



RENTAL APPRAISAL

69 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH

3 bedroom / 1 bathroom / 2 park

- \$600 - \$630 per week

Tidy 1940s three-bedroom home offering comfortable day-one living with scope for future improvements. Features a separate living room, one bathroom plus two toilets, gas hot water, off-street parking, and a secure fully fenced section. Conveniently located close to shopping, public transport, parks, and the city centre. Suitable as a long-term rental with good tenant appeal.

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

Comparable Rentals

1 1/61 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH, 8061



3 2 1 1 248m² 65m²
Age 1955 DOM 33 days Capital Value \$330,000
Listing Date 10-Jun-26 Distance 0.09km CV Date 01-Aug-25
Listing Price \$560/week

2 1A AMOS PLACE, SHIRLEY, CHRISTCHURCH, 8061



3 3 1 2 537m² 156m²
Age 2014 DOM 7 days Capital Value \$610,000
Listing Date 14-Apr-26 Distance 0.16km CV Date 01-Aug-25
Listing Price \$650/week

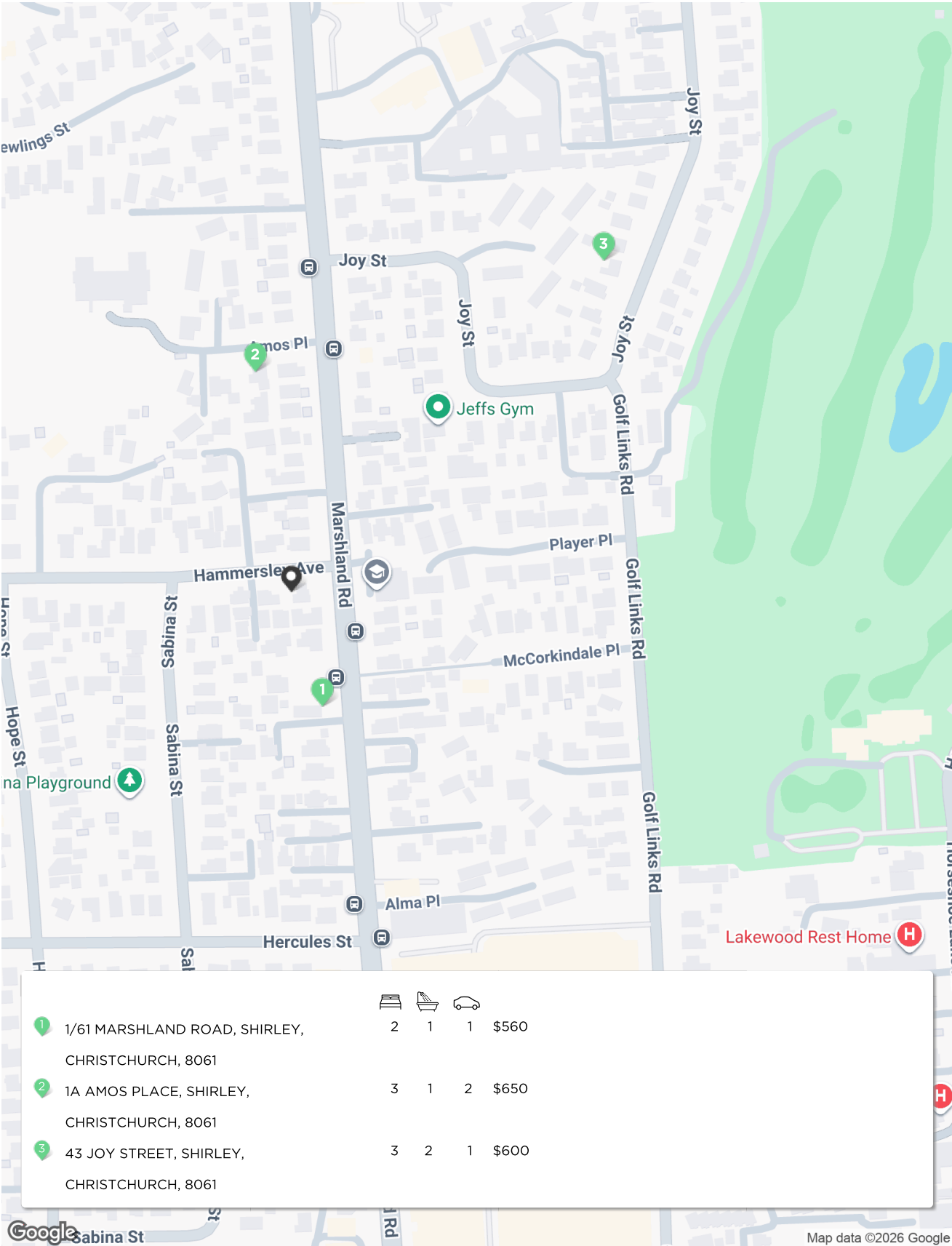
3 43 JOY STREET, SHIRLEY, CHRISTCHURCH, 8061



3 3 2 1 701m² 100m²
Age 1950 DOM 21 days Capital Value \$520,000
Listing Date 25-Mar-26 Distance 0.32km CV Date 01-Aug-25
Listing Price \$600/week

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

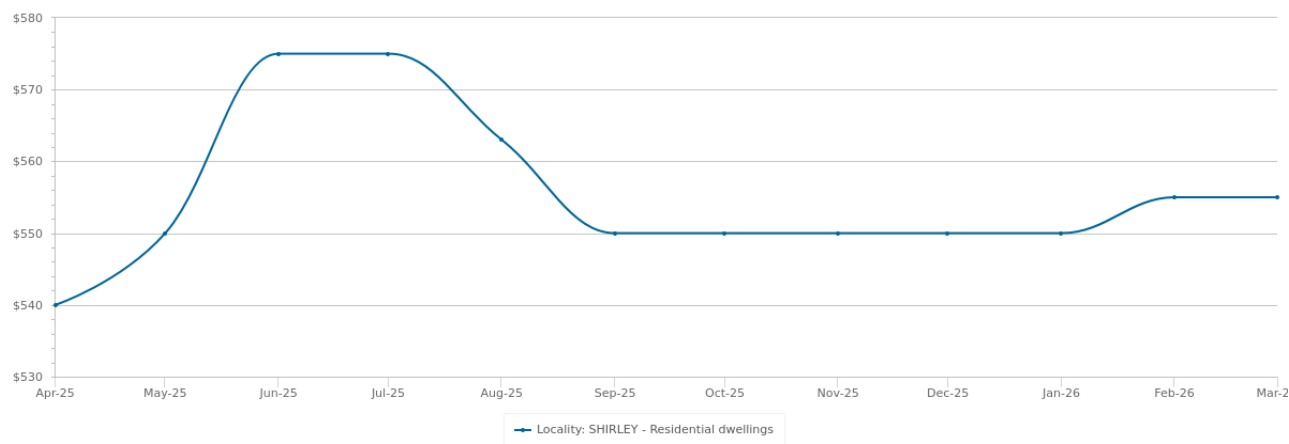
Comps Map: Rentals



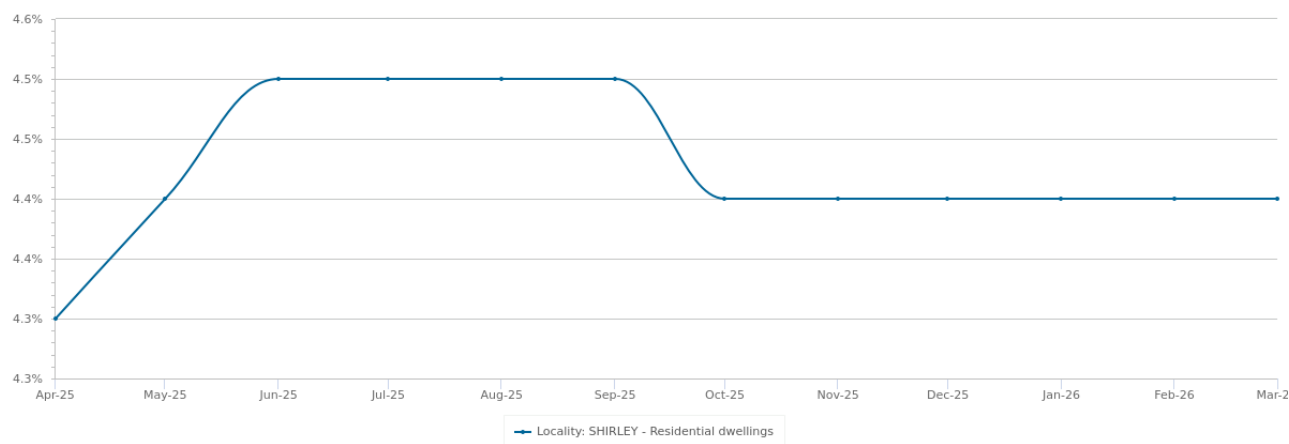
* This data point was edited by the author of this CMA and has not been verified by Cotality

Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Mar 2026	\$555	0.0%	4.4%	75
Feb 2026	\$555	0.9% ▲	4.4%	75
Jan 2026	\$550	0.0%	4.4%	84
Dec 2025	\$550	0.0%	4.4%	90
Nov 2025	\$550	0.0%	4.4%	84
Oct 2025	\$550	0.0%	4.4%	72
Sep 2025	\$550	-2.3% ▼	4.5%	63
Aug 2025	\$563	-2.1% ▼	4.5%	66
Jul 2025	\$575	0.0%	4.5%	69
Jun 2025	\$575	4.5% ▲	4.5%	78
May 2025	\$550	1.9% ▲	4.4%	72
Apr 2025	\$540	-0.9% ▼	4.3%	66



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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