



RENTAL APPRAISAL

9 GORE STREET, HALSWELL, CHRISTCHURCH

3 bedroom / 1 bathroom / 2 garage - \$650 - \$675 per week






This well-presented home offers flexible living with an additional space off the dining area suitable for a home office or play area. The living area opens to a warm, north-facing deck with good afternoon sun. Comfort is supported by solar hot water, four heat pumps, and ceiling and underfloor insulation. Set on a fully fenced 588m² freehold section in popular Halswell, the property is close to Halswell Domain, the local library, shops, and the Halswell shopping centre, with The Acres retail precinct opening later this year.

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

Comparable Rentals






1 46 SANTA ROSA AVENUE, HALSWELL, CHRISTCHURCH, 8025



 3  1  4  420m²  285m²
 Age 1960 DOM 2 days Capital Value \$600,000
 Listing Date 27-Jan-26 Distance 0.05km CV Date 01-Aug-25
 Listing Price \$600/week






2 115 WALES STREET, HALSWELL, CHRISTCHURCH, 8025



 3  1  2  627m²  88m²
 Age 1960 DOM 7 days Capital Value \$640,000
 Listing Date 17-Dec-25 Distance 0.25km CV Date 01-Aug-25
 Listing Price \$600/week






3 80 WALES STREET, HALSWELL, CHRISTCHURCH, 8025



 3  1  2  635m²  120m²
 Age 1960 DOM 7 days Capital Value \$710,000
 Listing Date 24-Nov-25 Distance 0.26km CV Date 01-Aug-25
 Listing Price \$660/week






4 32 CHECKETTS AVENUE, HALSWELL, CHRISTCHURCH, 8025



 3  1  2  -  90m²
 Age 1950 DOM 7 days Capital Value \$640,000
 Listing Date 13-Mar-26 Distance 0.36km CV Date 01-Aug-25
 Listing Price \$625/week

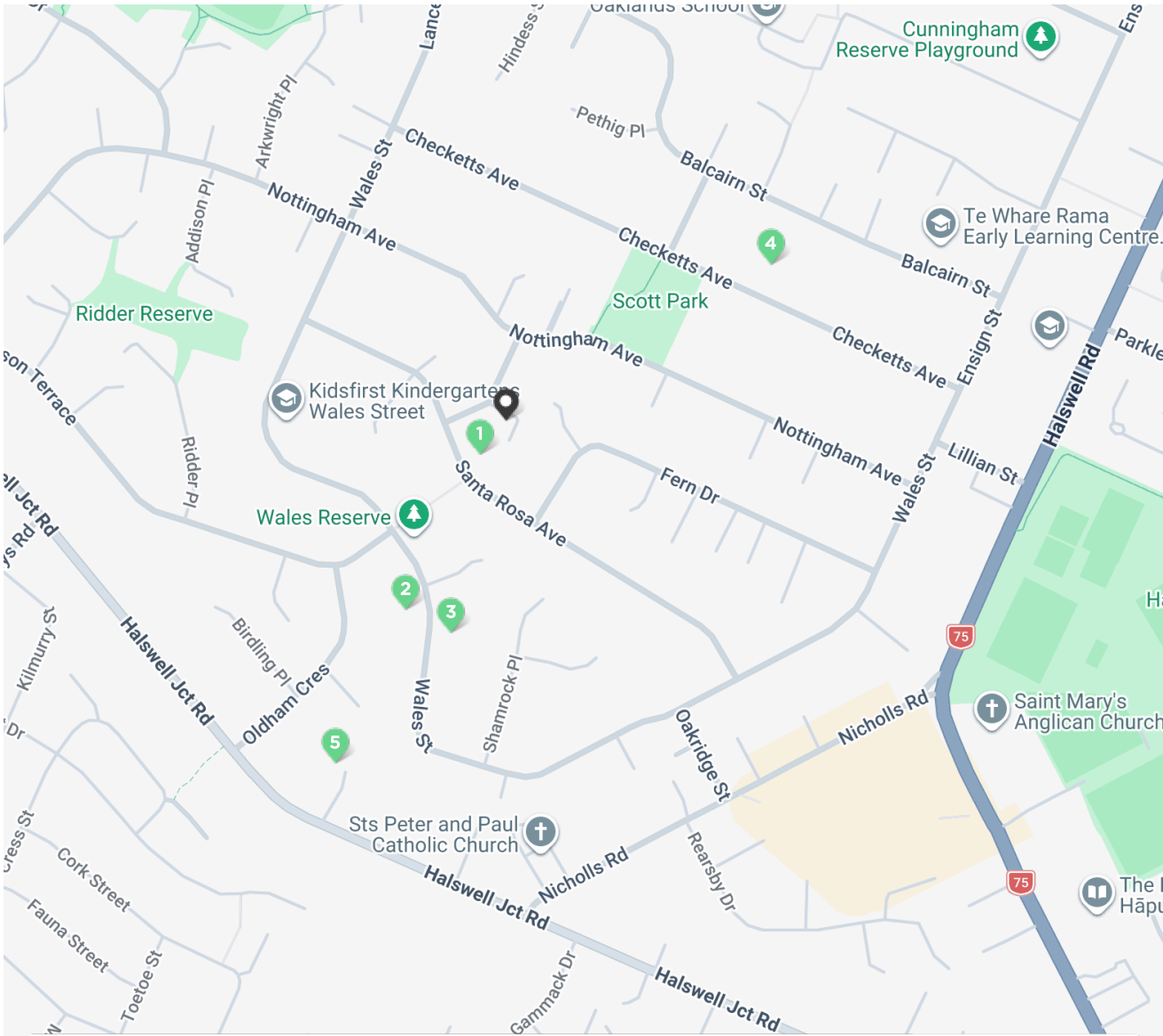
5 130A HALSWELL JUNCTION ROAD, HALSWELL, CHRISTCHURCH, 8025



 3  1  2  521m²  145m²
 Age 2015 DOM 24 days Capital Value \$780,000
 Listing Date 14-Nov-25 Distance 0.45km CV Date 01-Aug-25
 Listing Price \$650/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

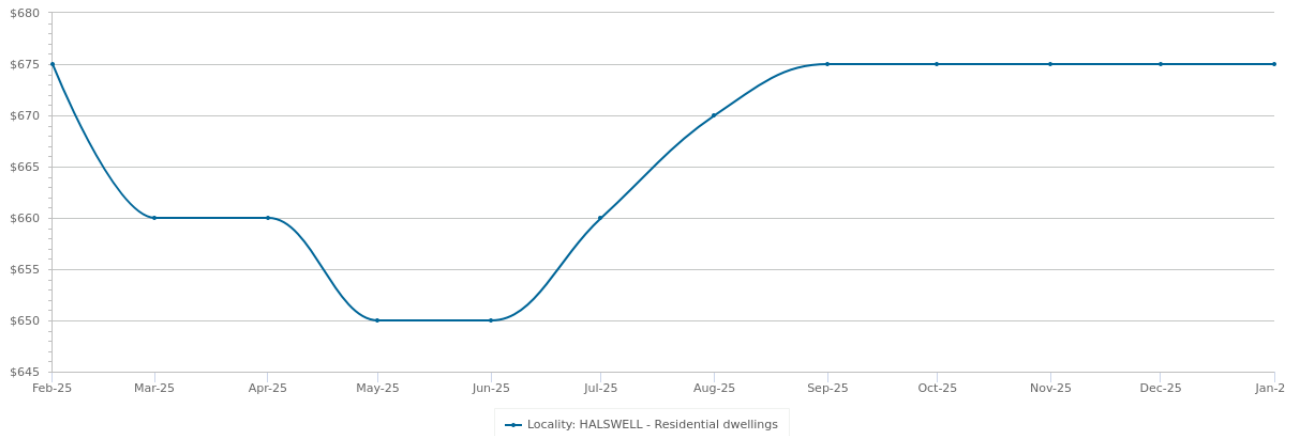


1 46 SANTA ROSA AVENUE, HALSWELL, CHRISTCHURCH, 8025	3	1	4	\$600
2 115 WALES STREET, HALSWELL, CHRISTCHURCH, 8025	3	1	2	\$600
3 80 WALES STREET, HALSWELL, CHRISTCHURCH, 8025	3	1	2	\$660
4 32 CHECKETTS AVENUE, HALSWELL, CHRISTCHURCH, 8025	3	1	2	\$625
5 130A HALSWELL JUNCTION ROAD, HALSWELL, CHRISTCHURCH, 8025	3	1	2	\$650

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

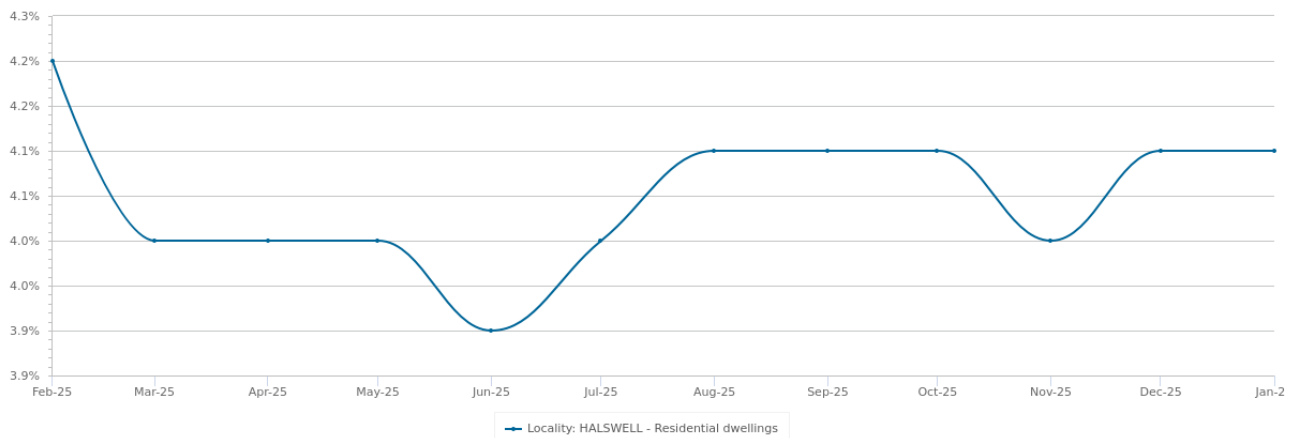
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

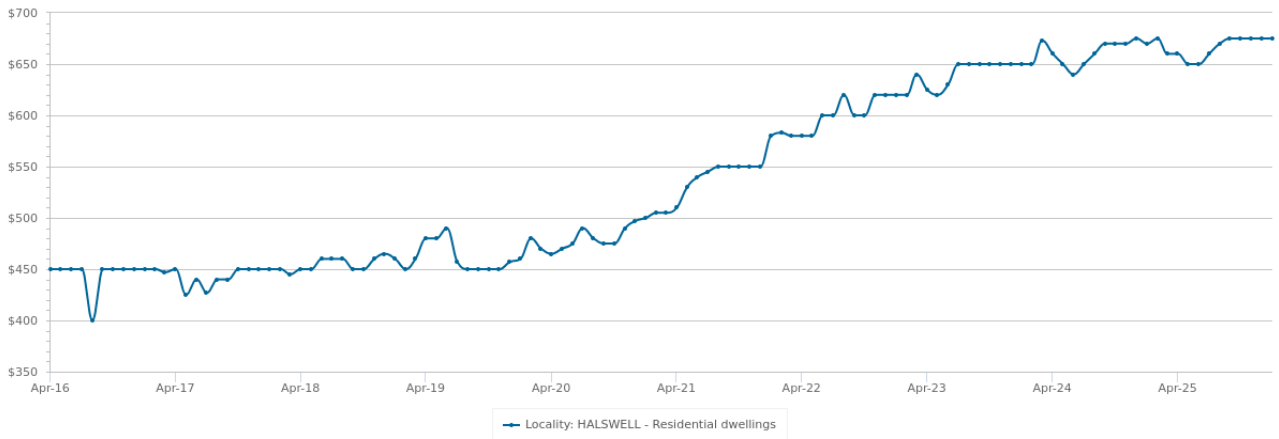


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2026	\$675	0.0%	4.1%	255
Dec 2025	\$675	0.0%	4.1%	255
Nov 2025	\$675	0.0%	4%	255
Oct 2025	\$675	0.0%	4.1%	258
Sep 2025	\$675	0.7% ▲	4.1%	270
Aug 2025	\$670	1.5% ▲	4.1%	249
Jul 2025	\$660	1.5% ▲	4%	231
Jun 2025	\$650	0.0%	3.9%	219
May 2025	\$650	-1.5% ▼	4%	219
Apr 2025	\$660	0.0%	4%	213
Mar 2025	\$660	-2.2% ▼	4%	204
Feb 2025	\$675	0.7% ▲	4.2%	198

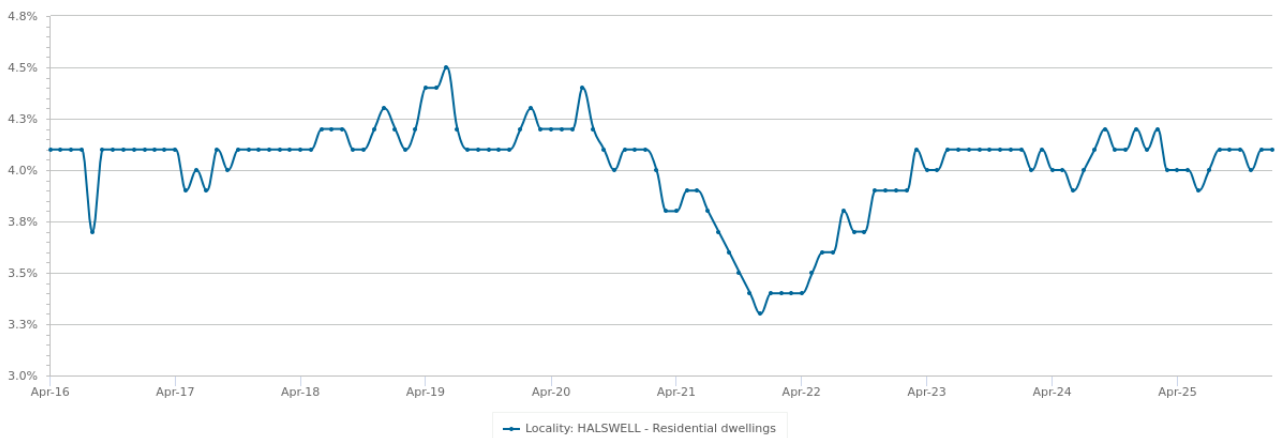
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$675	0.7% ▲	4.1%	255
2025	\$670	3.1% ▲	4.1%	219
2024	\$650	4.8% ▲	4.1%	222
2023	\$620	6.9% ▲	3.9%	165
2022	\$580	16.0% ▲	3.4%	156
2021	\$500	8.7% ▲	4.1%	155
2020	\$460	0.0%	4.2%	144
2019	\$460	2.2% ▲	4.2%	188
2018	\$450	0.0%	4.1%	179
2017	\$450	-	4.1%	237

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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