



RENTAL APPRAISAL

3 RAEKURA PLACE, REDCLIFFS, CHRISTCHURCH

2 bedroom / 1 bathroom / 1 garage - \$600 - \$650 per week

Sunny and well-presented, this two-bedroom home sits on an easy-care freehold section in a sought-after coastal location. Featuring a modernised bathroom, heat pump, insulation, built-in wardrobes, and plenty of outdoor space, it offers comfortable, low-maintenance living. Just minutes from the coastal pathway, Barnett Park, public transport, Sumner Beach, cafes, and Lil Brew Espresso Bar.

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

Comparable Rentals

1 26 RAEKURA PLACE, REDCLIFFS, CHRISTCHURCH, 8081



🏠 2 🚢 1 🚗 1 📏 402m² 📏 110m²
 Age 1970 DOM 14 days Capital Value \$680,000
 Listing Date 14-Jul-26 Distance 0.11km CV Date 01-Aug-25
 Listing Price \$620/week

2 12 RAEKURA PLACE, REDCLIFFS, CHRISTCHURCH, 8081



🏠 2 🚢 1 🚗 1 📏 273m² 📏 110m²
 Age 1970 DOM 6 days Capital Value \$760,000
 Listing Date 22-Jul-26 Distance 0.04km CV Date 01-Aug-25
 Listing Price \$675/week

3 2/71B MAIN ROAD, REDCLIFFS, CHRISTCHURCH, 8081



🏠 2 🚢 1 🚗 1 📏 - 📏 75m²
 Age 2021 DOM 48 days Capital Value \$700,000
 Listing Date 10-Jun-26 Distance 0.18km CV Date 01-Aug-25
 Listing Price \$595/week

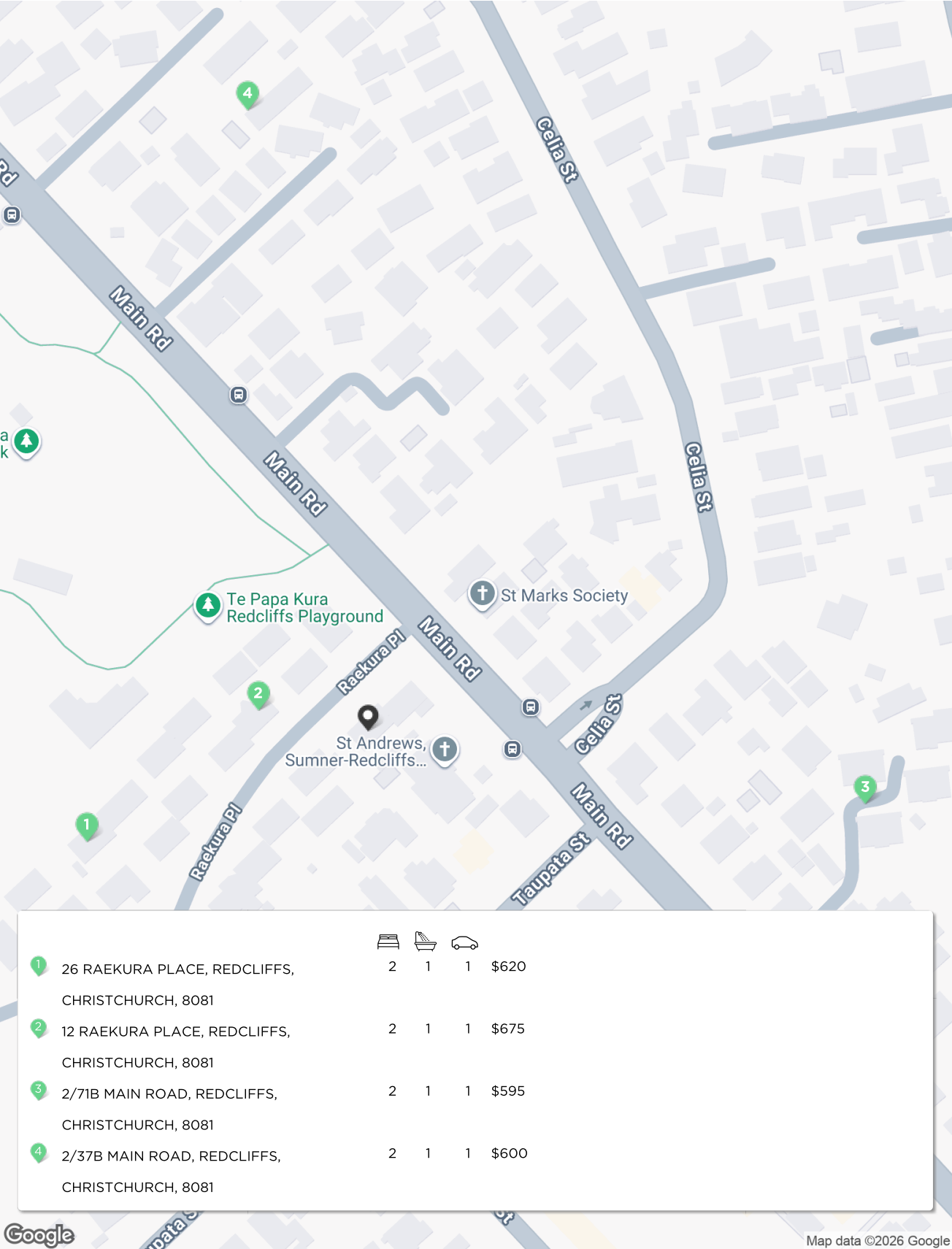
4 2/37B MAIN ROAD, REDCLIFFS, CHRISTCHURCH, 8081



🏠 2 🚢 1 🚗 1 📏 - 📏 80m²
 Age 1970 DOM 7 days Capital Value \$610,000
 Listing Date 31-May-26 Distance 0.22km CV Date 01-Aug-25
 Listing Price \$600/week

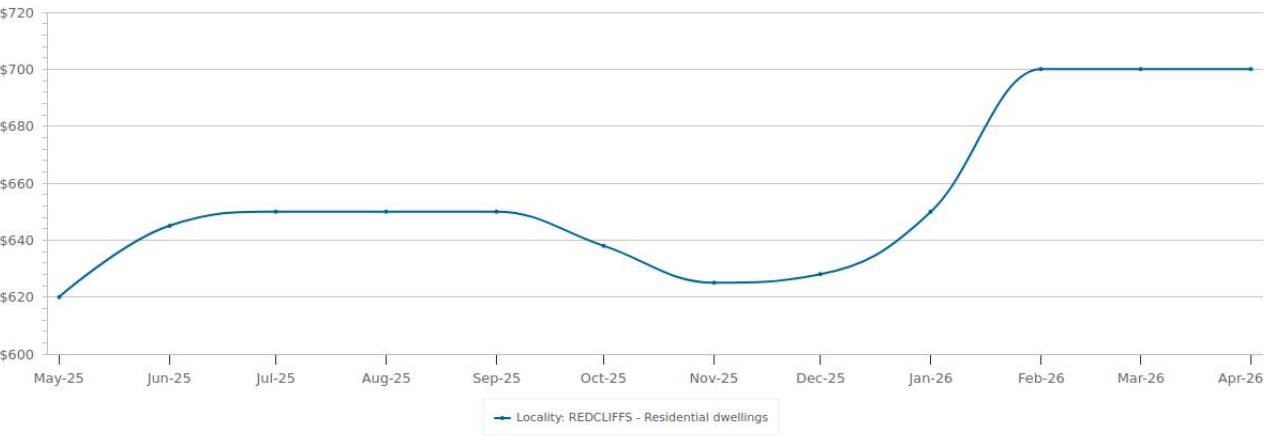
DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals

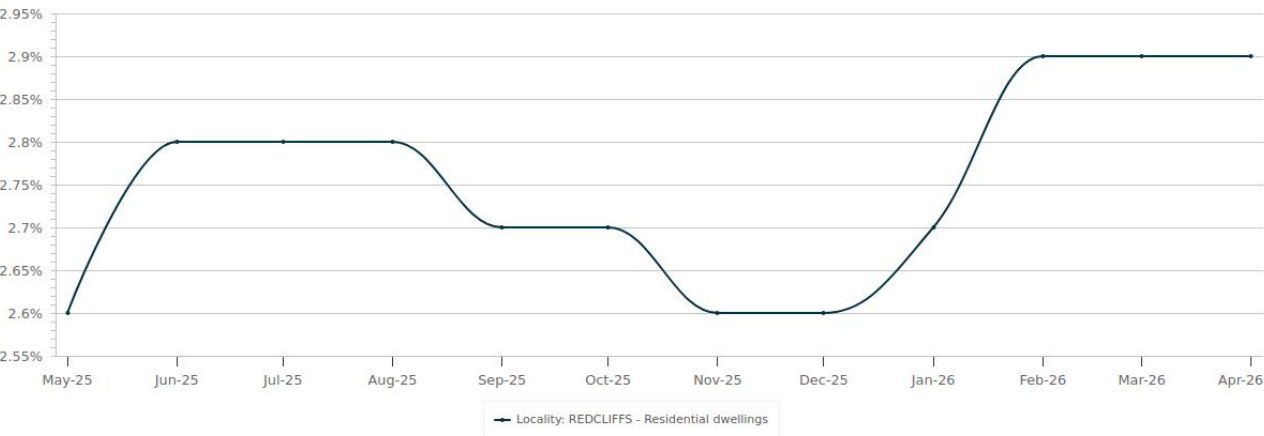


Recent Market Trends

Median Asking Rent - 12 Months



Gross Rental Yield - 12 Months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Apr 2026	\$700	0.0%	2.9%	54
Mar 2026	\$700	0.0%	2.9%	54
Feb 2026	\$700	7.7% ▲	2.9%	54
Jan 2026	\$650	3.5% ▲	2.7%	57
Dec 2025	\$628	0.5% ▲	2.6%	69
Nov 2025	\$625	-2.0% ▼	2.6%	78
Oct 2025	\$638	-1.8% ▼	2.7%	84
Sep 2025	\$650	0.0%	2.7%	69
Aug 2025	\$650	0.0%	2.8%	69
Jul 2025	\$650	0.8% ▲	2.8%	63
Jun 2025	\$645	4.0% ▲	2.8%	69
May 2025	\$620	-4.6% ▼	2.6%	75



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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