



4A GRASSMERE STREET, PAPANUI, CHRISTCHURCH, 8052

Prepared on 26th February 2026



Vanessa Sumpter
QUINOVIC CASHMERE

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The Proprietor
Grassmere Street
Papanui

26th February 2026

Dear Proprietor,

Thank you for the opportunity to appraise your property at 4A Grassmere Street, Papanui.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions. The range below is an indicator of what the sliding scale is for potential rental rate based on highs and lows of the demand.

To establish a rental market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties currently being rented.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

I am happy to spend some time with you to discuss the steps involved with renting your property. I look forward to working with you to achieve your goals.

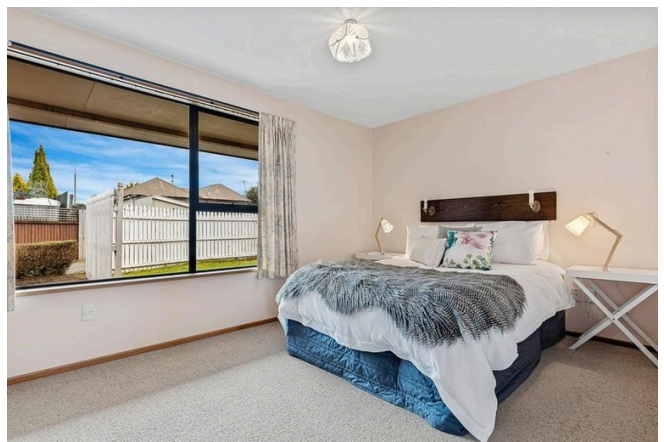
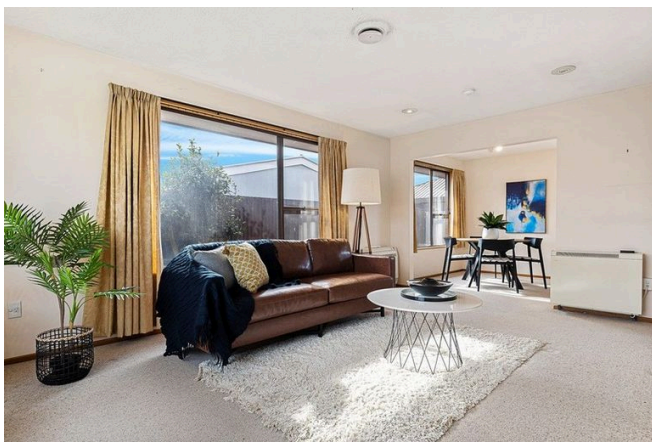
Yours Sincerely,

Vanessa Sumpter
Principal & General Manager
QUINOVIC CASHMERE
Office 3, 140 Colombo Street, Sydenham
Christchurch 8023

Your Property

4A GRASSMERE STREET, PAPANUI, CHRISTCHURCH,

2  1  1  -  110m² 



Your Property History

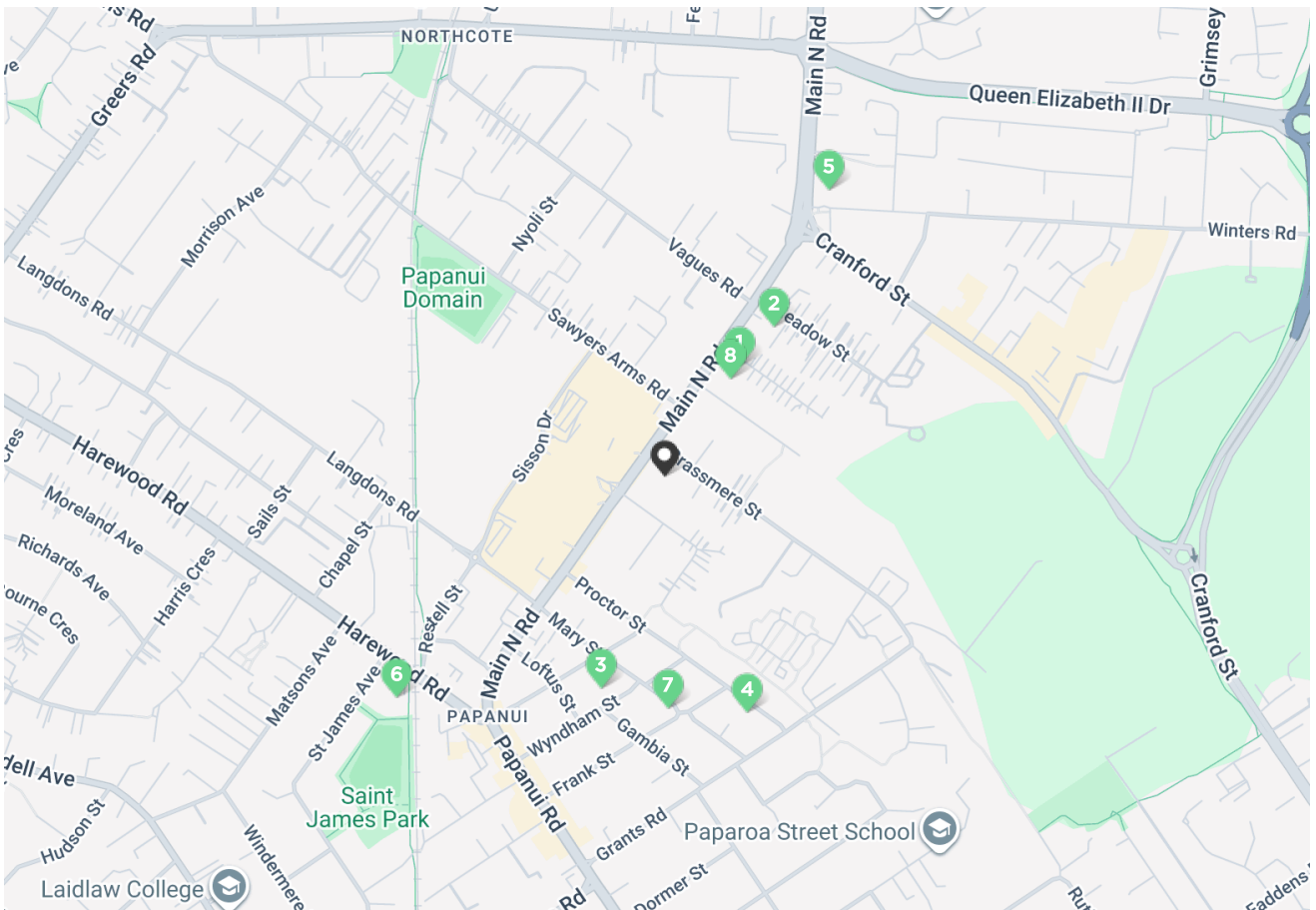
- 22 Sep, 2021 - Sold for \$520,000
- 14 Sep, 2021 - Listed for sale as Not Disclosed
- 7 Feb, 2017 - Sold for \$360,000
- 6 Feb, 2017 - Listed for sale at \$339,000
- 6 May, 1994 - Sold for \$126,000
- 6 Nov, 1991 - Sold for \$125,000



Introducing Vanessa Sumpter

Vanessa brings a wealth of experience in hospitality, real estate and operational leadership to her role as Principal & General Manager of Quinovic Cashmere. From revitalising underperforming properties to launching new developments, her leadership consistently delivers elevated customer experiences, improved operational performance and long-term value for stakeholders. Vanessa's core strength lies in her ability to combine commercial acumen with a deeply human approach to leadership.

Comps Map: Rentals








				
1 1/6 APOLLO PLACE, PAPANUI, CHRISTCHURCH, 8052	2	1	1	\$485
2 1/8B MEADOW STREET, PAPANUI, CHRISTCHURCH, 8052	2	1	1	\$520
3 1/39 WYNDHAM STREET, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$520
4 1/15 PROCTOR STREET, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$520
5 1/3 WINTERS ROAD, REDWOOD, CHRISTCHURCH, 8051	2	1	1	\$530
6 12/27 HAREWOOD ROAD, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$500
7 1/29 MARY STREET, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$550
8 6/3 SHEARER AVENUE, PAPANUI, CHRISTCHURCH, 8052	2	1	1	\$540

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

Comparable Rentals






1 1/6 APOLLO PLACE, PAPANUI, CHRISTCHURCH, 8052



 2  1  1  -  120m²
 Age 1970 DOM 2 days Capital Value \$495,000
 Listing Date 04-Jan-26 Distance 0.27km CV Date 01-Aug-22
 Listing Price \$485/week






2 1/8B MEADOW STREET, PAPANUI, CHRISTCHURCH, 8052



 2  1  1  -  90m²
 Age 1970 DOM 7 days Capital Value \$455,000
 Listing Date 31-Oct-25 Distance 0.38km CV Date 01-Aug-22
 Listing Price \$520/week






3 1/39 WYNDHAM STREET, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  90m²
 Age 1970 DOM 1967 days Capital Value \$465,000
 Listing Date 25-Jun-20 Distance 0.46km CV Date 01-Aug-22
 Listing Price \$520/week






4 1/15 PROCTOR STREET, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  100m²
 Age 1990 DOM 228 days Capital Value \$590,000
 Listing Date 03-Jun-25 Distance 0.52km CV Date 01-Aug-22
 Listing Price \$520/week

5 1/3 WINTERS ROAD, REDWOOD, CHRISTCHURCH, 8051








 2  1  1  -  100m²
 Age 1980 DOM 7 days Capital Value \$460,000
 Listing Date 23-Oct-25 Distance 0.68km CV Date 01-Aug-22
 Listing Price \$530/week

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

Comparable Rentals






6 12/27 HAREWOOD ROAD, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  73m²
 Age 2024 DOM 2 days Capital Value \$620,000
 Listing Date 14-Oct-25 Distance 0.72km CV Date 01-Aug-22
 Listing Price \$500/week






7 1/29 MARY STREET, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  90m²
 Age 1970 DOM 21 days Capital Value \$530,000
 Listing Date 04-Feb-26 Distance 0.48km CV Date 01-Aug-22
 Listing Price \$550/week

8 6/3 SHEARER AVENUE, PAPANUI, CHRISTCHURCH, 8052

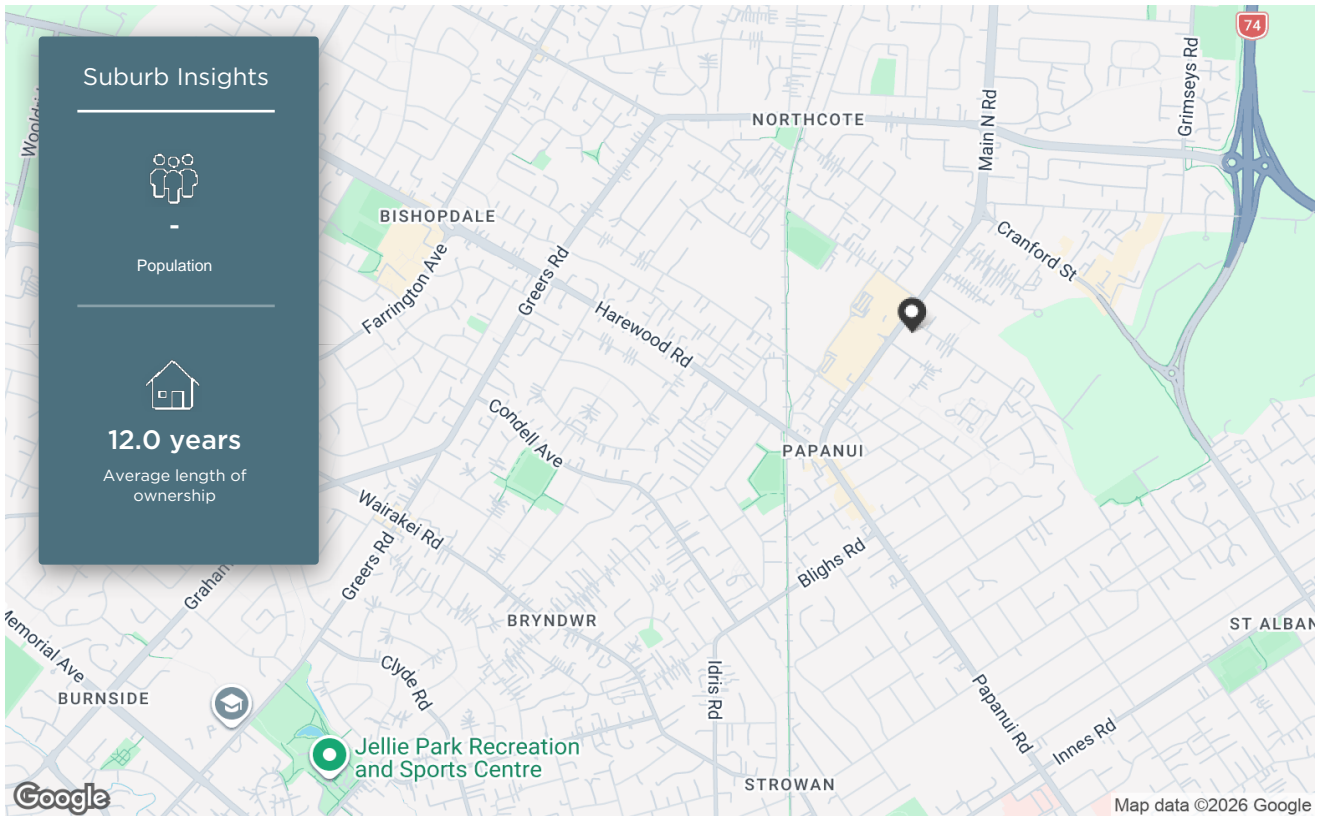


 2  1  1  92m²  77m²
 Age 2022 DOM 7 days Capital Value \$620,000
 Listing Date 30-Oct-25 Distance 0.24km CV Date 01-Aug-22
 Listing Price \$540/week

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

Papanui

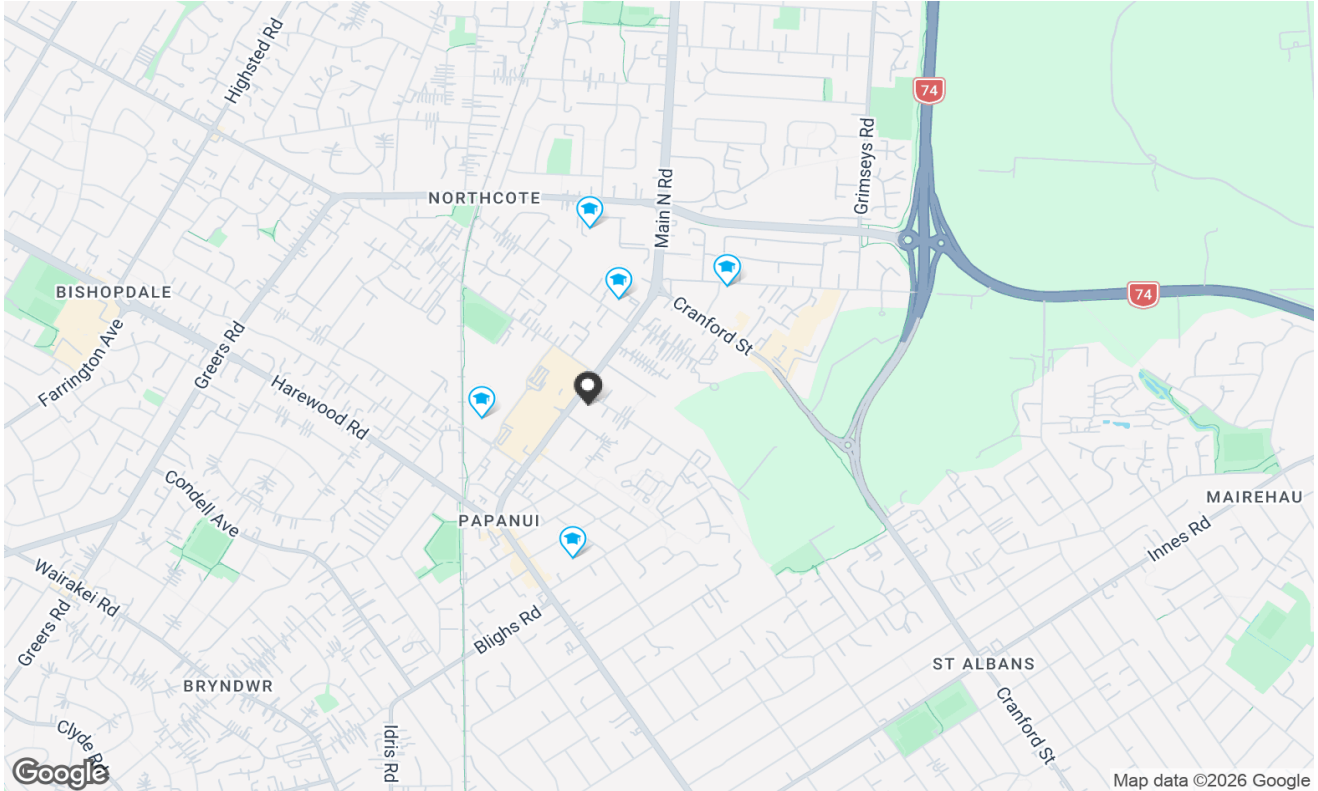
Demographic








The size of Papanui is approximately 3 square kilometres. The population of Papanui in 2006 was 5,892 people. By 2013 the population was 7,146 showing a population growth of 21.3% in the area during that time. The predominant age group in Papanui is 65+ years. In general, people in Papanui work in a professional occupation. Currently the median sales price of houses in the area is \$722,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	61.4	Agricultural and Fishery	1.5	-20K	4.5	0-9	12.8
Two Families	2.2	Clerical	10.0	20-30K	8.2	10-19	11.3
Three+ Families	0.0	Elementary	10.1	30-50K	14.6	20-29	11.6
Lone Occupant	32.4	Legislators, Admin and Managers	14.9	50-70K	12.9	30-39	12.1
Share Accommodation	4.4	Plant and Machinery Operator	5.8	70-100K	20.3	40-49	13.1
Other	0.9	Professional	19.4	100K+	29.1	50-59	11.2
		Service and Sales	14.3			60-64	4.2
		Technicians	14.3			65+	23.9
		Trades	8.9				

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 Papanui High School	0.43km	Secondary	-	9-13
 St Joseph's School (Papanui)	0.48km	Full Primary	-	1-8
 Christchurch Adventist School	0.68km	Composite	-	1-13
 Marian College	0.78km	Secondary	-	9-13
 Papanui Primary School	0.78km	Contributing	-	1-6



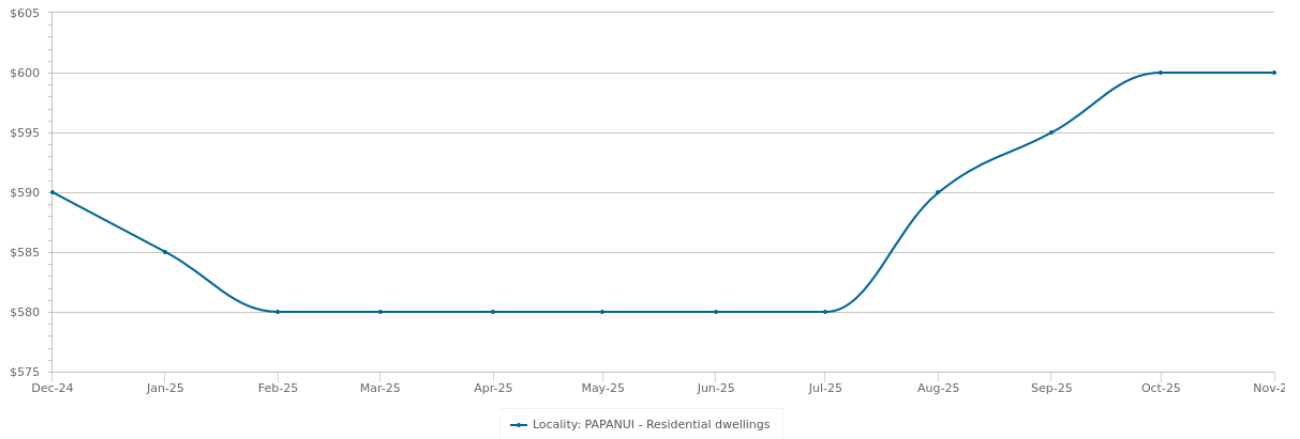
Property is within school catchment area



Property is outside school catchment area

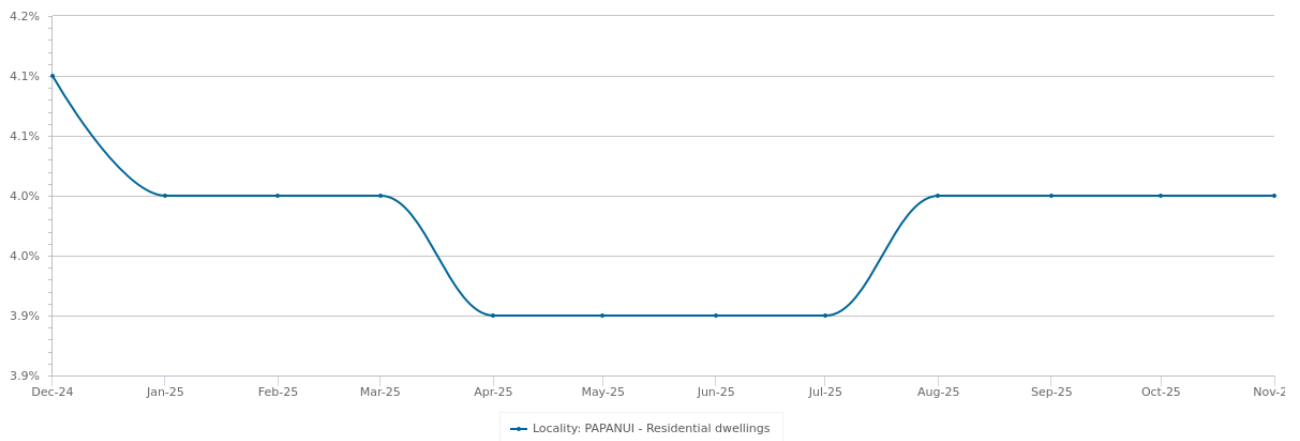
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$600	0.0%	4%	126
Oct 2025	\$600	0.8% ▲	4%	126
Sep 2025	\$595	0.8% ▲	4%	117
Aug 2025	\$590	1.7% ▲	4%	99
Jul 2025	\$580	0.0%	3.9%	111
Jun 2025	\$580	0.0%	3.9%	117
May 2025	\$580	0.0%	3.9%	120
Apr 2025	\$580	0.0%	3.9%	105
Mar 2025	\$580	0.0%	4%	111
Feb 2025	\$580	-0.9% ▼	4%	117
Jan 2025	\$585	-0.8% ▼	4%	129
Dec 2024	\$590	0.0%	4.1%	135

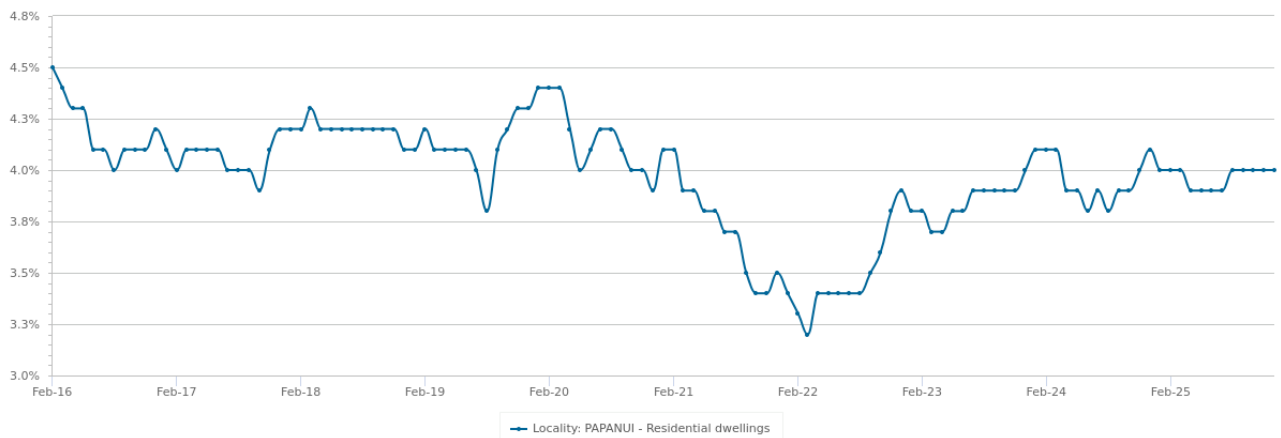
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years

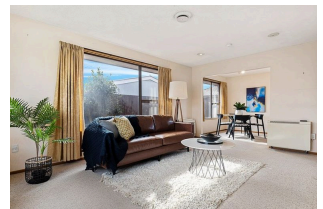
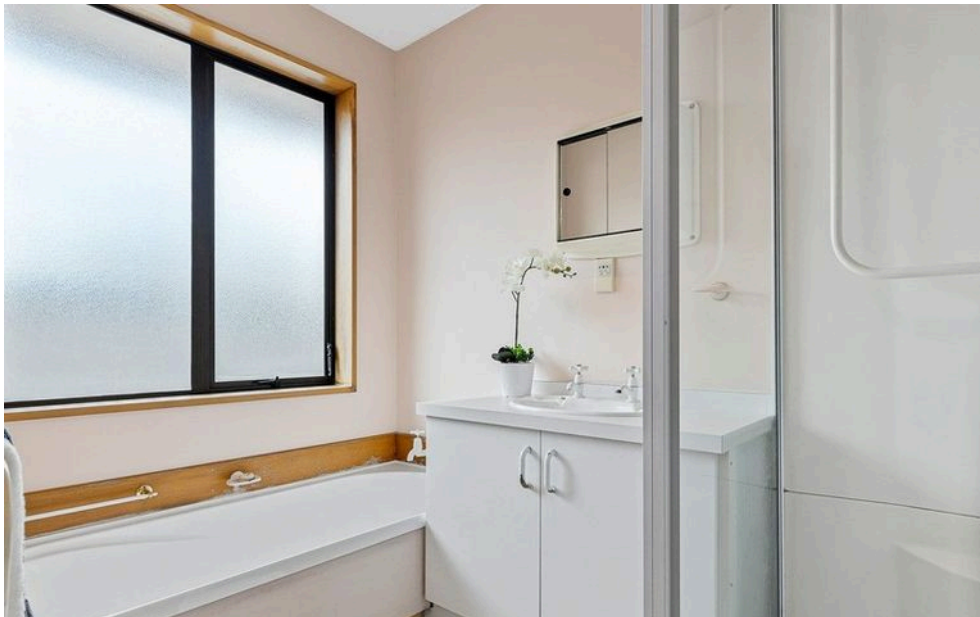


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$600	1.7% ▲	4%	126
2024	\$590	2.6% ▲	4.1%	135
2023	\$575	4.5% ▲	4%	126
2022	\$550	7.8% ▲	3.9%	111
2021	\$510	18.6% ▲	3.5%	138
2020	\$430	2.4% ▲	3.9%	111
2019	\$420	5.0% ▲	4.3%	92
2018	\$400	-2.4% ▼	4.1%	123
2017	\$410	0.2% ▲	4.2%	131
2016	\$409	-	4.2%	106

Summary

4A GRASSMERE STREET, PAPANUI, CHRISTCHURCH,



Appraisal Range

\$480-\$520

Notes from your agent

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