



RENTAL APPRAISAL

237A MAIDSTONE ROAD, AVONHEAD, CHRISTCHURCH

3 bedroom / 2 bathroom / 2 car parks \$720 - \$780 per week





Spacious three-bedroom, two-bathroom home with 190sqm of living space. Ground floor bathroom updated; the rest offers scope to modernise at your pace. Generous, sun-filled living areas and established gardens provide comfort and privacy. Tucked in a quiet lane, close to bus stops, Avonhead Mall, Riccarton Racecourse, and just 10 minutes by bike to the University of Canterbury. Zoned for Merrin Primary and Burnside High School.

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

Comparable Rentals






1 35 GREENDALE AVENUE, AVONHEAD, CHRISTCHURCH, 8042



 3  1  2  604m²  125m²
 Age 1965 DOM 23 days Capital Value \$770,000
 Listing Date 18-Feb-26 Distance 0.59km CV Date 01-Aug-25
 Listing Price \$630/week






2 4/17 SWANLEIGH PLACE, ILAM, CHRISTCHURCH, 8041



 3  2  2  -  200m²
 Age 1990 DOM 37 days Capital Value \$740,000
 Listing Date 04-Feb-26 Distance 1.71km CV Date 01-Aug-25
 Listing Price \$850/week

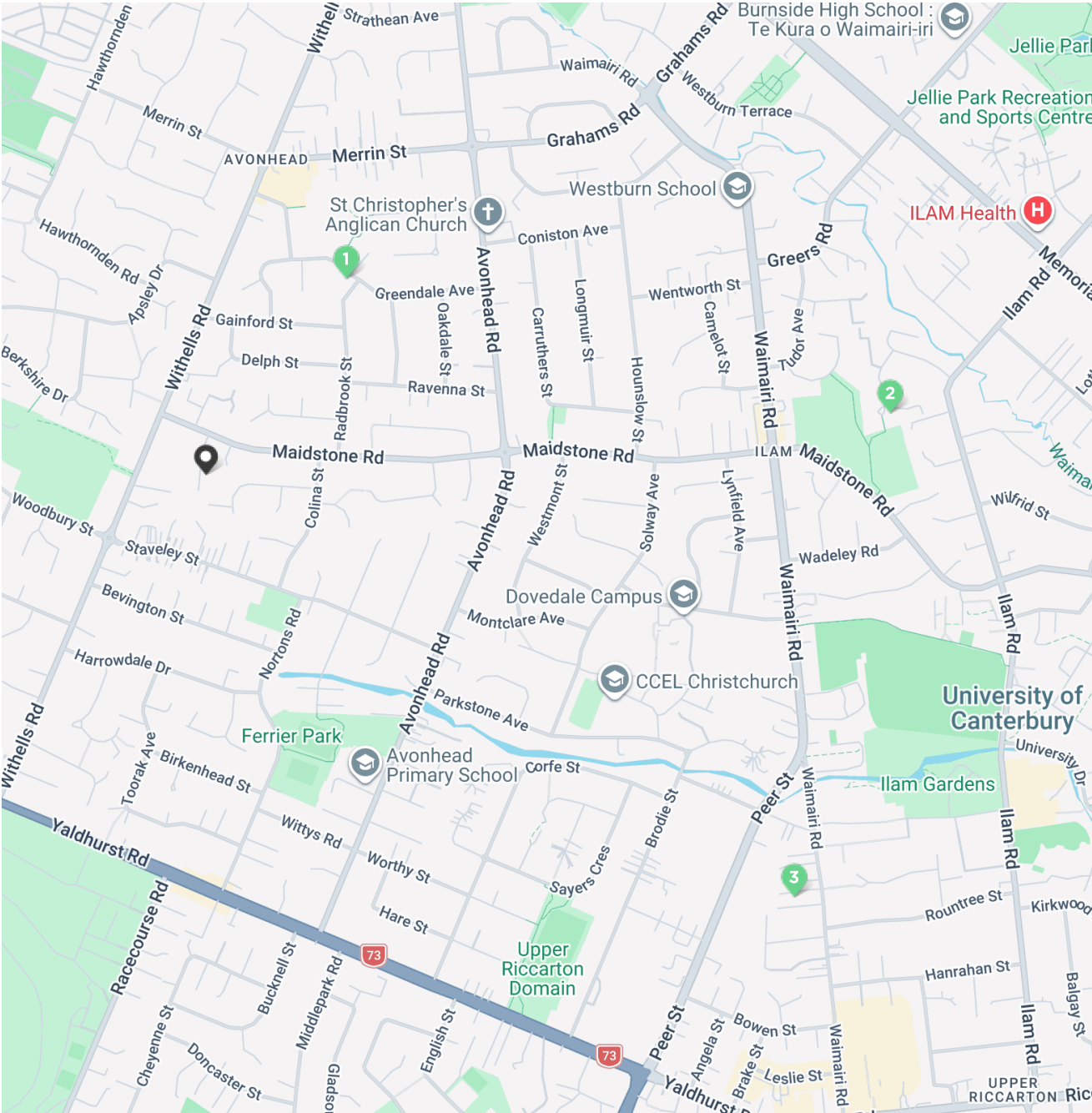
3 5/61 WAIMAIRI ROAD, UPPER RICCARTON, CHRISTCHURCH, 8041



 3  2  2  -  150m²
 Age 1990 DOM 10 days Capital Value \$730,000
 Listing Date 03-Mar-26 Distance 1.8km CV Date 01-Aug-25
 Listing Price \$639/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 35 GREENDALE AVENUE, AVONHEAD, CHRISTCHURCH, 8042	3	1	2	\$630
2 4/17 SWANLEIGH PLACE, ILAM, CHRISTCHURCH, 8041	3	2	2	\$850
3 5/61 WAIMAIRI ROAD, UPPER RICcarton, CHRISTCHURCH, 8041	3	2	2	\$639

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

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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