



Investment *Property Appraisal* September 2026

22 Fairway Oaks Drive,
Waikanae Beach

Number of Bedrooms: 3, Bathroom: 2, Garaging: 2
Built 2010
200sqm

Current Statistics from [tenancy.govt.nz](https://www.tenancy.govt.nz)

Market Rent in Waikanae Beach for June 2026

Property Type: House

Number of Bedrooms: 3

Lower Quartile
\$405

Median Quartile
\$595

Upper Quartile
\$652

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
16 Island View Tce, Waikanae Beach	House	\$800	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 1974, this property is 20sqm smaller. Set across two levels, it has been recently cosmetically updated throughout, along with a new bathroom. Located on an easy care section. Rented August 2026
8 Sunset Terrace, Waikanae Beach	House	\$830	Bedroom: 3 Bathroom: 3 Garaging: 2	Built in 2003, this home is slightly smaller. The property is in mostly original condition, and is well maintained. Set on a sloped section, with lawns & gardens for the tenant to maintain, the property enjoys views to the Island. Rented March 2026

Based on current market and comparable properties used by Trade Me, www.realestate.co.nz and REINZ to compare this property, I would consider the current market value to be appraised between:

\$780 - \$830 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$830 per week
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement, then I would look to lower the rent in increments of \$10 per week until we start to get more interest and enquiry from prospective tenants.
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants. You have the final decision on the tenant selection. No tenant will be offered the

Homely Points of Difference

- Our fees are **tailored** to suit you and your property. We take into account, location, portfolio size, market rents and standard of compliance.
- We are an **REINZ accredited agency**, so you know you can trust us.
- Our property managers are **qualified**.
- We infuse a **personal approach** into everything we do.
- On top of your routine inspections, we report on how your property is **performing financially**.
- We work independently, which means our hours are flexible to accommodate you and tenants. It also means we are **invested in what we do**.
- Our **portfolios are capped** to ensure quality over quantity.
- Homely has teamed with PropertyMe to provide a unique experience with an **Owner App**. You can access your property portfolio from the palm of your hand at any time.

Further Notes

This rental appraisal has been completed based off plans, photos or an online listing.

Because the property has been unavailable to view in person this is an estimate and not a true and accurate rental appraisal.

To have an accurate appraisal completed it is recommended that someone from Homely attends the property to complete this.

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.



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