



**Homely**  
PROPERTY MANAGEMENT

# Investment Property Appraisal March 2026

53 Seddon Street,  
Waikanae

Number of Bedrooms: 3, Bathroom: 2, Garaging: 2  
Built 1966  
210sqm

### Current Statistics from [tenancy.govt.nz](https://tenancy.govt.nz)

Market Rent in Waikanae for January 2026  
Property Type: House  
Number of Bedrooms: 3

Lower Quartile \$630	Median Quartile \$665	Upper Quartile \$696
-------------------------	--------------------------	-------------------------

## Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
123a Winara Avenue, Waikanae	House	\$650	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 1988, this home is the same size (double garage attached). The property is in largely original condition throughout, with the grounds consisting of mostly decking out the back. Rented June 2025
71 Elizabeth Street, Waikanae	House	\$690	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 1978, this home is 97sqm smaller—garage separate. The property has had some minor cosmetic updates recently, but remains in mostly tired, dated condition. Set on a very large section for the tenant to maintain. Listed for rent March 2026
8 Tui Crescent, Waikanae	House	\$695	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in 1971, this single dwelling home is about the same size—garage attached. The property was updated a few decades ago, and is in good, but tired condition throughout. Set on a large section with views to the Island. Rented September 2025

Based on current market and comparable properties used by Trade Me, [www.realestate.co.nz](http://www.realestate.co.nz) and REINZ to compare this property, I would consider the current market value to be appraised between:

**\$665 - \$695** per week

# Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$695 per week
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement then I would look to lower the rent to \$665 per week
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants. You have the final decision on the tenant selection. No tenant will be offered the property without your approval.

## Homely Points of Difference

- Our fees are **tailored** to suit you and your property. We take into account, location, portfolio size, market rents and standard of compliance.
- We are an **REINZ accredited agency**, so you know you can trust us.
- Our property managers are **qualified**.
- We infuse a **personal approach** into everything we do.
- On top of your routine inspections, we report on how your property is **performing financially**.
- We work independently, which means our hours are flexible to accommodate you and tenants. It also means we are **invested in what we do**.
- Our **portfolios are capped** to ensure quality over quantity.
- Homely has teamed with PropertyMe to provide a unique experience with an **Owner App**. You can access your property portfolio from the palm of your hand at any time.

## Further Notes

This rental appraisal has been completed based off plans, photos or an online listing.

Because the property has been unavailable to view in person this is an estimate and not a true and accurate rental appraisal.

To have an accurate appraisal completed it is recommended that someone from Homely attends the property to complete this.

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.



homely.nz

Prepared by Rachael Stipkovits  
Independent Property Manager—Kapiti Coast  
027 299 3651 - rachael@homely.nz

