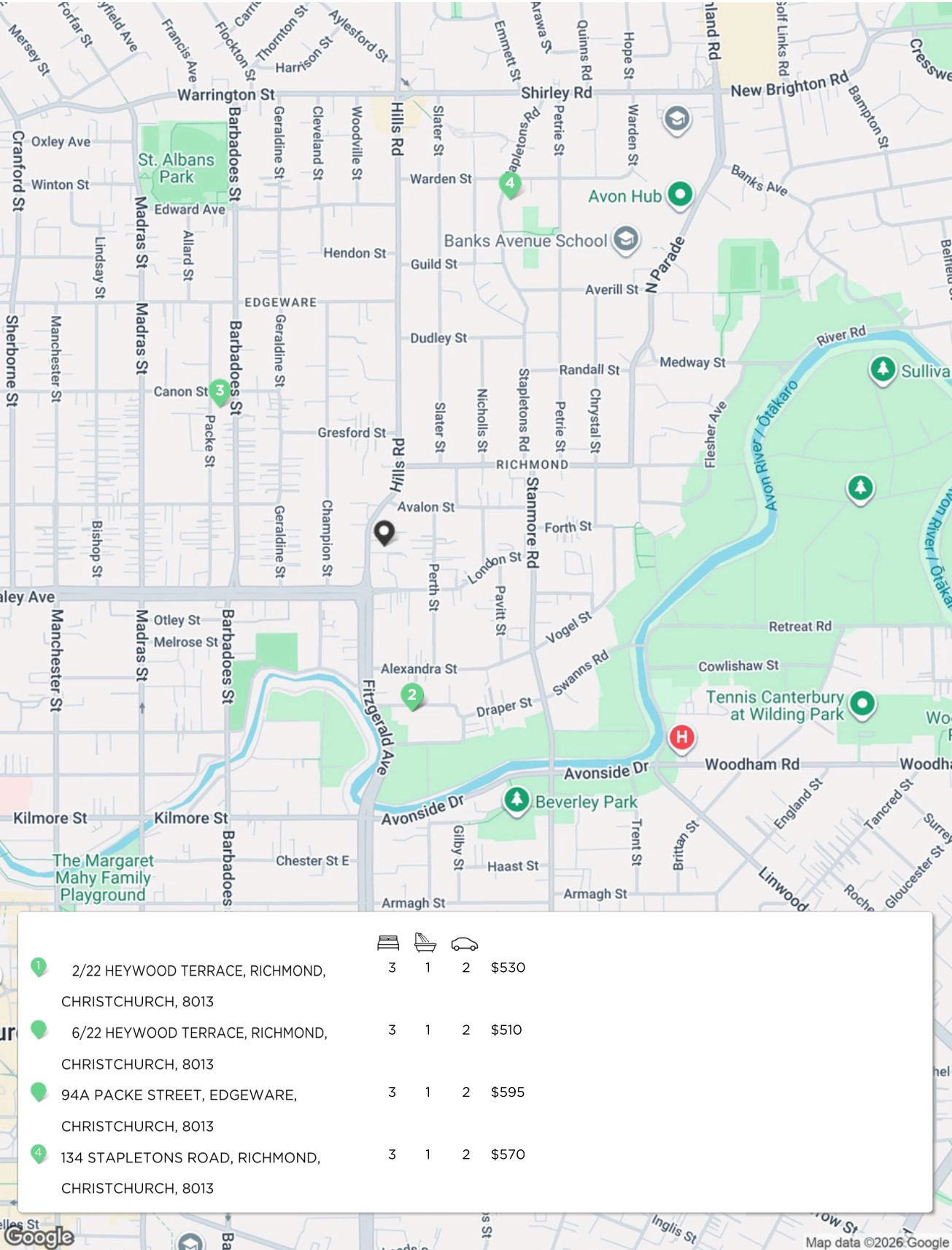
3 1 2 640m<sup>2</sup> 120m<sup>2</sup>  
 Age 1930 DOM 6 days Capital Value \$435,000  
 Listing Date 10-Feb-26 Distance 1.04km CV Date 01-Aug-22  
 Listing Price \$570/week

DOM = Days on market

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



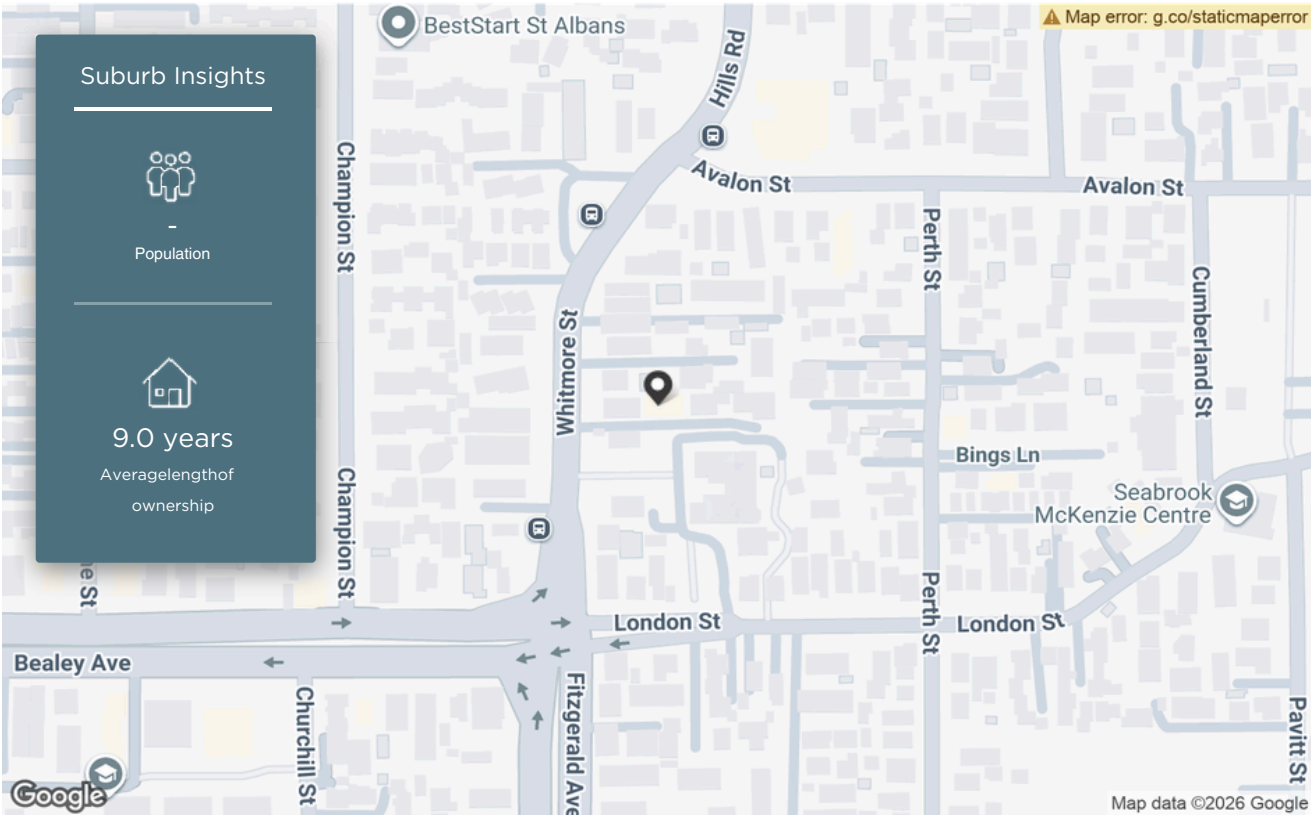
# Comps Map: Rentals



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# Edgeware

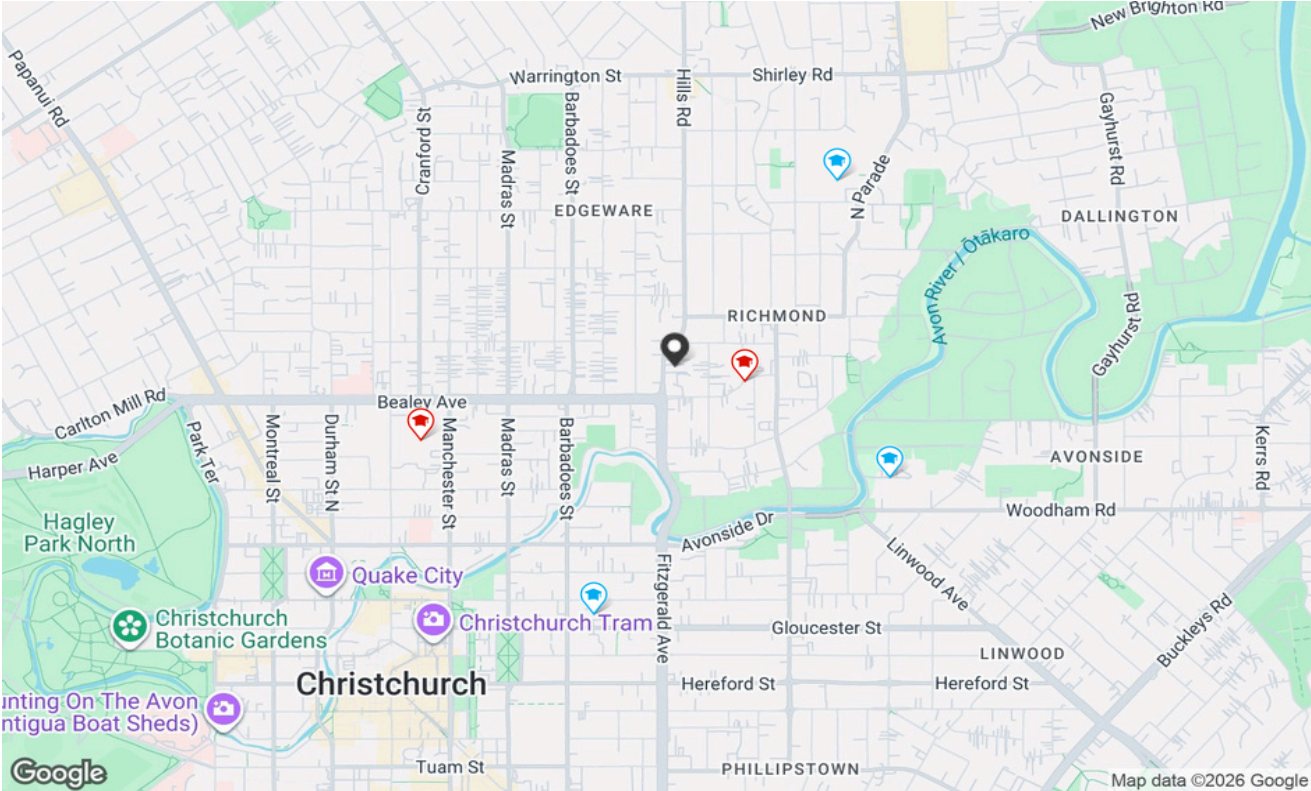
## Demographic








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



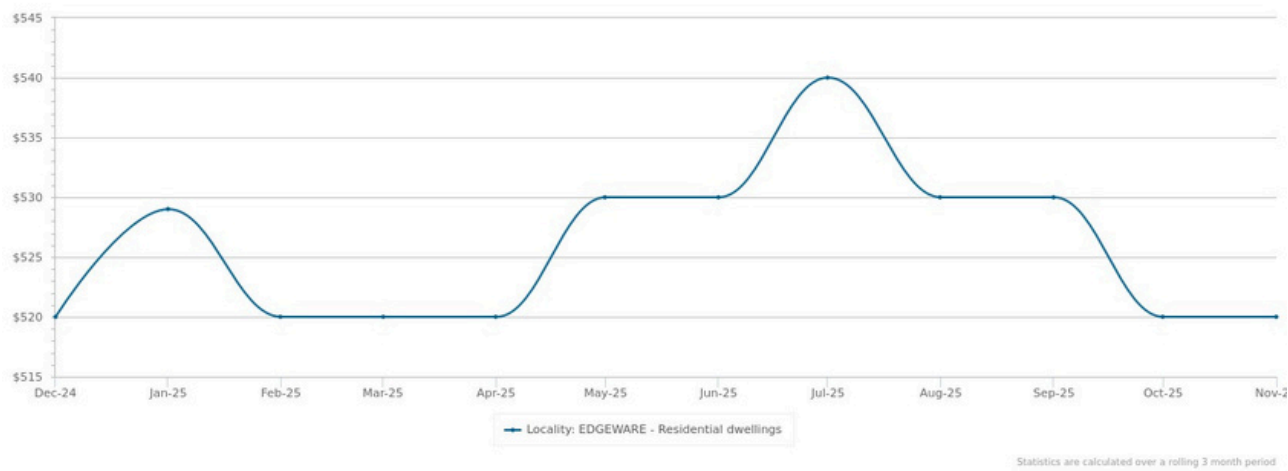
Property is within school catchment area



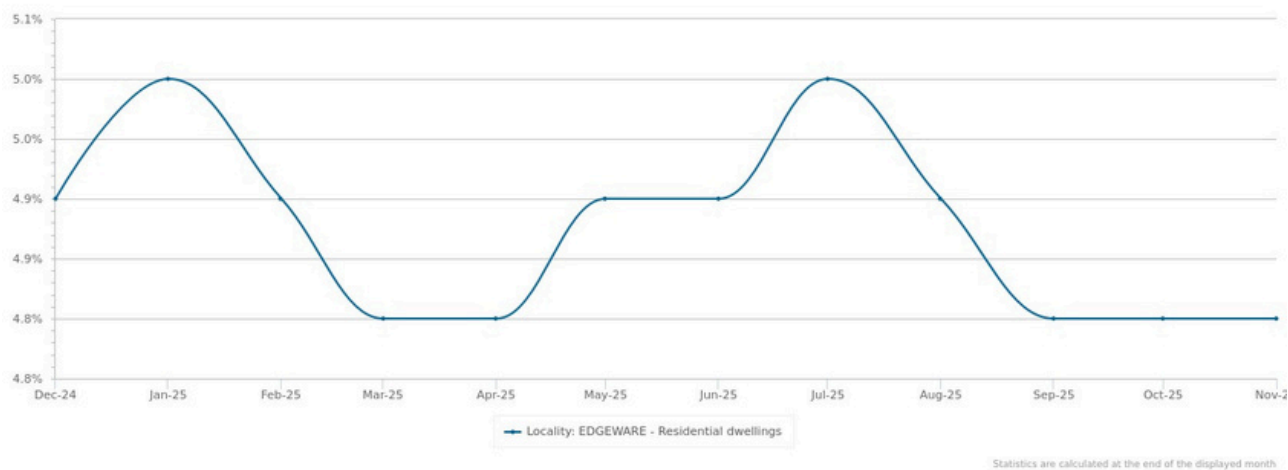
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months

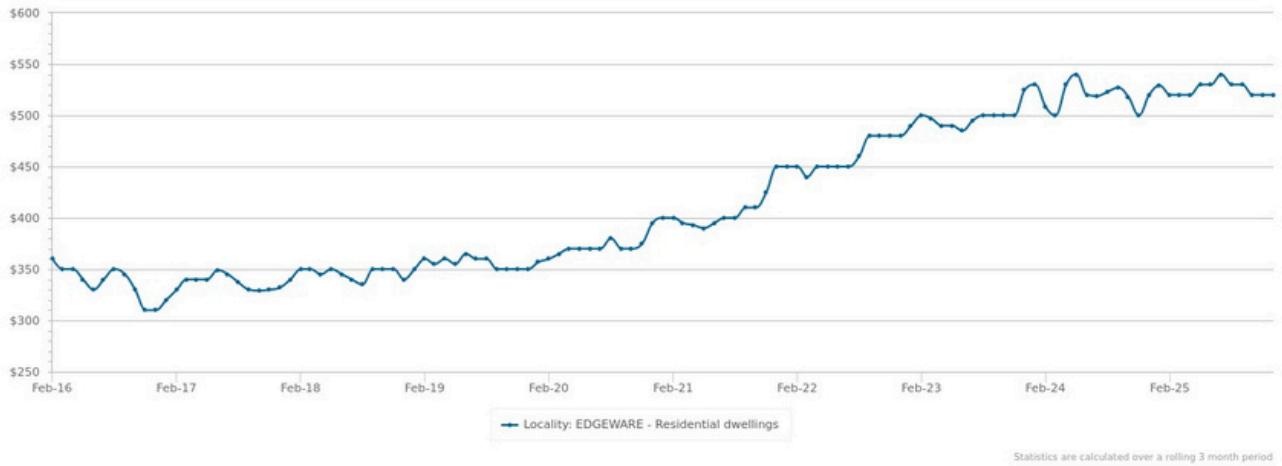


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$520	0.0%	4.8%	243
Oct 2025	\$520	-1.9% ▼	4.8%	243
Sep 2025	\$530	0.0%	4.8%	255
Aug 2025	\$530	-1.9% ▼	4.9%	276
Jul 2025	\$540	1.9% ▲	5%	258
Jun 2025	\$530	0.0%	4.9%	279
May 2025	\$530	1.9% ▲	4.9%	297
Apr 2025	\$520	0.0%	4.8%	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

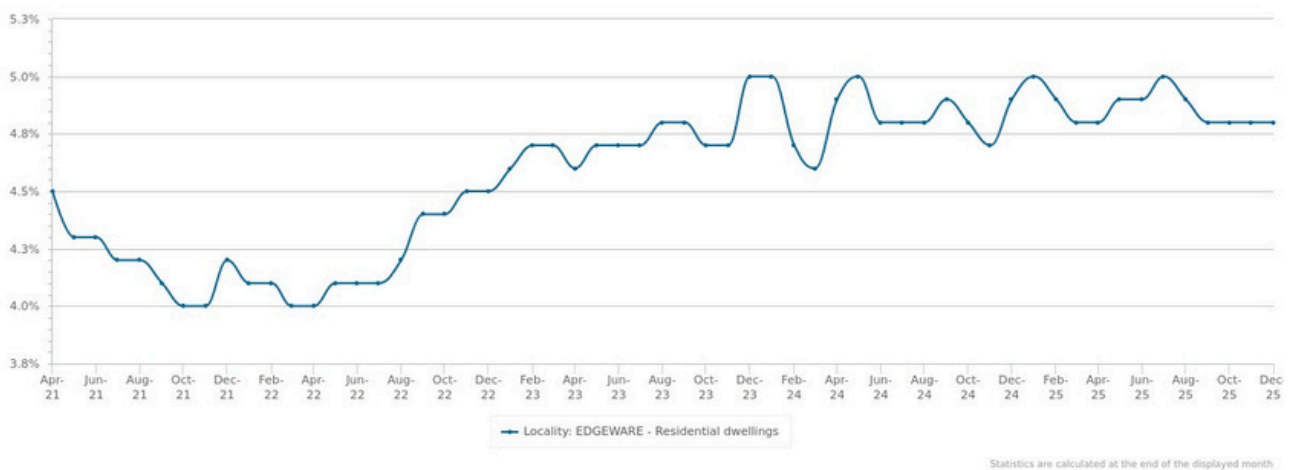


# Long Term Market Trends

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**



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