



83 QUEENS ROAD, WAIKANAE BEACH, WAIKANAE, 5036

Prepared on 2nd June 2026

Christelle Botes
QUINOVIC PROPERTY MANAGEMENT GROUP

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The Proprietor
83 Queens Road
Waikanae Beach

Thank you for the opportunity to appraise your property for rent at 83 Queens Road, Waikanae Beach.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently marketed for rent on the Kapiti Coast.

If you have any questions about the information outlined in this appraisal, please don't hesitate to contact me using the details below.



I am happy to assist further and look forward to working with you to achieve your real estate goals.

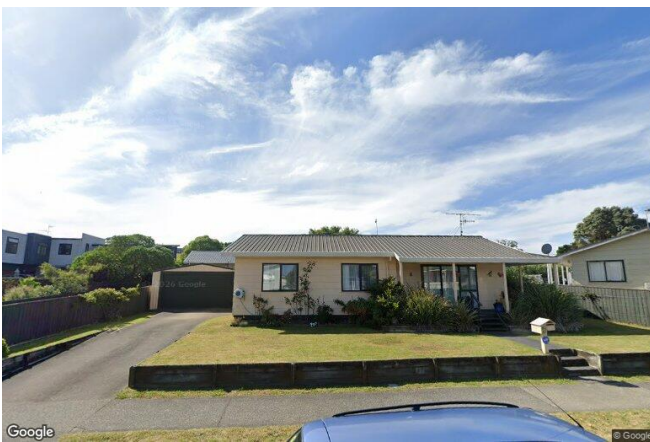
Kind regards,

Christelle Botes
GENERAL MANAGER
QUINOVIC PROPERTY MANAGEMENT

Your Property

83 QUEENS ROAD, WAIKANAE BEACH, WAIKANAE, 5036

3  1  2  500m²  85m² 



Your Property History

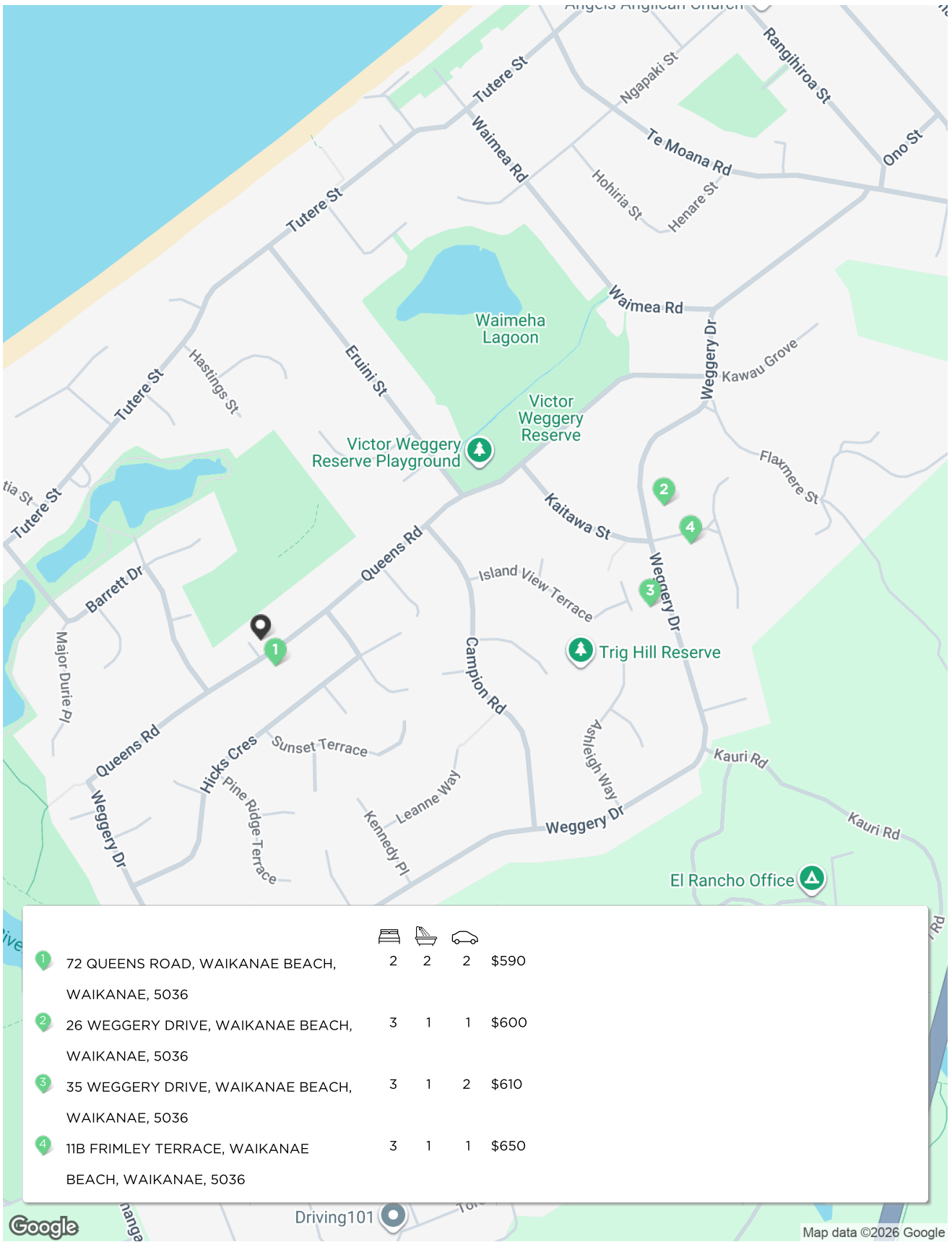
- 31 Dec, 2013** - Sold for \$320,000
- 28 Nov, 2013** - Listed for sale at \$326,000
- 26 Mar, 1997** - Sold for \$95,000
- 17 Jun, 1993** - Sold for \$25,000

Introducing Christelle Botes

Christelle Botes is the General Manager at Quinovic Property Management, specialising in residential property management across Wellington and Porirua.

She brings strong local market knowledge and industry experience, with a focus on professional, client-centred service that helps landlords maximise rental returns while ensuring properties are well managed with care and attention to detail.

Comps Map: Rentals








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

Comparable Rentals






1 72 QUEENS ROAD, WAIKANAE BEACH, WAIKANAE, 5036



 2  2  2  600m²  90m²
 Age 2009 DOM 22 days Capital Value \$720,000
 Listing Date 11-May-26 Distance 0.05km CV Date 01-Aug-23
 Listing Price \$590/week






2 26 WEGGERY DRIVE, WAIKANAE BEACH, WAIKANAE, 5036



 3  1  1  705m²  80m²
 Age 1987 DOM 28 days Capital Value \$620,000
 Listing Date 05-May-26 Distance 0.63km CV Date 01-Aug-23
 Listing Price \$600/week





3 35 WEGGERY DRIVE, WAIKANAE BEACH, WAIKANAE, 5036



 3  1  2  -  110m²
 Age 1990 DOM 7 days Capital Value \$570,000
 Listing Date 20-Apr-26 Distance 0.58km CV Date 01-Aug-23
 Listing Price \$610/week

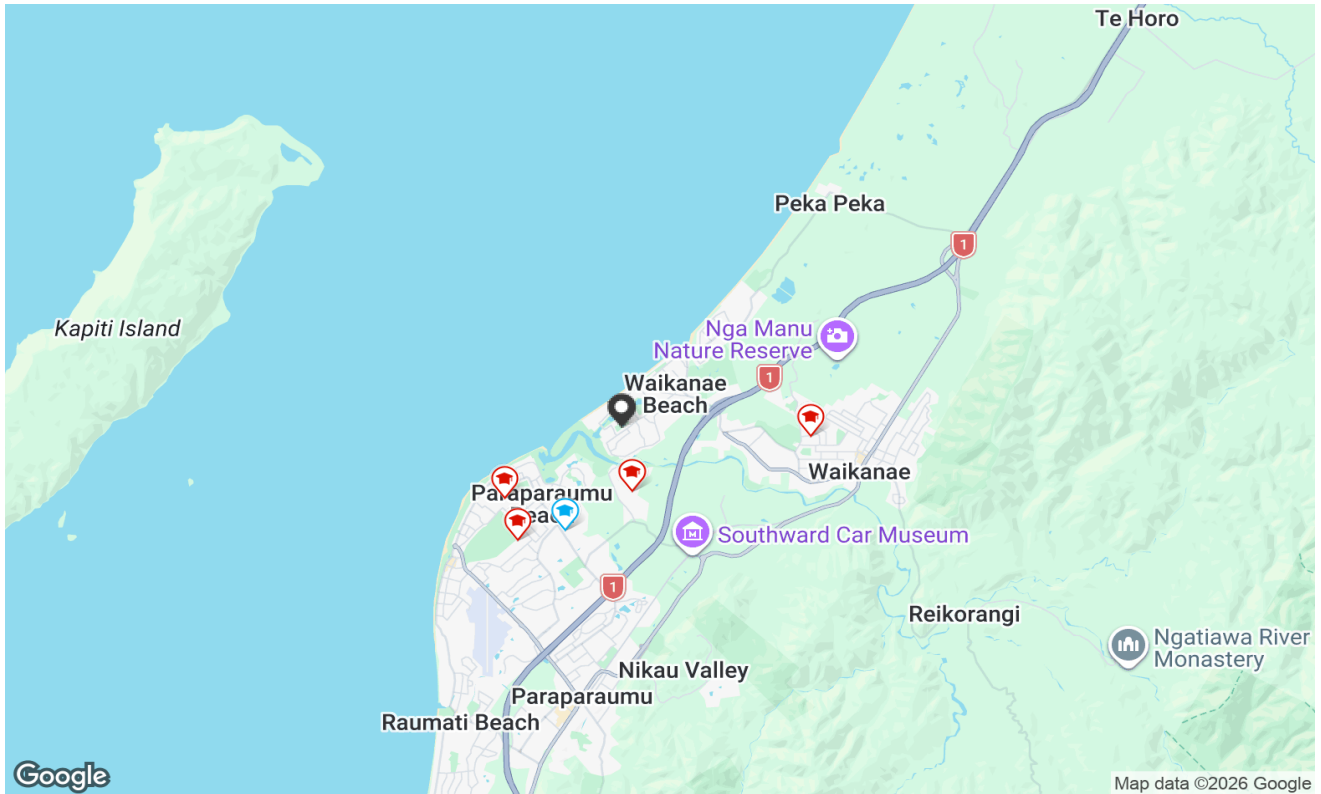
4 11B FRIMLEY TERRACE, WAIKANAE BEACH, WAIKANAE, 5036








 3  1  1  450m²  125m²
 Age 2000 DOM 15 days Capital Value \$700,000
 Listing Date 18-May-26 Distance 0.66km CV Date 01-Aug-23
 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

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 Hohepa Wellington	1.18km	-	Special	-
 Paraparaumu College	2.08km	Secondary	-	9-13
 Kenakena School	2.35km	Full Primary	-	1-8
 Paraparaumu Beach School	2.7km	Full Primary	-	1-8
 Kapakapanui School	3.32km	Full Primary	-	1-8



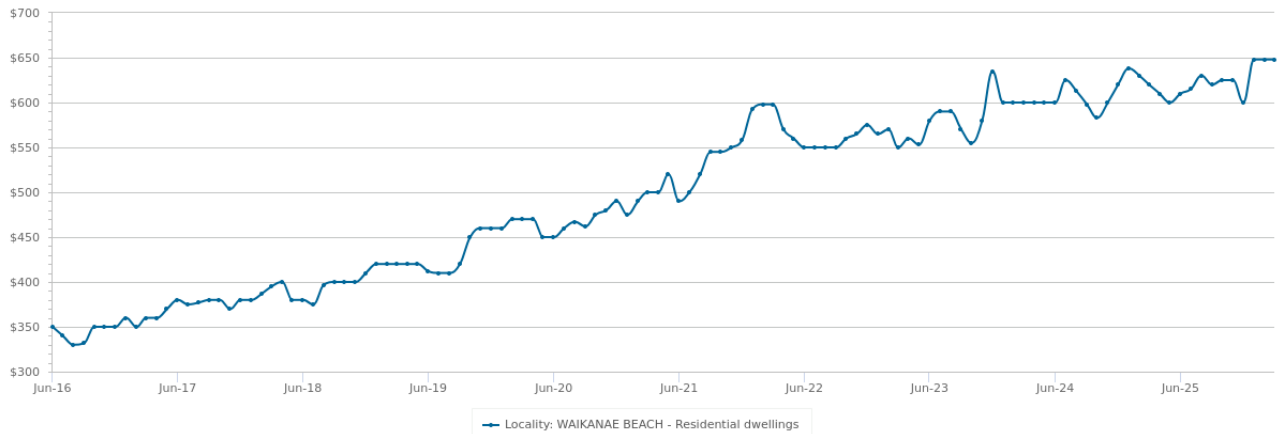
Property is within school catchment area



Property is outside school catchment area

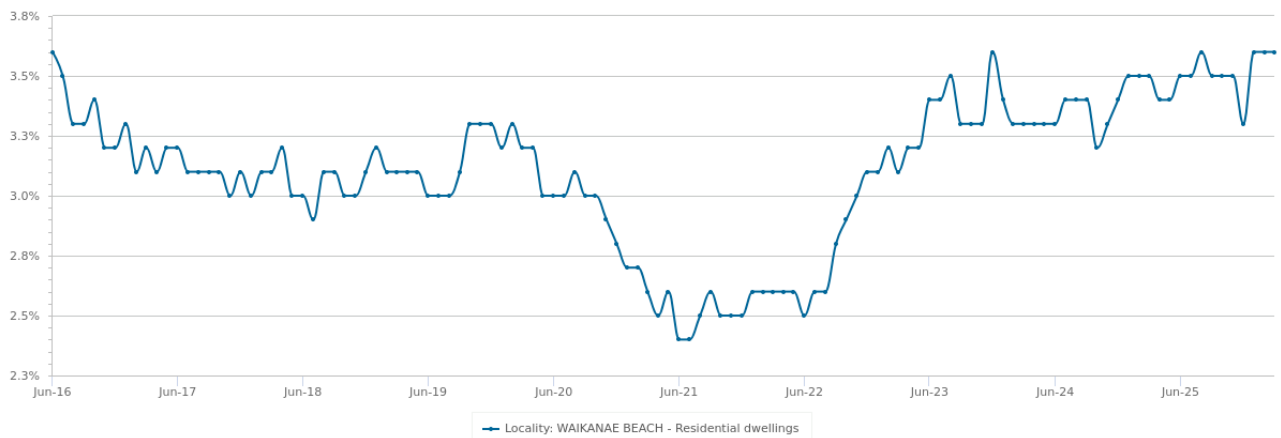
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years

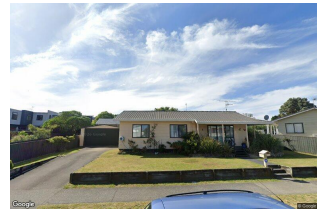


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$648	4.5% ▲	3.6%	108
2025	\$620	3.3% ▲	3.5%	96
2024	\$600	9.1% ▲	3.3%	102
2023	\$550	-8.0% ▼	3.1%	120
2022	\$598	19.6% ▲	2.6%	108
2021	\$500	6.4% ▲	2.6%	114
2020	\$470	11.9% ▲	3.2%	105
2019	\$420	6.3% ▲	3.1%	130
2018	\$395	9.7% ▲	3.1%	123
2017	\$360	-	3.2%	138

Summary

83 QUEENS ROAD, WAIKANAE BEACH, WAIKANAE, 5036



Appraisal price range
\$600 to \$650 per week

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