



RENTAL APPRAISAL

76A MEMORIAL AVE, ILAM, CHRISTCHURCH

3 bedroom / 1 bathroom / 1 garage

- \$700 - \$750 per week

This well-presented three-bedroom home in sought-after Ilam offers strong rental appeal, being within walking distance of the University of Canterbury and zoned for Burnside High School, Christchurch Boys' High School, and Christchurch Girls' High School. Featuring modern updates, excellent indoor-outdoor flow, a private north-facing garden, and ample parking, the property is expected to attract quality long-term tenants.

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

Comparable Rentals

1 29 GLENEAGLES TERRACE, ILAM, CHRISTCHURCH, 8053



3 2 1 480m² 150m²
Age 1950 DOM 7 days Capital Value \$880,000
Listing Date 09-May-26 Distance 0.3km CV Date 01-Aug-25
Listing Price \$670/week

2 2/31 TAYLORS AVENUE, BRYNDWR, CHRISTCHURCH, 8052



3 2 1 - 120m²
Age 1970 DOM 16 days Capital Value \$790,000
Listing Date 08-Jun-26 Distance 1.23km CV Date 01-Aug-25
Listing Price \$780/week

3 40 MOHUA LANE, UPPER RICCARTON, CHRISTCHURCH, 8041



3 2 1 166m² 102m²
Age 2023 DOM 8 days Capital Value \$740,000
Listing Date 01-Apr-26 Distance 2.38km CV Date 01-Aug-25
Listing Price \$650/week

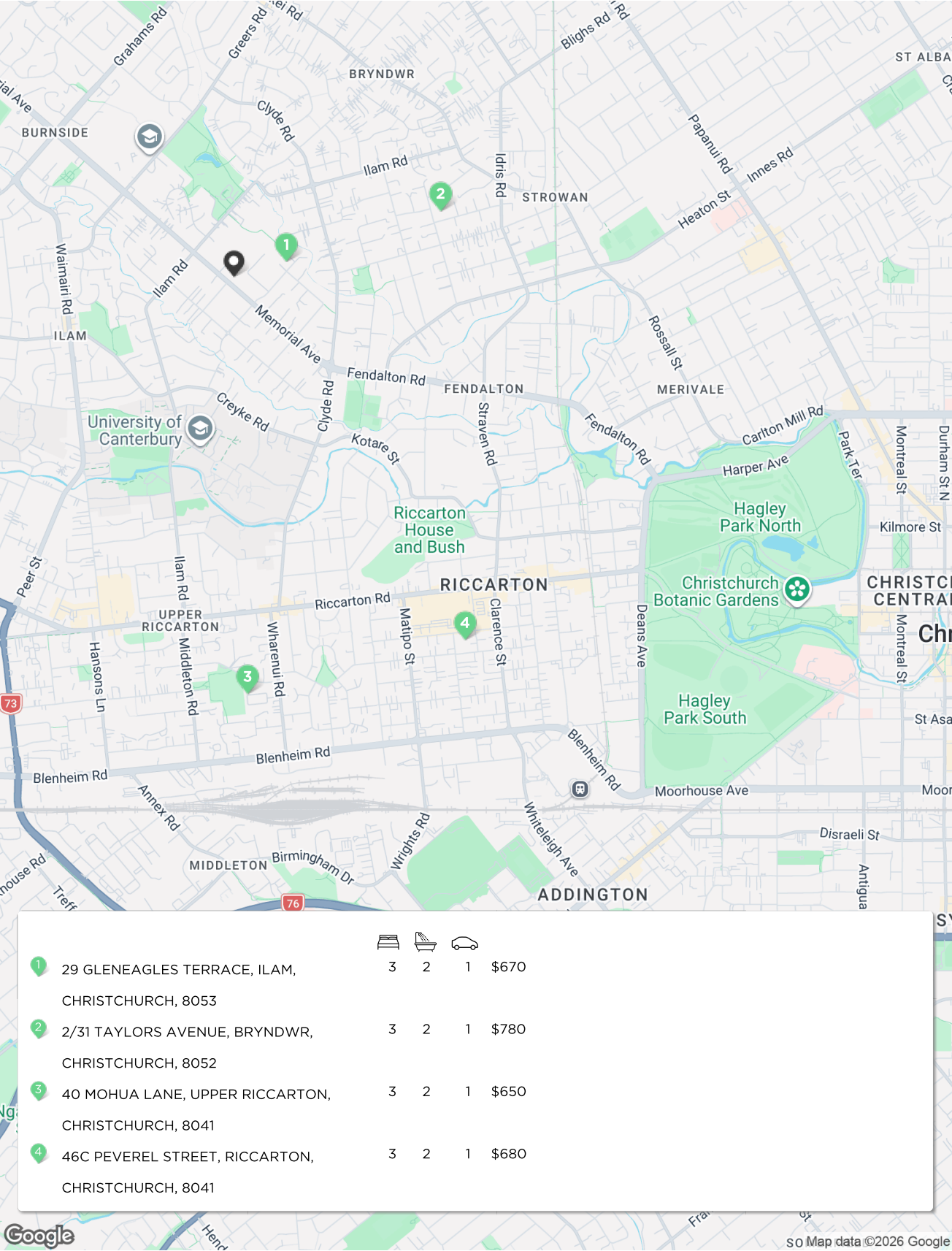
4 46C PEVEREL STREET, RICCARTON, CHRISTCHURCH, 8041



3 2 1 156m² 139m²
Age 2022 DOM 7 days Capital Value \$750,000
Listing Date 23-Apr-26 Distance 2.45km CV Date 01-Aug-25
Listing Price \$680/week

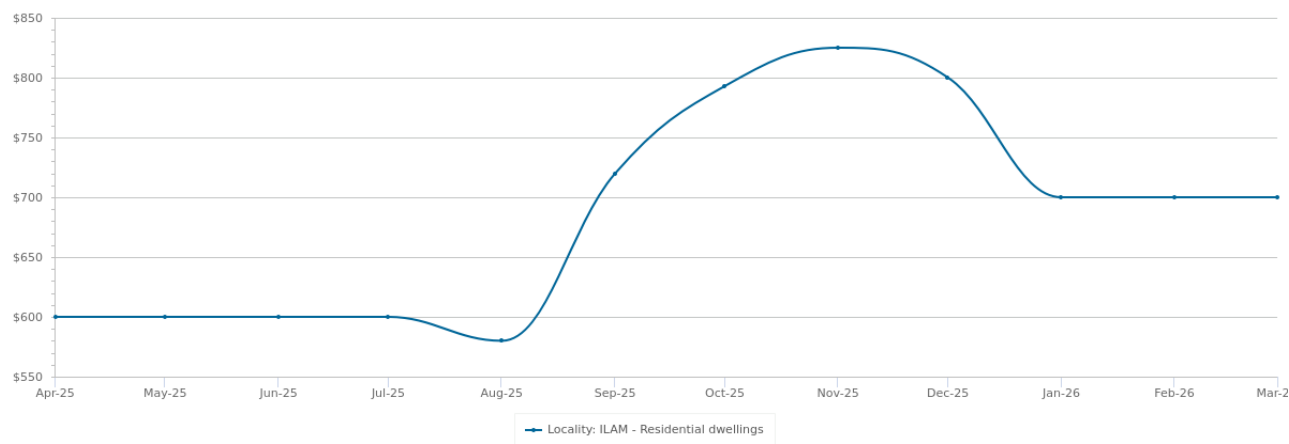
DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals

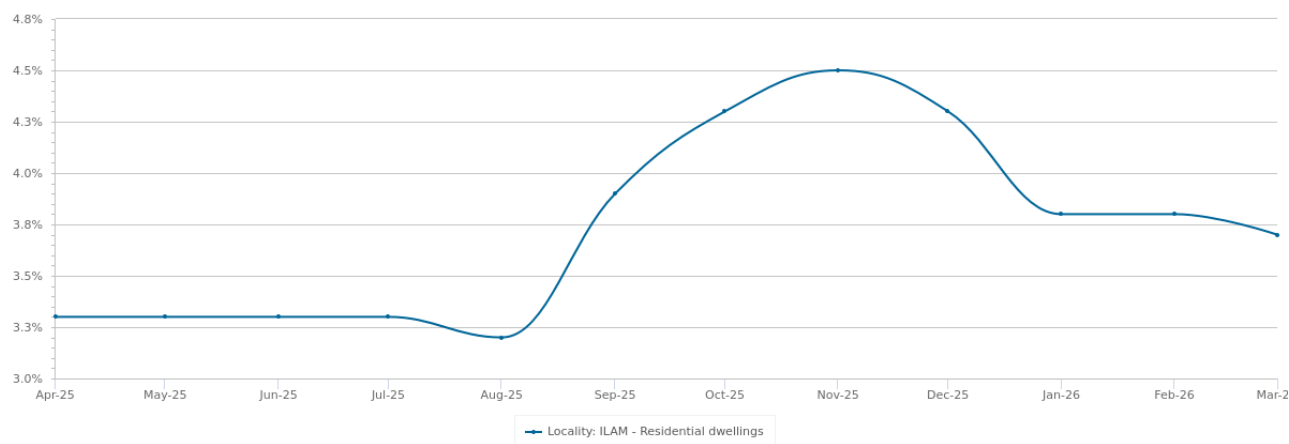


Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Mar 2026	\$700	0.0%	3.7%	153
Feb 2026	\$700	0.0%	3.8%	153
Jan 2026	\$700	-12.5% ▼	3.8%	153
Dec 2025	\$800	-3.0% ▼	4.3%	204
Nov 2025	\$825	4.0% ▲	4.5%	219
Oct 2025	\$793	10.1% ▲	4.3%	168
Sep 2025	\$720	24.1% ▲	3.9%	81
Aug 2025	\$580	-3.3% ▼	3.2%	45
Jul 2025	\$600	0.0%	3.3%	48
Jun 2025	\$600	0.0%	3.3%	60
May 2025	\$600	0.0%	3.3%	60
Apr 2025	\$600	0.0%	3.3%	60



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,



Get a Rental Appraisal



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