



Manage For You

PROPERTY MANAGEMENT

RENTAL APPRAISAL FOR:

38 Reed Street, Tikipunga



38 Reed Street, Tikipunga

Thank you for the opportunity to provide our rental assessment over the above-named property.

Current Relevant Listed Properties for Rent

- Tikipunga, 4 bed/1 bath – "Fully renovated large family home" — \$740/week
- Tikipunga, 4 bed/1 bath – "Newly refurbished sunny 4 bedroom" — \$650/week
- Onerahi, 3 bed/1 bath – \$650/week
- Te Kamo, 3 bed/1 bath – \$580/week

Market Rent for Tikipunga

Please refer to the below table for average rental values across the area

House 01 Dec 2025 – 31 May 2026

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	48	\$550	\$600	\$655
3 bedrooms	351	\$590	\$615	\$650

Rental Estimate

It is our considered opinion that the achievable rent for this property, on the current market in the region of **\$630 to \$680 per week.***

**This rental assessment does not propose to be a registered valuation and rental values may change with market fluctuations*

Why Choose Us As Your Property Manager

- **NZQA Level 4 qualified** — New Zealand Certificate in Residential Property Management (Level 4), so your portfolio is managed to a recognised professional standard
- **In-house methamphetamine screening & sampling** (NZQA certified) — faster, more cost-effective contamination testing built into routine inspections, not outsourced to a third party
- **Competitive management fees from 6.5% + GST** — transparent pricing with no hidden add-ons
- **Compliance-first approach** — up to date with the Residential Tenancies Act, Healthy Homes Standards
- **Proactive maintenance coordination** — trusted contractor network to protect your asset and minimise costly repairs
- **Rigorous tenant vetting and selection** — reducing arrears, damage, and turnover risk
- **Regular inspections with detailed reporting** — you always know the condition of your property
- **Responsive communication** — direct access to your property manager, not a call centre
- **Local market knowledge** — accurate rental appraisals and pricing to minimise vacancy periods



**Contact us
for further information
– we're here to help**

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