



RENTAL APPRAISAL

20 DONCASTER STREET, SOCKBURN, CHRISTCHURCH

3 bedroom / 1 bathroom / 1 garage

\$620 - \$650 per week

Recently renovated home with a modern kitchen open to the dining area, separate lounge, updated bathroom and upgraded laundry. Improvements include new floor coverings, new wiring, ceiling and underfloor insulation, extensive double glazing and a heat pump. Flexible layout allowing either 3 bedrooms with 2 living areas or 4 bedrooms with 1 living. Set on a 607m² freehold section in a quiet Sockburn street with good access to the University, Airport and key routes, and zoned for Riccarton and Avonhead Primary and Riccarton High.

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

Comparable Rentals

1 76 COLMAN AVENUE, SOCKBURN, CHRISTCHURCH, 8042



3 1 1 607m² 115m²
 Age 1970 DOM 7 days Capital Value \$640,000
 Listing Date 16-Jan-26 Distance 0.37km CV Date 01-Aug-25
 Listing Price \$630/week

2 6 GLADSON AVENUE, SOCKBURN, CHRISTCHURCH, 8042



3 1 1 719m² 110m²
 Age 1950 DOM 9 days Capital Value \$660,000
 Listing Date 04-Feb-26 Distance 0.45km CV Date 01-Aug-25
 Listing Price \$620/week

3 30B TAKARO AVENUE, SOCKBURN, CHRISTCHURCH, 8042



3 1 1 - 130m²
 Age 1990 DOM 18 days Capital Value \$650,000
 Listing Date 19-Nov-25 Distance 0.47km CV Date 01-Aug-25
 Listing Price \$610/week

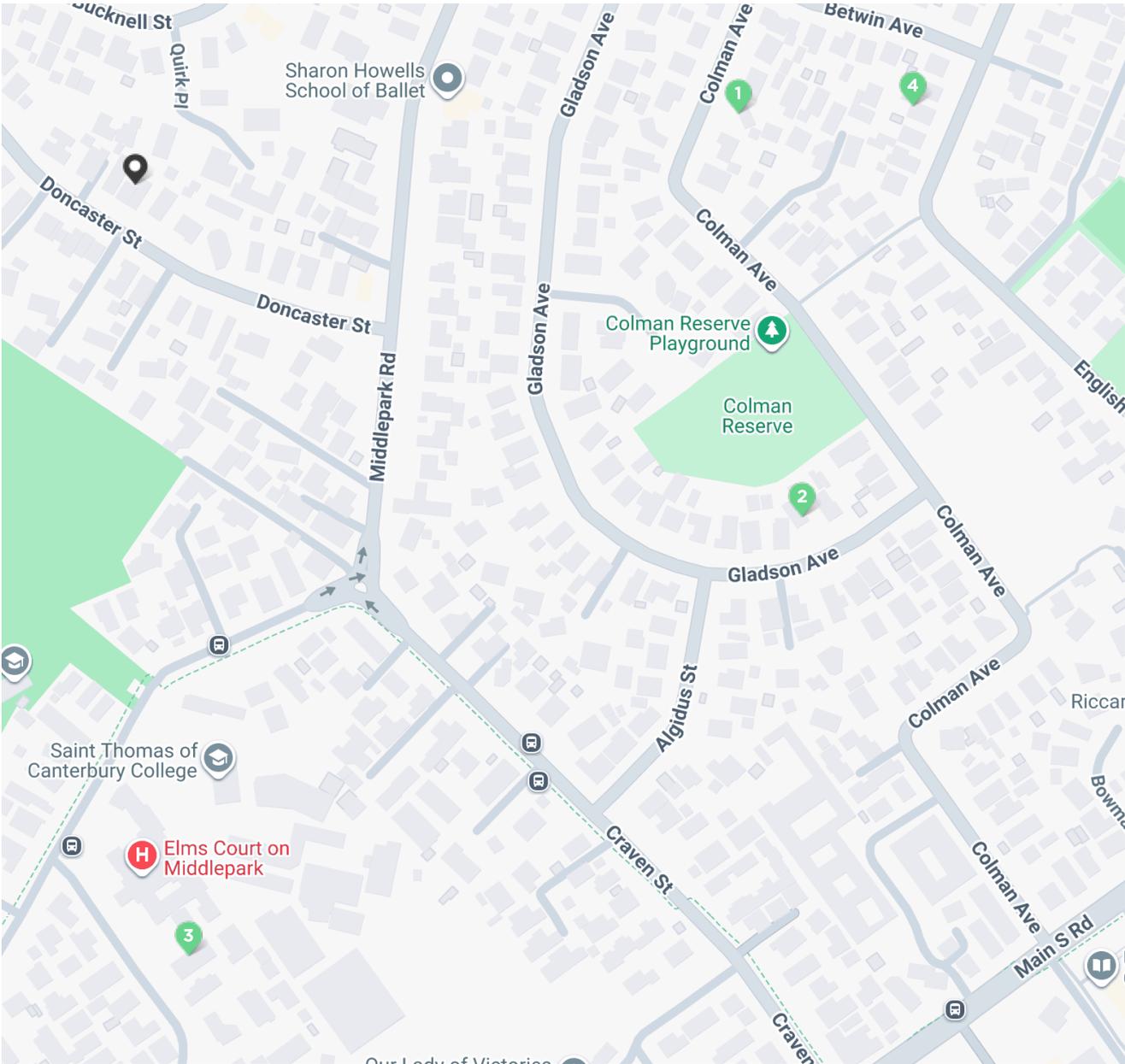
4 61 ENGLISH STREET, SOCKBURN, CHRISTCHURCH, 8042



3 1 1 607m² 110m²
 Age 1960 DOM 12 days Capital Value \$680,000
 Listing Date 12-Feb-26 Distance 0.47km CV Date 01-Aug-25
 Listing Price \$675/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 76 COLMAN AVENUE, SOCKBURN, CHRISTCHURCH, 8042	3	1	1	\$630
2 6 GLADSON AVENUE, SOCKBURN, CHRISTCHURCH, 8042	3	1	1	\$620
3 30B TAKARO AVENUE, SOCKBURN, CHRISTCHURCH, 8042	3	1	1	\$610
4 61 ENGLISH STREET, SOCKBURN, CHRISTCHURCH, 8042	3	1	1	\$675

* 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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