RENTAL APPRAISAL FOR

3/24 Nixon Street, Kensington, Whangarei

Date 5 November 2026

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

Current Relevant Listed Properties for Rent

- 2 bed / 1 bath, 4/60 Mill Road, Kensington, currently listed at $530/week
- 2 bed / 1 bath, 1A Banff, Kensington, currently listed at $500/week
- 2 bed / 1 bath, 1/72 Cairnfield Road, Kensington, currently listed at $480/week
- 2 bed / 1 bath, 37/2 Keyte Street, Kensington, currently listed at $465/week

Market Rent for Kensington

Average rental values across the area (Tenancy Services market rent data).

Period 01 March 2026 - 31 August 2026 **Property type** Flat

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	58	$161	$228	$370
2 bedrooms	68	$318	$435	$485
3 bedrooms	-	-	-	-
4 bedrooms	-	-	-	-

Rental Estimate

It is our considered opinion that the achievable rent for this property, on the current market, is in the region of **$470 to $500 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 and sampling (NZQA certified):** faster, more cost-effective contamination testing built into routine inspections, not outsourced to a third party.
- **Two simple plans from 5% + GST:** Essential at 5% + GST, or Complete at 7% + GST with routine inspections included. No setup fee and no hidden add-ons.
- **Compliance-first approach:** up to date with the Residential Tenancies Act and Healthy Homes Standards.
- **Proactive maintenance coordination:** a 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.

manage for you
PROPERTY MANAGEMENT

Contact us for further information.
We're here to help.

Prepared by Temara Webster

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