



10 EDGEWATER STREET, WAIKANAE, 5036

Prepared on 11th June 2026

Christelle Botes

QUINOVIC PROPERTY MANAGEMENT GROUP

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The Proprietor
10 Edgewater Street
Waikanae

Thank you for the opportunity to appraise your property for rent at 10 Edgewater Street, Waikanae.

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

10 EDGEWATER STREET, WAIKANAЕ, 5036

3  2  2  460m²  220m² 



Your Property History

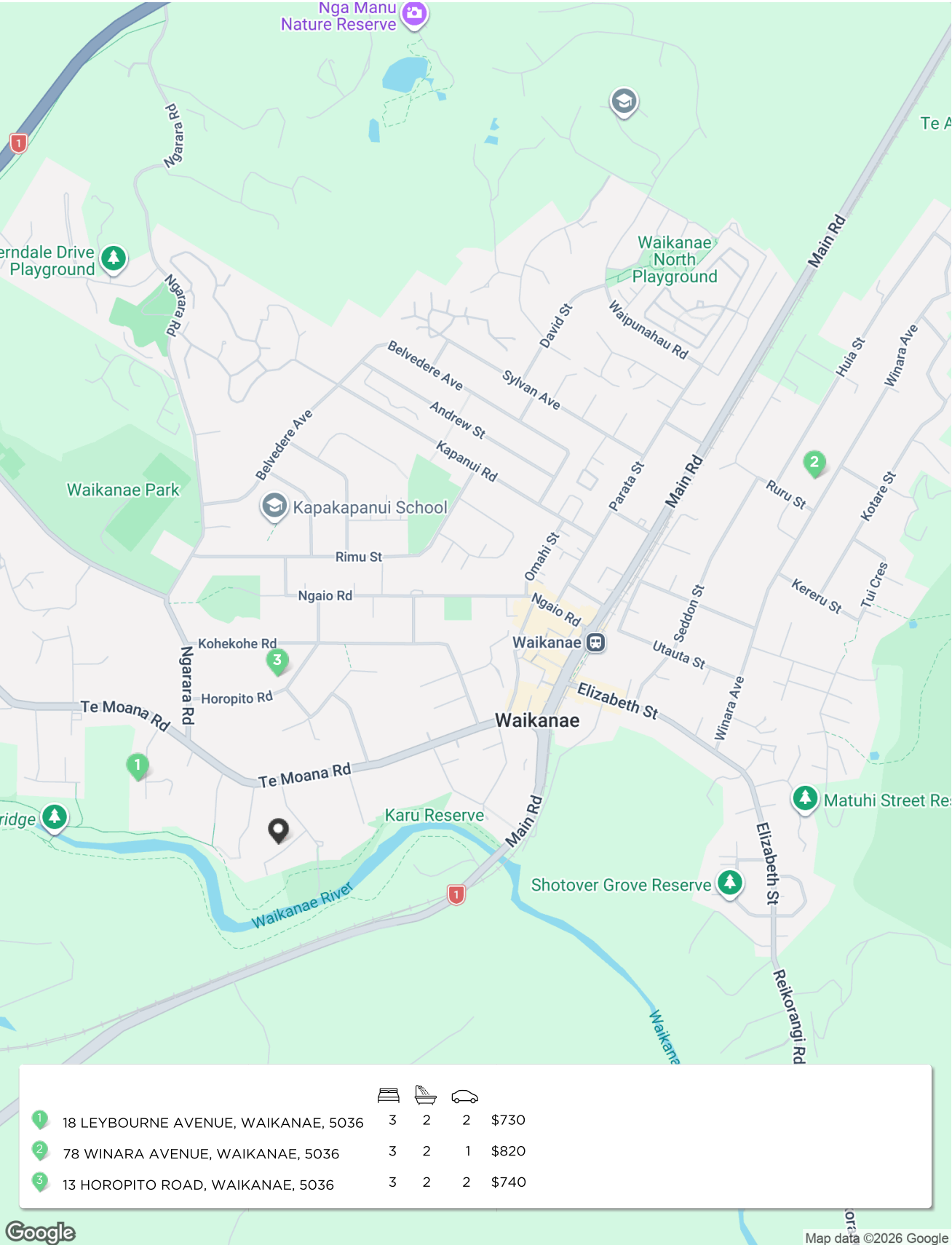
- 23 Apr, 2010 - Sold for \$570,000
 - 15 Jan, 2010 - Listed for sale at \$625,000
 - 20 Sep, 2002 - Sold for \$310,000
 - 31 Oct, 2000 - Sold for \$310,000
 - 29 Sep, 1997 - Sold for \$310,000
 - 25 Jul, 1990 - Sold for \$250,000
-

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



Google Map data ©2026 Google

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

Comparable Rentals

1 18 LEYBOURNE AVENUE, WAIKANAЕ, 5036



 3  2  2  736m²  144m²
 Age 1971 DOM 7 days Capital Value \$740,000
 Listing Date 17-Jan-26 Distance 0.46km CV Date 01-Aug-23
 Listing Price \$730/week

2 78 WINARA AVENUE, WAIKANAЕ, 5036



 3  2  1  1,104m²  260m²
 Age 1972 DOM 19 days Capital Value \$840,000
 Listing Date 23-May-26 Distance 1.92km CV Date 01-Aug-23
 Listing Price \$820/week

3 13 HOROPITO ROAD, WAIKANAЕ, 5036

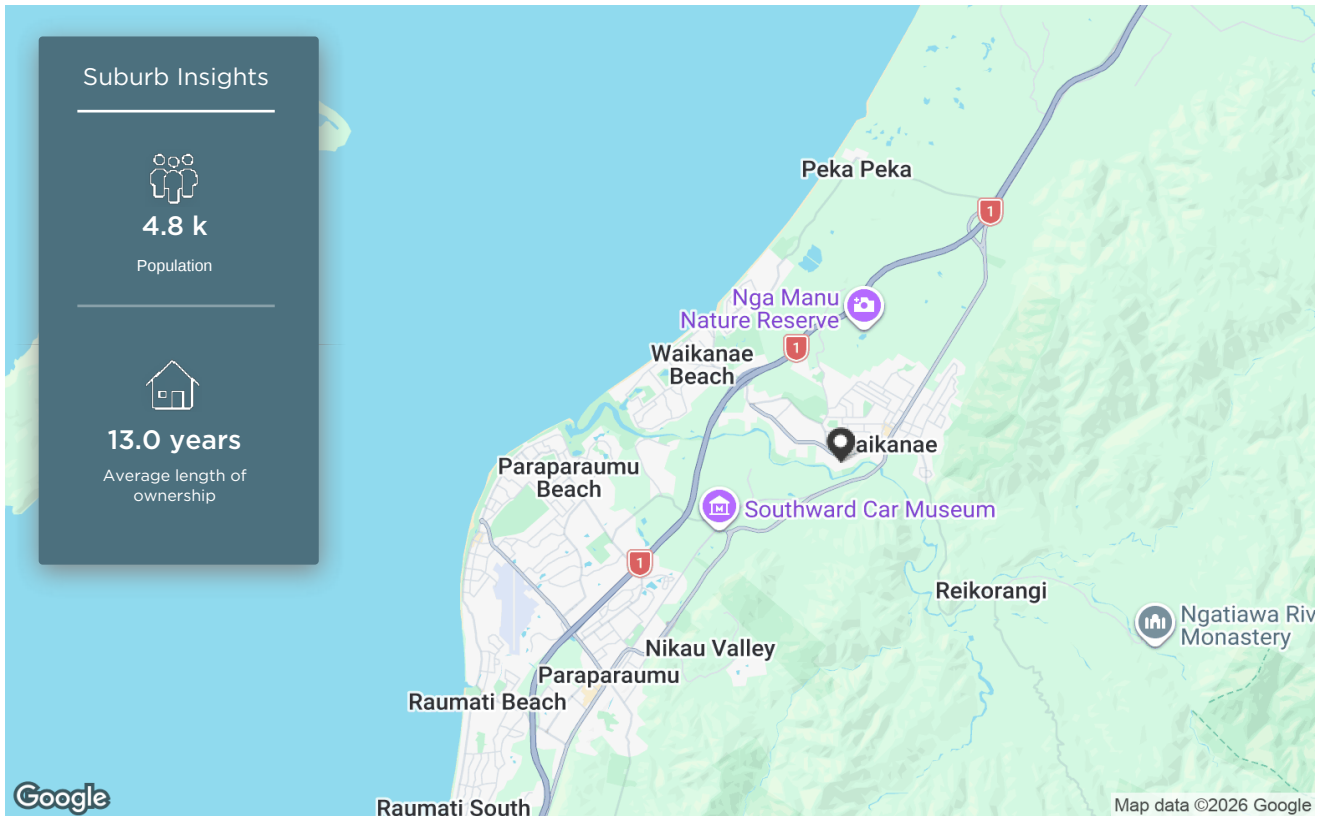


 3  2  2  1,098m²  198m²
 Age 1998 DOM 7 days Capital Value \$1,050,000
 Listing Date 29-Apr-26 Distance 0.49km CV Date 01-Aug-23
 Listing Price \$740/week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Waikanae

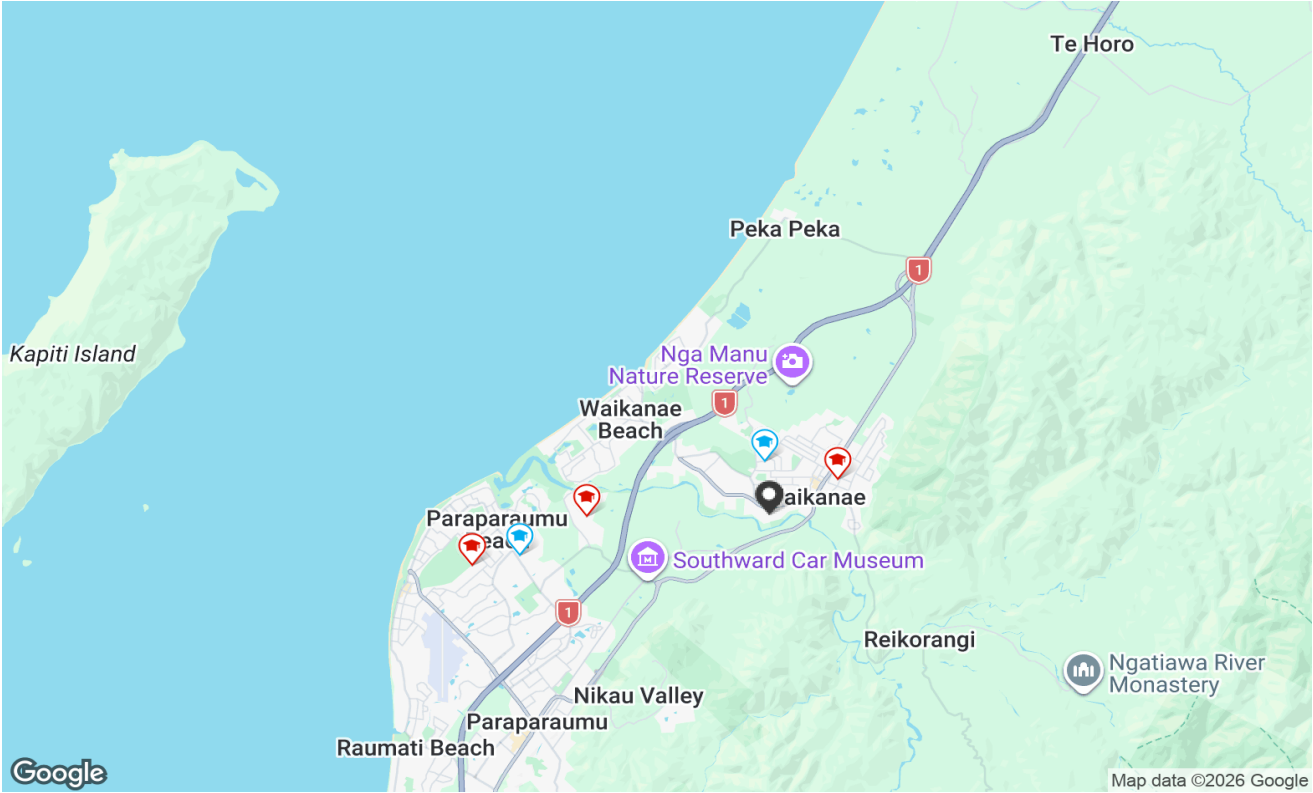
Demographic



The population of Waikanae in 2023 was 4752 people. The predominant age group in Waikanae is 75-79 years. Households in Waikanae are primarily one family. In general, people in Waikanae work in a professionals occupation.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Three+ Families	0.1	Residual Categories (Operational Codes	0.0	\$50,001-\$70,000	13.4	35-39	4.3
Lone Occupant	37.5	Machinery Operators and Drivers	3.5	\$30,001-\$50,000	20.3	5-9	4.0
Unidentifiable	0.1	Community and Personal Service	11.7	\$70,001-\$100,000	17.1	10-14	4.3
Two Families	1.1	Labourers	6.1	\$100,001-\$150,000	20.7	40-44	4.3
Other	2.8	Managers	17.8	\$20,000 or less	2.1	15-19	3.5
One Family	58.4	Technicians and Trades Workers	10.7	\$20,001-\$30,000	2.1	30-34	4.4
		Sales Workers	8.0	\$150,001-\$200,000	11.9	20-24	2.7
		Clerical And Administrative workers	13.1	\$200,001 or more	12.5	25-29	3.0
		Professionals	29.1			55-59	5.2
						45-49	4.4

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 Kapakapanui School	0.96km	Full Primary	-	1-8
 Waikanae School	1.39km	Full Primary	-	1-8
 Hohepa Wellington	3.09km	-	Special	-
 Paraparaumu College	4.32km	Secondary	-	9-13
 Paraparaumu Beach School	5.16km	Full Primary	-	1-8



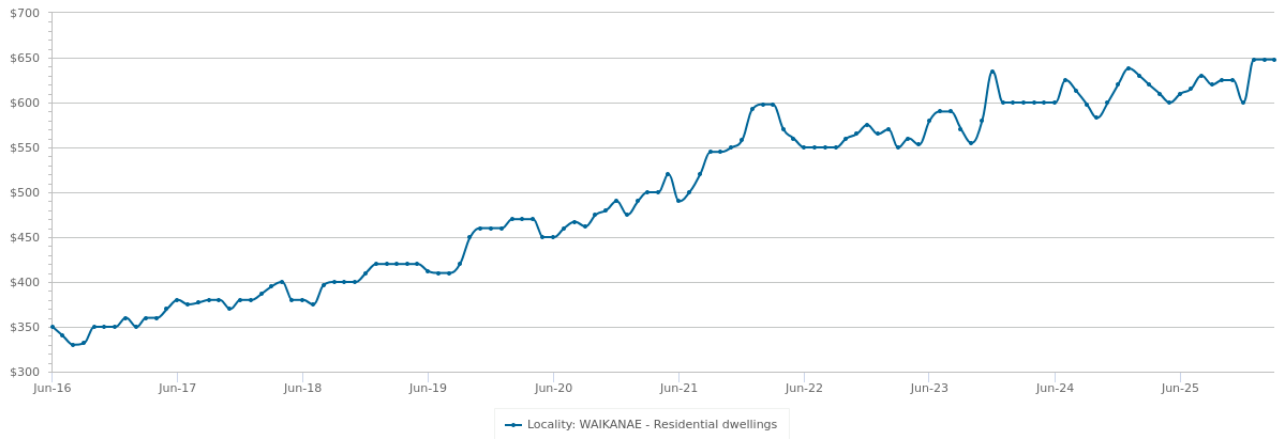
Property is within school catchment area



Property is outside school catchment area

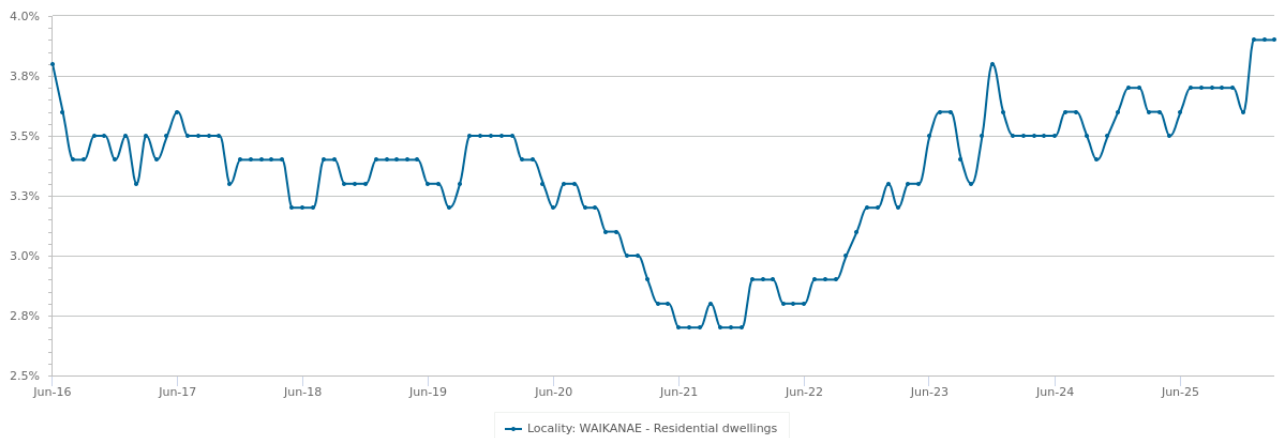
Long Term Market Trends

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% ▲	3.9%	108
2025	\$620	3.3% ▲	3.6%	96
2024	\$600	9.1% ▲	3.5%	102
2023	\$550	-8.0% ▼	3.2%	120
2022	\$598	19.6% ▲	2.9%	108
2021	\$500	6.4% ▲	2.9%	114
2020	\$470	11.9% ▲	3.4%	105
2019	\$420	6.3% ▲	3.4%	130
2018	\$395	9.7% ▲	3.4%	123
2017	\$360	-	3.5%	138

Summary

10 EDGEWATER STREET, WAIKANAЕ, 5036



Appraisal price range
\$730 - \$780

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