



**13A ANARU STREET, RAUMATI BEACH, PARAPARAUMU, 5032**

Prepared on 2nd June 2026

**Christelle Botes**  
**QUINOVIC PROPERTY MANAGEMENT GROUP**

12/99 Mana Esplanade  
Mana

m: 021382132

w: 04 233 2442

[christelle.botes@quinovic.com](mailto:christelle.botes@quinovic.com)

The Proprietor  
13A Anaru Street  
Raumati Beach

Thank you for the opportunity to appraise your property for rent at 13A Anaru Street, Raumati 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

13A ANARU STREET, RAUMATI BEACH, PARAPARAUMU,

2  1  1  -  100m<sup>2</sup> 



## Your Property History

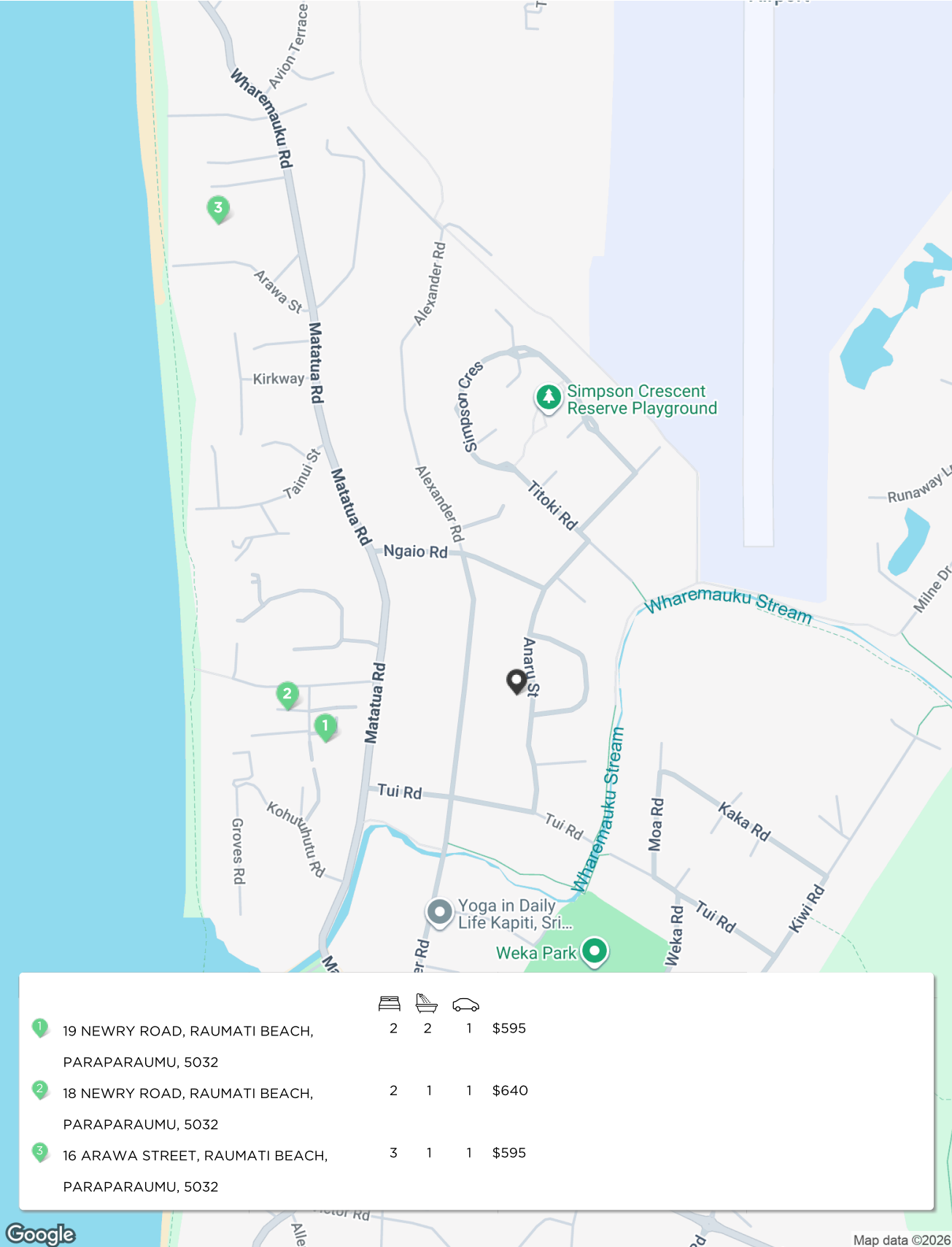
- 1 Feb, 2022 - Sold for \$705,000
- 18 Jan, 2022 - Listed for sale at \$720,000
- 26 Jan, 2004 - Sold for \$165,000
- 15 Nov, 1999 - Sold for \$140,000
- 8 Sep, 1989 - Sold for \$125,000
- 6 May, 1985 - Sold for \$64,500

## 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 19 NEWRY ROAD, RAUMATI BEACH, PARAPARAUMU, 5032



 2  2  1  -  150m<sup>2</sup>  
 Age 1968 DOM 7 days Capital Value \$580,000  
 Listing Date 08-Apr-26 Distance 0.29km CV Date 01-Aug-23  
 Listing Price \$595/week






## 2 18 NEWRY ROAD, RAUMATI BEACH, PARAPARAUMU, 5032



 2  1  1  809m<sup>2</sup>  60m<sup>2</sup>  
 Age 1952 DOM 71 days Capital Value \$820,000  
 Listing Date 23-Mar-26 Distance 0.34km CV Date 01-Aug-23  
 Listing Price \$640/week

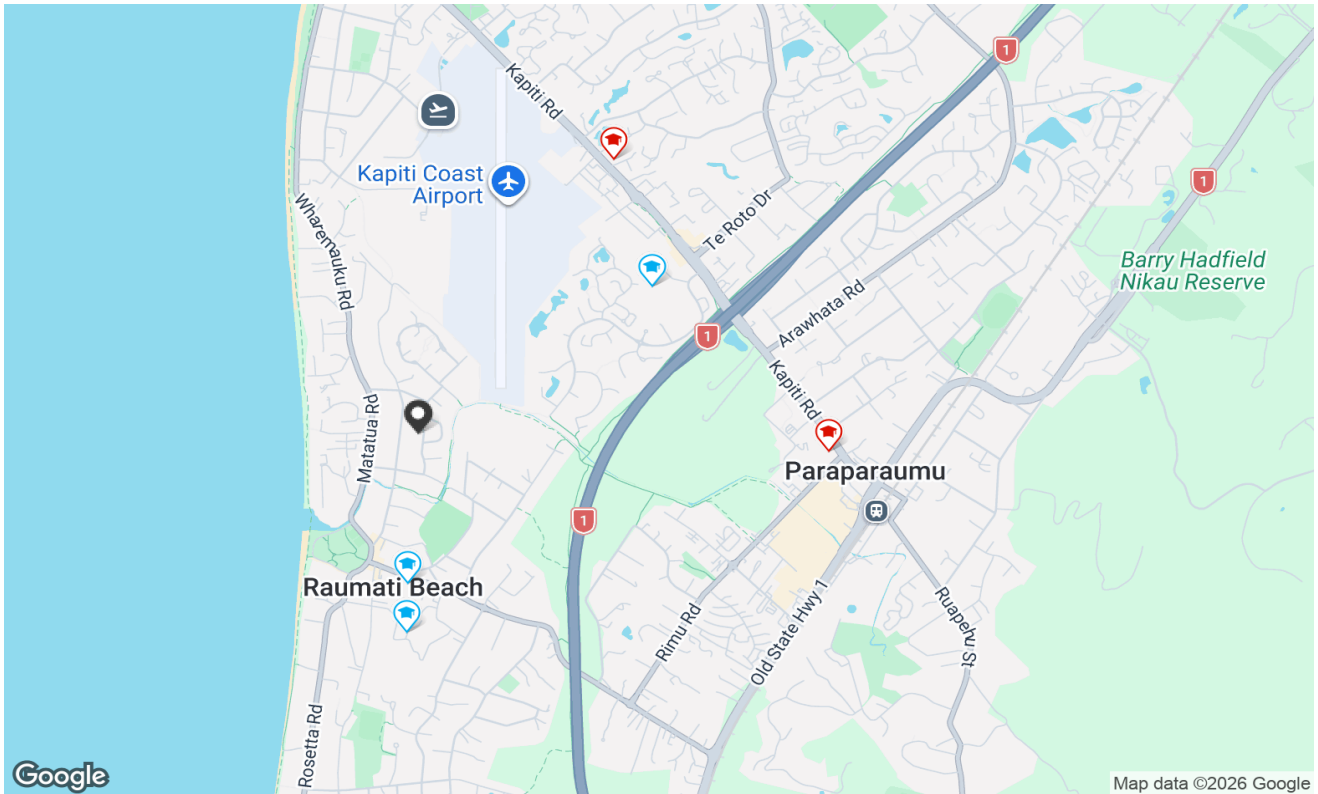
## 3 16 ARAWA STREET, RAUMATI BEACH, PARAPARAUMU, 5032








 3  1  1  998m<sup>2</sup>  90m<sup>2</sup>  
 Age 1960 DOM 7 days Capital Value \$910,000  
 Listing Date 06-Jun-25 Distance 0.82km CV Date 01-Aug-23  
 Listing Price \$595/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
 Raumati Beach School	0.68km	Full Primary	-	1-8
 Kapiti College	0.91km	Secondary	-	9-13
 Our Lady of Kapiti School	1.23km	Full Primary	-	1-8
 Stand Tu Maia (Central)	1.52km	-	Special	-
 Kapiti School	1.79km	Full Primary	-	1-8



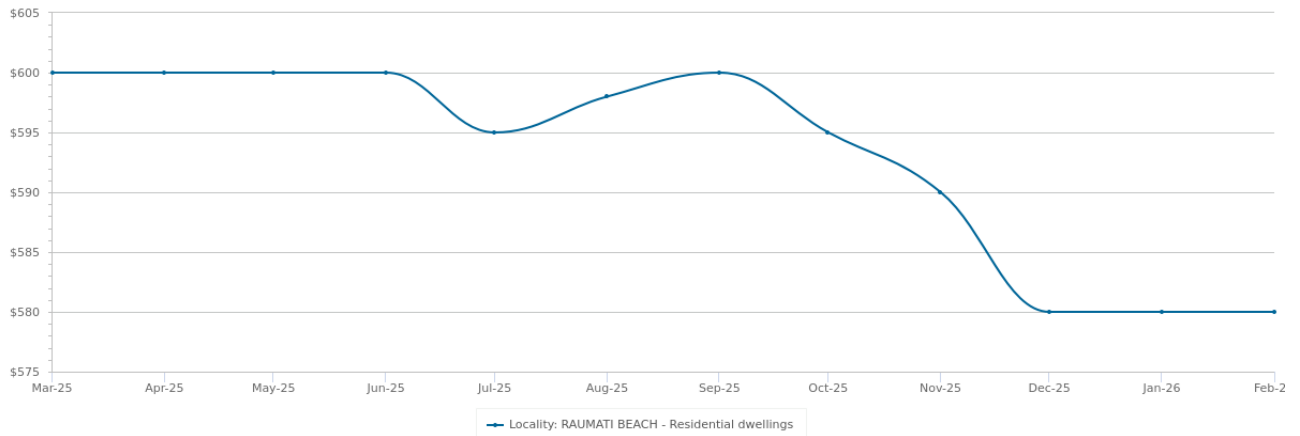
Property is within school catchment area



Property is outside school catchment area

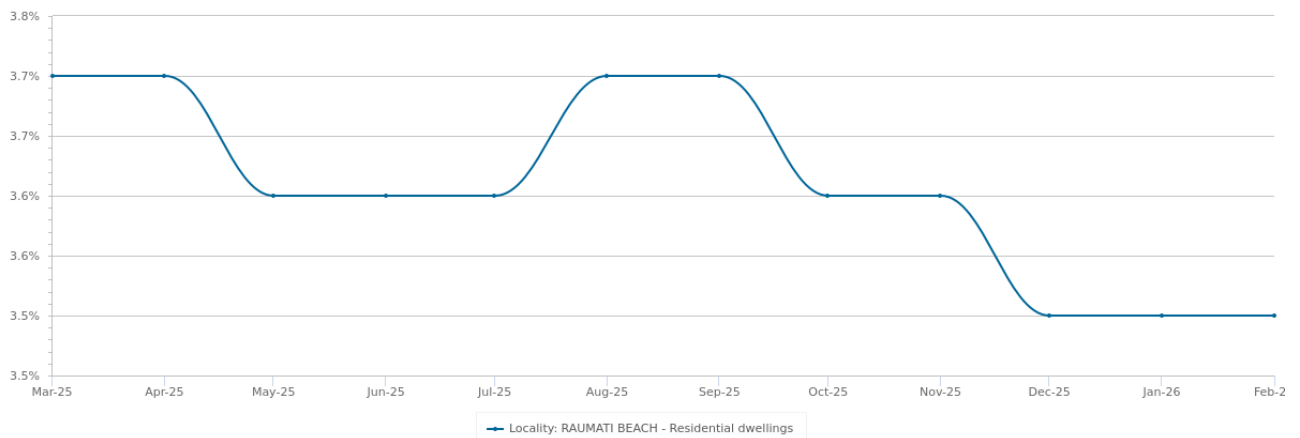
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

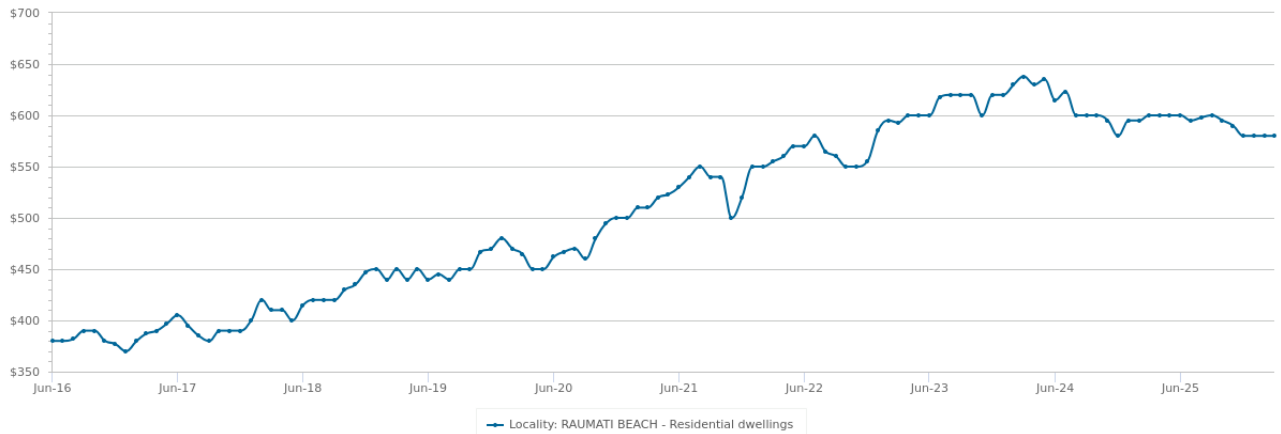


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2026	\$580	0.0%	3.5%	198
Jan 2026	\$580	0.0%	3.5%	198
Dec 2025	\$580	-1.7% ▼	3.5%	210
Nov 2025	\$590	-0.8% ▼	3.6%	213
Oct 2025	\$595	-0.8% ▼	3.6%	213
Sep 2025	\$600	0.3% ▲	3.7%	210
Aug 2025	\$598	0.5% ▲	3.7%	216
Jul 2025	\$595	-0.8% ▼	3.6%	222
Jun 2025	\$600	0.0%	3.6%	234
May 2025	\$600	0.0%	3.6%	246
Apr 2025	\$600	0.0%	3.7%	222
Mar 2025	\$600	0.8% ▲	3.7%	240

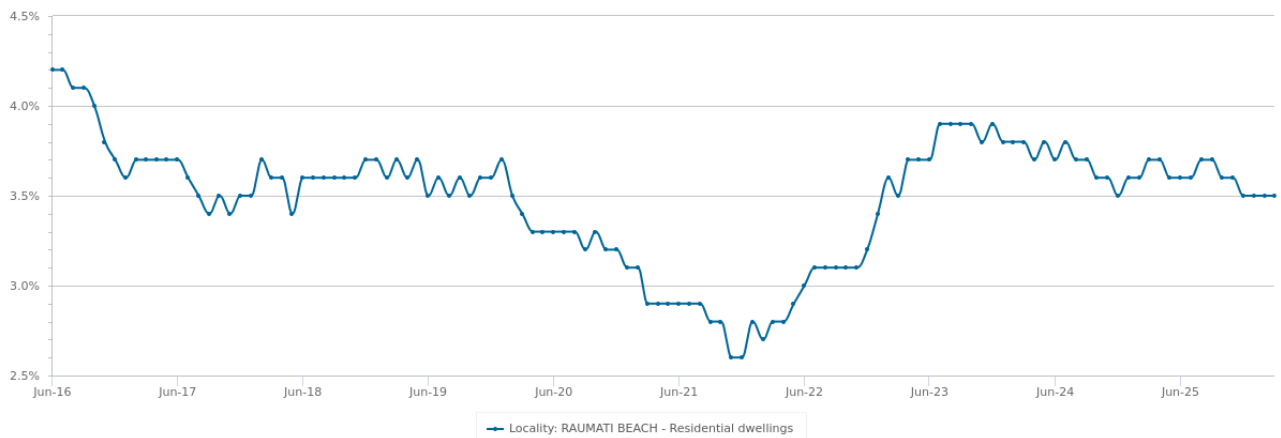
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years

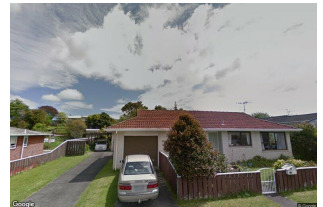


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$580	-3.3% ▼	3.5%	198
2025	\$600	-6.0% ▼	3.7%	240
2024	\$638	7.6% ▲	3.8%	141
2023	\$593	6.8% ▲	3.5%	168
2022	\$555	8.8% ▲	2.8%	171
2021	\$510	9.7% ▲	2.9%	192
2020	\$465	3.3% ▲	3.4%	203
2019	\$450	9.8% ▲	3.7%	211
2018	\$410	5.9% ▲	3.6%	243
2017	\$387	-	3.7%	258

# Summary

**13A ANARU STREET, RAUMATI BEACH, PARAPARAUMU,**



**Appraisal price range**  
\$570 to \$620 per week

## Disclaimer

---

© Copyright Cotality NZ Limited (Cotality). Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication. All rights reserved.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication reproduces materials and content owned or licenced by CoreLogic NZ Limited trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication contains data and statistics provided by Land Information New Zealand (LINZ) and is made available from the subject property's Record of Title provided by LINZ that has not been changed in any way by CoreLogic is not a substitute for a Record of Title. LINZ, in its sole discretion, may require you to amend, delete the LINZ data at any time.