

41 Mackenzie Avenue Woolston

🏠 4

🏡 2

🚗 4

🔧 1920s

📏 388m²

🏠 94m²



Wall construction

Roughcast

Dwellings

1

Sale price

\$364,000

Capital value

\$555,000

Land use

Residential: Single Unit (other Than Bach)

Local authority

Christchurch

Roof construction

Iron

Sale date

3 Jul 2020

Property type

Residential - Dwelling

Land value

\$275,000

Zoning

Residential

Title number

CB48A/678 (Freehold)

Comparable Properties Sold

1 Woolston
659 Ferry Road

🏠 3 🏡 1 🚗 2 📏 612m² 🏠 105m²



Method of sale	Asking Price	Capital value	\$500,000
Sale price	\$645,000	Decade built	1930s
Sale date	3 Mar 2026	Distance from	1.333km
Days on market	32	Comparability	-

Renovated to a basic standard. Separate studio. Inferior location.

2 Woolston
1/18 Ashmole Street

🏠 3 🏡 1 🚗 2 📏 - 🏠 95m²



Method of sale	Deadline Treaty	Capital value	\$400,000
Sale price	\$615,000	Decade built	1920s
Sale date	30 Jan 2026	Distance from	1.068km
Days on market	50	Comparability	-

Renovated condition with single garage. Cross-lease title.

3 Woolston
6 Charlesworth Street

🏠 3 🏡 2 🚗 2 📏 638m² 🏠 100m²



Method of sale	Fixed Price	Capital value	\$675,000
Sale price	\$628,000	Decade built	1940s
Sale date	28 Jan 2026	Distance from	2.631km
Days on market	76	Comparability	-

Renovated condition. Double garaging + studio.

4 Woolston
77 Hargood Street

🏠 3 🏡 1 🚗 2 📏 711m² 🏠 106m²



Method of sale	Negotiation	Capital value	\$620,000
Sale price	\$630,000	Decade built	1950s
Sale date	23 Jan 2026	Distance from	1.418km
Days on market	57	Comparability	-

Renovated condition with double garage. Inferior location.

Comparable Properties Sold

5 Woolston
34 Tabart Street

 3
  1
  2
  463m²
 79m²



Method of sale	Fixed Price	Capital value	\$545,000
Sale price	\$605,000	Decade built	1940s
Sale date	5 Nov 2025	Distance from	0.556km
Days on market	41	Comparability	-

Modern kitchen and bathroom. Double garage. No outdoor living. Comparable location.

6 Sydenham
46 Southey Street

 5
  1
  3
  481m²
 103m²



Method of sale	Auction	Capital value	\$600,000
Sale price	\$620,000	Decade built	1910s
Sale date	9 Oct 2025	Distance from	2.279km
Days on market	23	Comparability	-

Some updates completed in the early 2000s. Large separate studio.

7 Woolston
36 Gould Crescent

 3
  1
  4
  683m²
 110m²



Method of sale	POA	Capital value	\$645,000
Sale price	\$650,000	Decade built	1960s
Sale date	1 Oct 2025	Distance from	2.158km
Days on market	48	Comparability	-

Some modern updates but not in fully renovated condition. Large modern double garage + studio.

8 Woolston
95 Radley Street

 3
  1
  3
  541m²
 107m²



Method of sale	Negotiation	Capital value	\$620,000
Sale price	\$624,000	Decade built	1940s
Sale date	24 Sept 2025	Distance from	1.049km
Days on market	27	Comparability	-

Comparable Properties Sold

9 Woolston
911 Ferry Road

3

1

4

-

107m²



Method of sale **Auction**

Sale price **\$600,000**

Sale date **1 Sept 2025**

Days on market **19**

Capital value **\$595,000**

Decade built **1950s**

Distance from **2.570km**

Comparability **-**

Suburb Overview - Woolston



Suburb Details

Woolston is a light industrial and lower-class residential suburb of Christchurch in the South Island of New Zealand. It is located three kilometers southeast of the city center, making it easily accessible via major arterial routes, including State Highways 74 and 76 to Banks Peninsula. The suburb is characterized by the presence of the Opawaho / Heathcote River, which flows through Woolston.

Historically, the area was significant for the local Ngai Tahu iwi, who utilized the mudflats at Ferrymead, known as "Ohika paruparu," for food gathering. European settlement saw the establishment of the Anglican Parish of St John the Evangelist Woolston, one of the oldest Anglican parishes in New Zealand. Woolston's industrial significance increased with the opening of the Lyttelton Rail Tunnel in 1867, as it became a transport route for incoming trade.

Today, Woolston retains its industrial character, hosting Christchurch's largest container terminal and being home to various industries, including the rubber industry. The suburb also encompasses residential areas, contributing to its working-class identity. Woolston is served by several schools, including primary schools and a Teen Parent Unit. Additionally, the Tannery, established in 2013, offers a wide range of stores and amenities, including a cinema complex.

Census information

Population

 11,279

Area

 5.47 km²

Market insights

Median Sale Price



Unit median sale price

 **\$407,000** -21.2%*

*Compared with previous quarter

House median sale price

 **\$585,000** -2.5%*

*Compared with previous quarter

Total property

 **4,463**

Houses stock

 **3,341**

Units stock

 **1,122**

Current listings

 **44**

Listings for sale (units)

 **69**

*In the last 12 months

Listings for sale (houses)

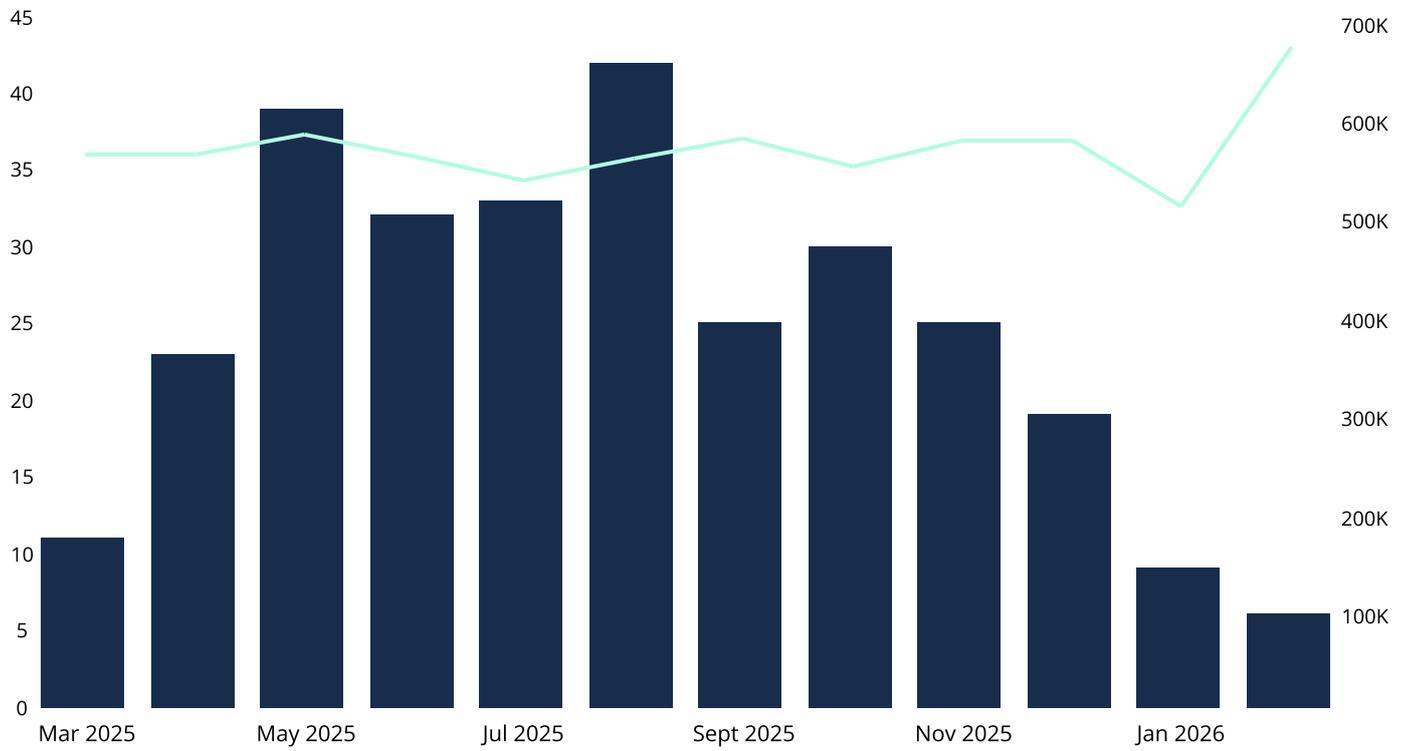
 **187**

*In the last 12 months

Suburb Statistics - Woolston

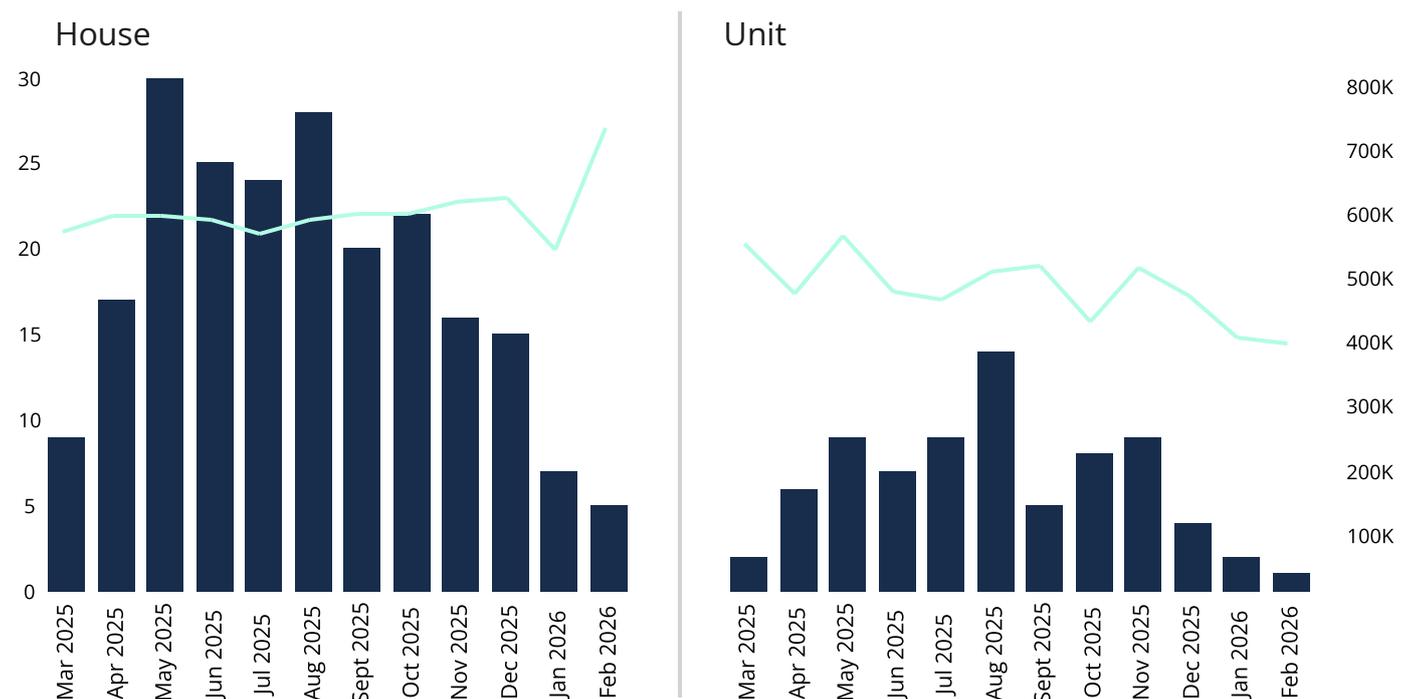
Sales Trends Overall

Monthly sales volumes and median values



Sales Trends By Property Types

Monthly sales volumes and median values



Disclaimers

This Comparative Market Analysis is confidential to the named recipient. The information referred to in this CMA may contain personal information belonging to other property owners. The report and information in it must not be published or disclosed by you or used in any way other than to enable you and your professional advisors to assess the property's potential sale price.

The use of the Nexus Platform and this report generated by the Nexus Platform (Report) is subject to the Nexus End User Licence (EULA) available at valocityglobal.com and, to the extent applicable, the Property Data Disclaimers provided in Schedule 1 and 2 of the EULA.

The end user that requested the Report, and the end user on behalf of their employer agency if any, (together the End User) acknowledges and agrees:

- a) any appraisal ranges in the Report, whether manually provided by an agent, or generated using an automated valuation model, should not be relied on as a professional appraisal or valuation, may not be valid at the date of the Report, may not be accurate as they are based on available data, and are not guaranteed or warranted;
- b) the Report is subject to the liability and release provisions of the EULA, and for the avoidance of doubt to the extent permitted by law, to release and hold harmless Valocity Ltd (Company No. 4984140) and its related bodies corporate (Valocity) from any and all claims, including without limitation negligence and third-party claims, relating to the reliance on and usage of Report by any person;
- c) information about schools in the Report may not be accurate or complete, schools should be contacted directly to confirm;
- d) property floor plans in the Report are indicative and may not be accurate or complete, floor plans should be confirmed by reference to the certificate of title or a land survey;
- e) ownership information, if included in the Report, may be derived from non-Government sources should be used as a guide only, and must not be used for marketing purposes
- f) no warranty is given for the accuracy or completeness of information contained in this Report and to the extent permitted law all loss or damage arising in connection with the information contained in this Report is excluded.

Where REINZ data is provided, a) the user releases and holds harmless REINZ as per the recitals in b) above, and b) the user warrants that they are a current member of REINZ, and c) agrees that the provisions of the EULA as set out in the REINZ Terms & Conditions of membership apply in all respects to the use of such data incorporated in this product.