



# RENTAL APPRAISAL

9 GUYON STREET, MARSHLAND, CHRISTCHURCH

**3 bedroom / 2 bathroom / 2 garage      \$700 - \$750 per week**

Modern 2020-built home offering approximately 188 m<sup>2</sup> of living on a 493 m<sup>2</sup> section in Marshland. The property features three bedrooms, two bathrooms, and a double internal access garage, providing comfortable contemporary living.

Well located with easy access to Bottle Lake Forest and nearby beaches, offering great opportunities for outdoor recreation.

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

## Comparable Rentals

1 7 SARAH STREET, MARSHLAND, CHRISTCHURCH, 8083



🛏 3 🚿 2 🚗 2 📏 489m<sup>2</sup> 🏠 172m<sup>2</sup>  
 Age 2019 DOM 2 days Capital Value \$860,000  
 Listing Date 09-Dec-25 Distance 0.07km CV Date 01-Aug-25  
 Listing Price \$730/week

2 4 PIERCE STREET, MARSHLAND, CHRISTCHURCH, 8083



🛏 3 🚿 2 🚗 2 📏 452m<sup>2</sup> 🏠 168m<sup>2</sup>  
 Age 2020 DOM 18 days Capital Value \$850,000  
 Listing Date 10-Apr-26 Distance 0.21km CV Date 01-Aug-25  
 Listing Price \$735/week

3 67 ELLESMERE STREET, MARSHLAND, CHRISTCHURCH, 8083



🛏 3 🚿 2 🚗 2 📏 460m<sup>2</sup> 🏠 160m<sup>2</sup>  
 Age 2017 DOM 7 days Capital Value \$840,000  
 Listing Date 19-Jan-26 Distance 0.27km CV Date 01-Aug-25  
 Listing Price \$700/week

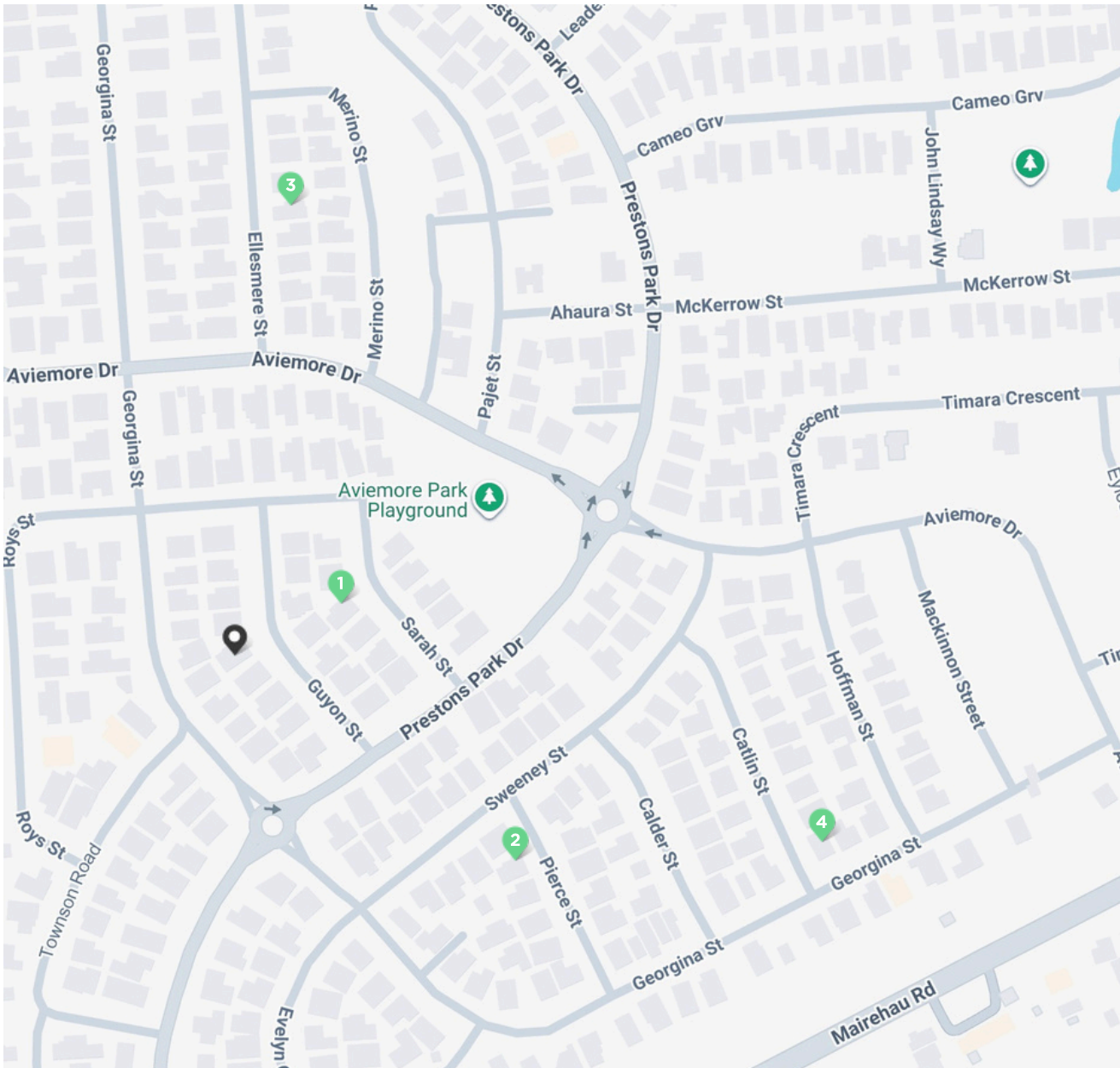
4 179 GEORGINA STREET, MARSHLAND, CHRISTCHURCH, 8083





🛏 3 🚿 2 🚗 2 📏 473m<sup>2</sup> 🏠 156m<sup>2</sup>  
 Age 2021 DOM 14 days Capital Value \$820,000  
 Listing Date 28-Jan-26 Distance 0.37km CV Date 01-Aug-25  
 Listing Price \$700/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 7 SARAH STREET, MARSHLAND, CHRISTCHURCH, 8083	3	2	2	\$730
4 PIERCE STREET, MARSHLAND, CHRISTCHURCH, 8083	3	2	2	\$735
67 ELLESMERE STREET, MARSHLAND, CHRISTCHURCH, 8083	3	2	2	\$700
179 GEORGINA STREET, MARSHLAND, CHRISTCHURCH, 8083	3	2	2	\$700

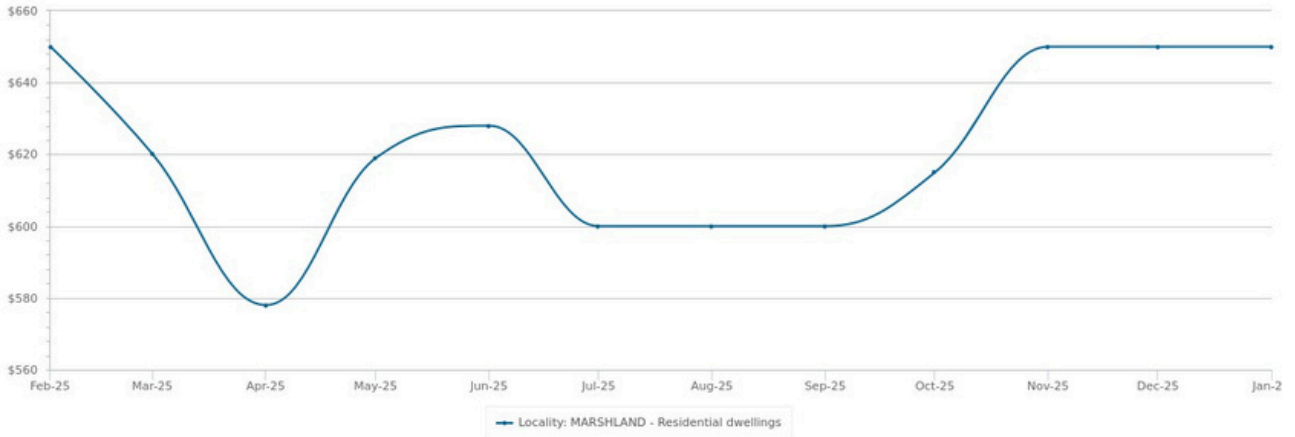


Map data ©2026 Google

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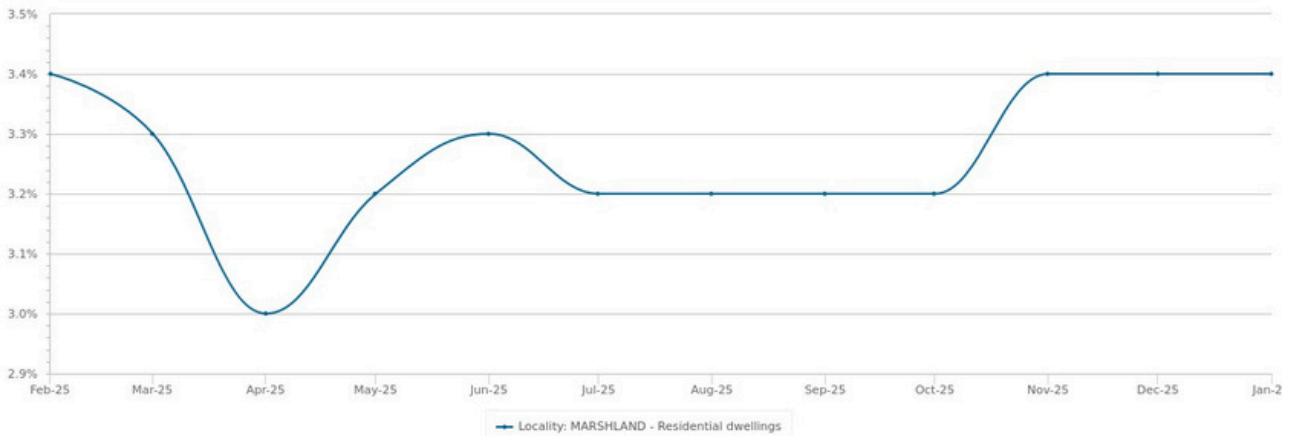
# Recent Market Trends

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	\$650	0.0%	3.4%	45
Dec 2025	\$650	0.0%	3.4%	45
Nov 2025	\$650	5.7% ▲	3.4%	45
Oct 2025	\$615	2.5% ▲	3.2%	48
Sep 2025	\$600	0.0%	3.2%	60
Aug 2025	\$600	0.0%	3.2%	51
Jul 2025	\$600	-4.5% ▼	3.2%	48
Jun 2025	\$628	1.5% ▲	3.3%	36
May 2025	\$619	7.1% ▲	3.2%	48
Apr 2025	\$578	-6.8% ▼	3%	45
Mar 2025	\$620	-4.6% ▼	3.3%	60
Feb 2025	\$650	0.0%	3.4%	54

FRASER FLYNN

Jackie

Youngman

Hi, I'm Jackie from Fraser Flynn.

Business Development Manager

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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