



## 87 MILTON STREET, SOMERFIELD, CHRISTCHURCH, 8024

Prepared on 18th January 2026



**Vanessa Sumpter**  
QUINOVIC CASHMERE

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The Proprietor  
87 Milton Street  
Somerfield

18th January 2026

Dear Proprietor,

Thank you for the opportunity to appraise your property at 87 Milton Street, Somerfield.

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 properties. 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

87 MILTON STREET, SOMERFIELD, CHRISTCHURCH, 8024

3  2  2  1,085m<sup>2</sup>  140m<sup>2</sup> 



## Your Property History

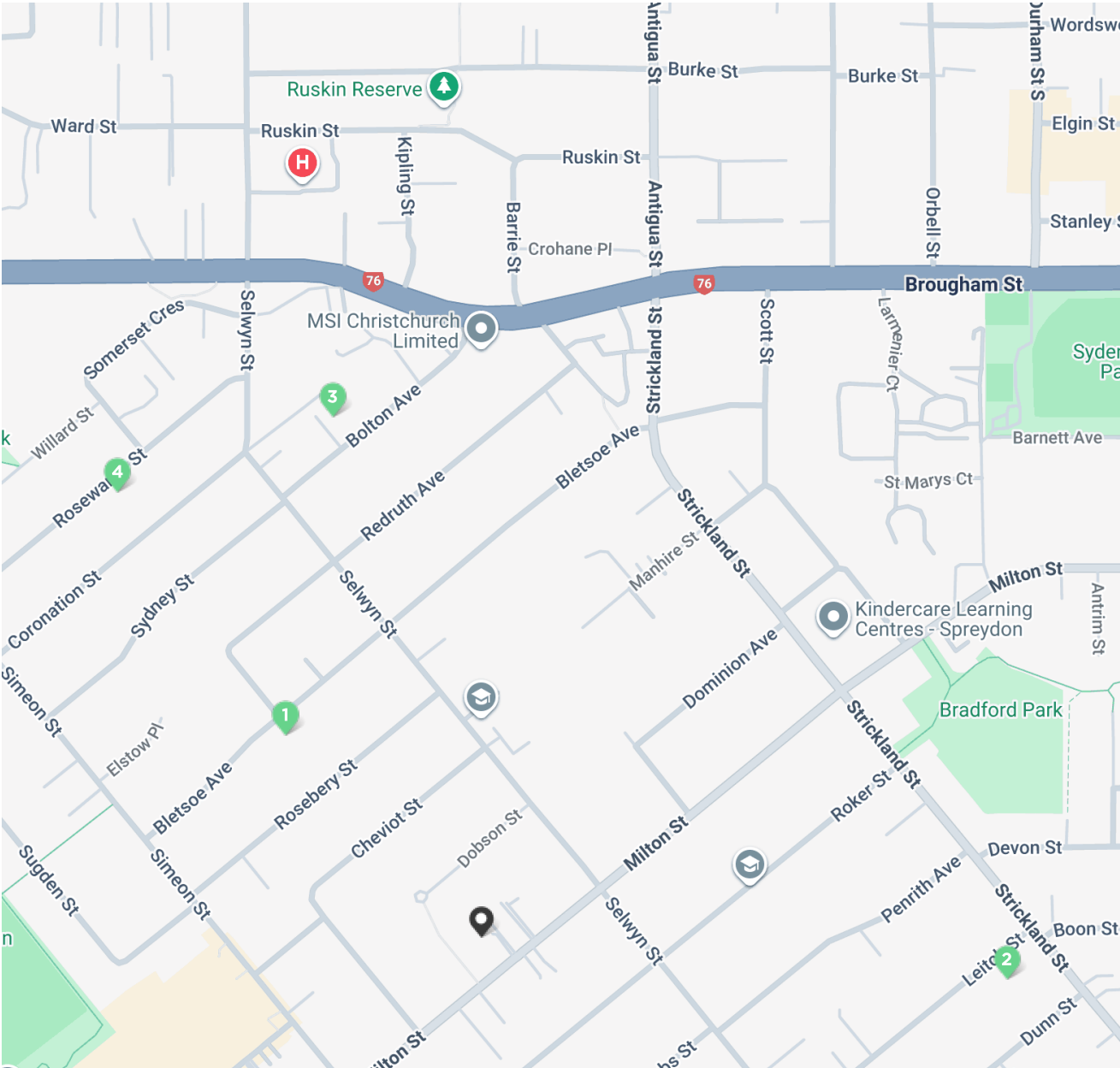
- 25 Dec, 2025 - Listed for sale at \$700,000
- 4 Mar, 2022 - Listed for rent at \$600 / week
- 27 Aug, 2021 - Sold for \$1,300,000
- 1 Jan, 2010 - BC of Adds/Alts for \$3,000
- 1 Jan, 1900 - Sold for \$0



## 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 28B BLETSOE AVENUE, SPREYDON, CHRISTCHURCH, 8024	3	2	1	\$640
2 50C LEITCH STREET, SOMERFIELD, CHRISTCHURCH, 8024	3	2	1	\$700
3 17A BOLTON AVENUE, SPREYDON, CHRISTCHURCH, 8024	3	1	2	\$665
4 36B ROSEWARNE STREET, SPREYDON, CHRISTCHURCH, 8024	3	2	1	\$650

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

# Comparable Rentals






## 1 28B BLETSOE AVENUE, SPREYDON, CHRISTCHURCH, 8024



 3  2  1  135m<sup>2</sup>  107m<sup>2</sup>  
 Age 2023 DOM 419 days Capital Value \$740,000  
 Listing Date 25-Nov-24 Distance 0.34km CV Date 01-Aug-22  
 Listing Price \$640/week






## 2 50C LEITCH STREET, SOMERFIELD, CHRISTCHURCH, 8024



 3  2  1  216m<sup>2</sup>  126m<sup>2</sup>  
 Age 2023 DOM 45 days Capital Value \$700,000  
 Listing Date 04-Dec-25 Distance 0.64km CV Date 01-Aug-22  
 Listing Price \$700/week






## 3 17A BOLTON AVENUE, SPREYDON, CHRISTCHURCH, 8024



 3  1  2  166m<sup>2</sup>  158m<sup>2</sup>  
 Age 2000 DOM 17 days Capital Value \$620,000  
 Listing Date 01-Jan-26 Distance 0.65km CV Date 01-Aug-22  
 Listing Price \$665/week

## 4 36B ROSEWARNE STREET, SPREYDON, CHRISTCHURCH, 8024

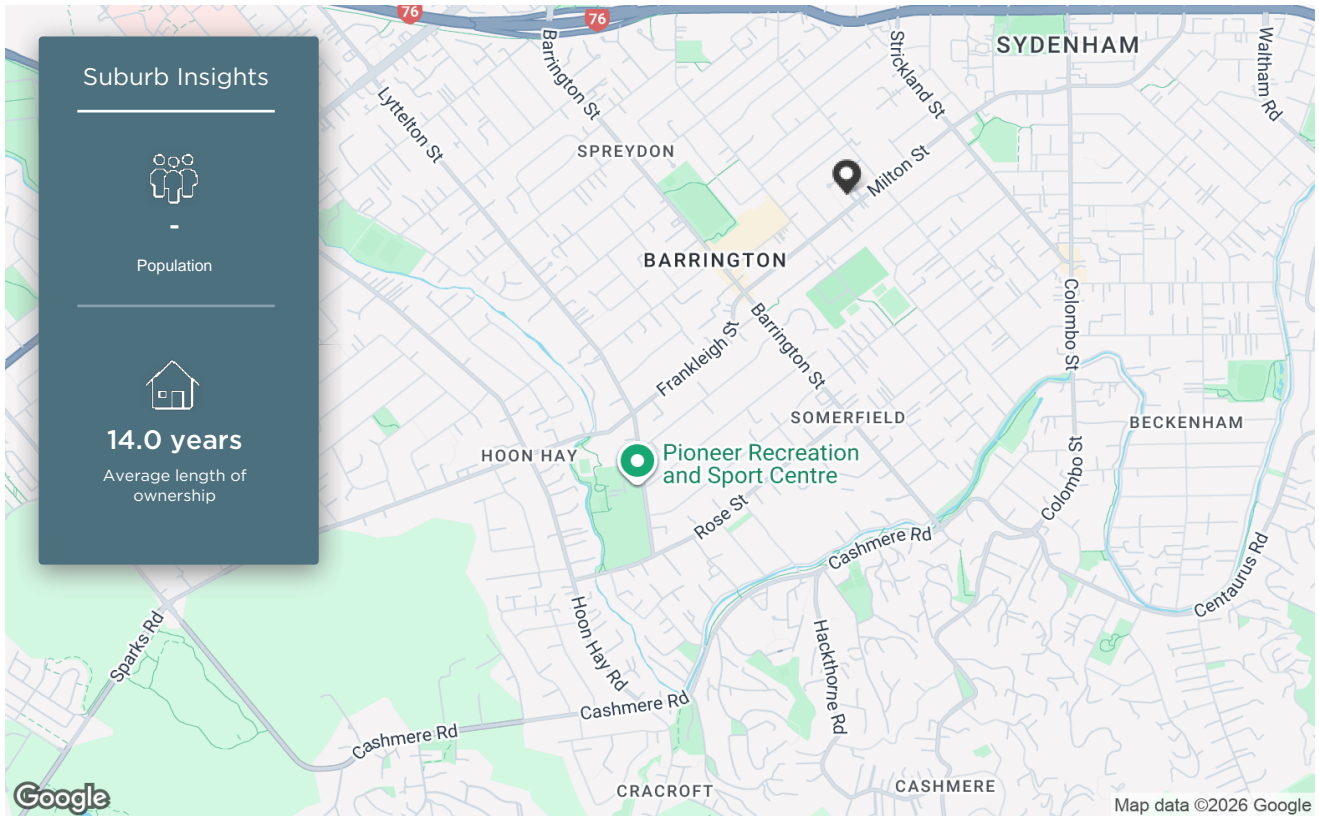


 3  2  1  148m<sup>2</sup>  119m<sup>2</sup>  
 Age 2016 DOM 10 days Capital Value \$660,000  
 Listing Date 08-Jan-26 Distance 0.69km CV Date 01-Aug-22  
 Listing Price \$650/week

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

# Somerfield

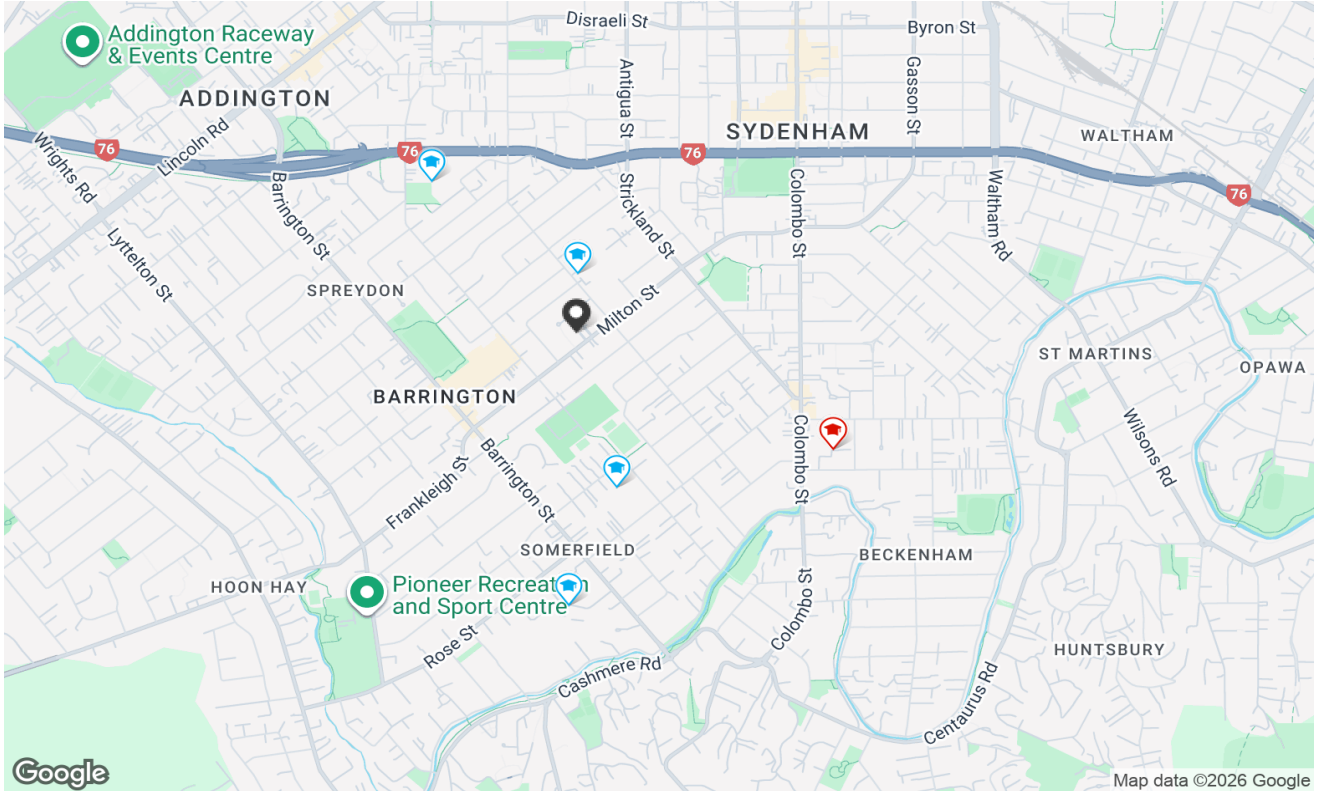
## Demographic








The size of Somerfield is approximately 2 square kilometres. The population of Somerfield in 2006 was 6,609 people. By 2013 the population was 7,383 showing a population growth of 11.7% in the area during that time. The predominant age group in Somerfield is 65+ years. In general, people in Somerfield work in a professional occupation. Currently the median sales price of houses in the area is \$774,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	62.9	Agricultural and Fishery	1.2	-20K	4.1	0-9	14.5
Two Families	1.3	Clerical	10.5	20-30K	4.1	10-19	11.7
Three+ Families	0.3	Elementary	9.0	30-50K	13.8	20-29	10.3
Lone Occupant	30.4	Legislators, Admin and Managers	15.1	50-70K	13.5	30-39	14.1
Share Accommodation	5.7	Plant and Machinery Operator	3.5	70-100K	24.2	40-49	16.6
Other	0.9	Professional	22.3	100K+	32.1	50-59	12.0
		Service and Sales	12.5			60-64	4.6
		Technicians	16.0			65+	17.0
		Trades	8.8				

# Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 Christchurch South Karamata Intermediate School	0.26km	Intermediate	-	7-8
 Somerfield te Kura Wairepo	0.7km	Contributing	-	1-6
 Addington te Kura Taumatua	0.89km	Contributing	-	1-6
 St Peter's School (Beckenham)	1.19km	Full Primary	-	1-8
 Cashmere High School	1.19km	Secondary	-	9-13



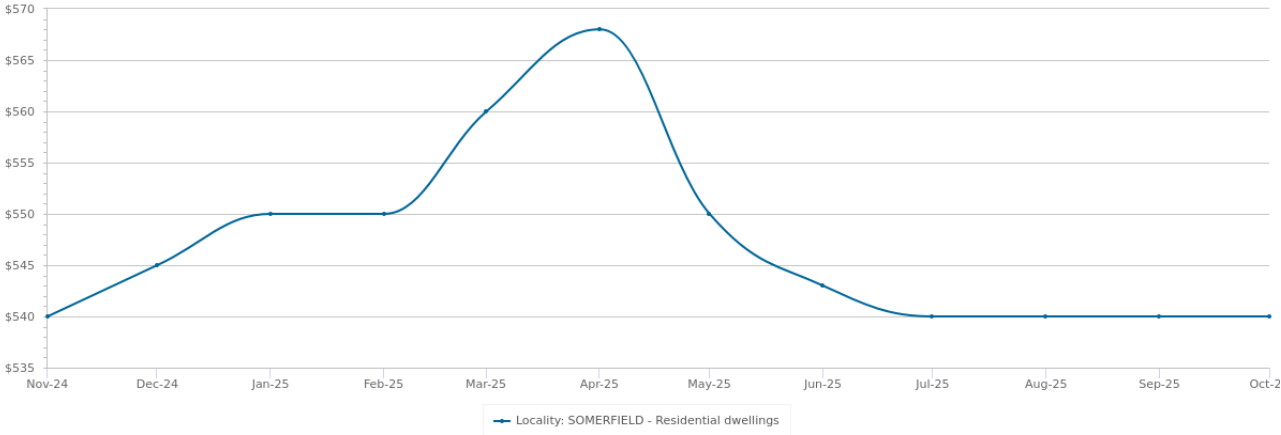
Property is within school catchment area



Property is outside school catchment area

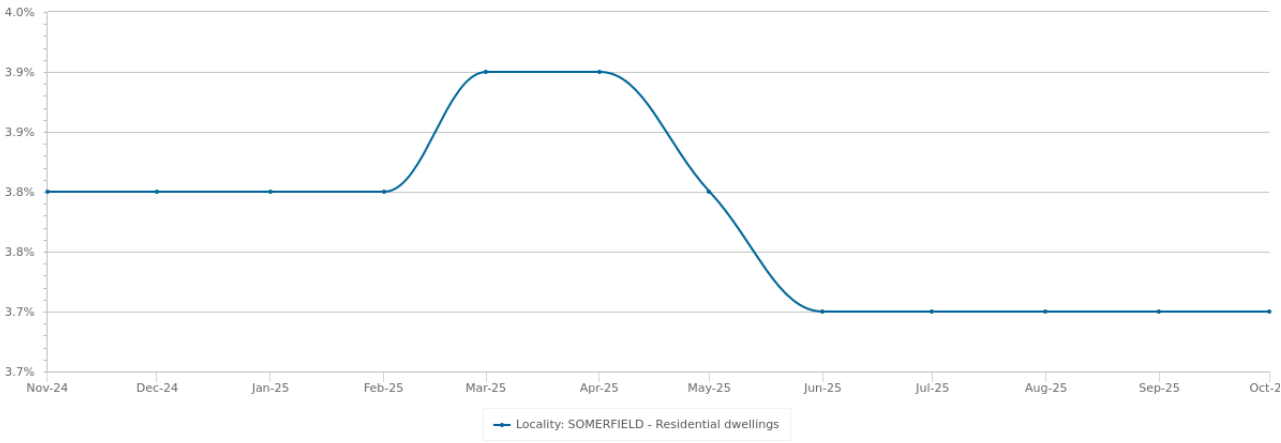
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

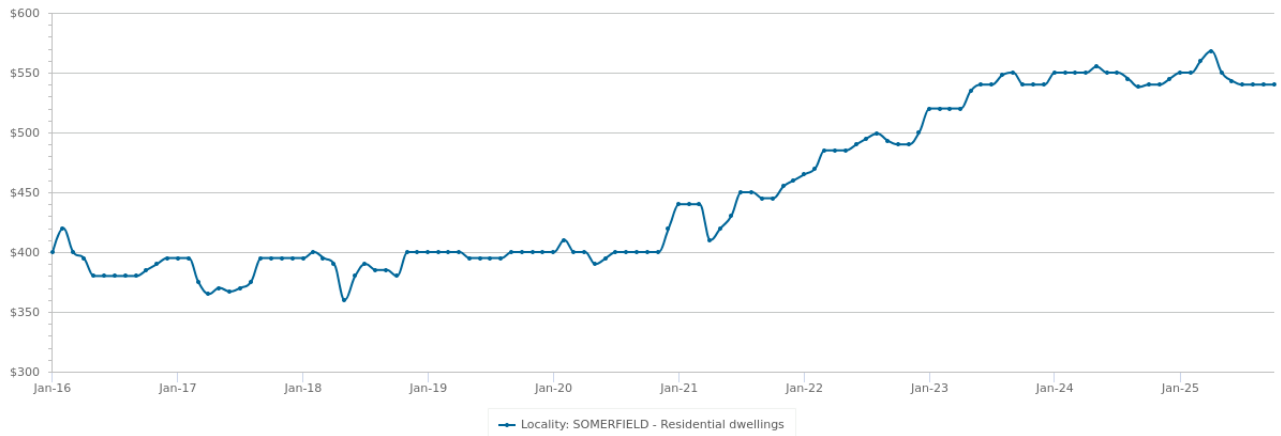


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$540	0.0%	3.7%	216
Sep 2025	\$540	0.0%	3.7%	216
Aug 2025	\$540	0.0%	3.7%	216
Jul 2025	\$540	-0.6% ▼	3.7%	219
Jun 2025	\$543	-1.3% ▼	3.7%	195
May 2025	\$550	-3.2% ▼	3.8%	183
Apr 2025	\$568	1.4% ▲	3.9%	168
Mar 2025	\$560	1.8% ▲	3.9%	171
Feb 2025	\$550	0.0%	3.8%	183
Jan 2025	\$550	0.9% ▲	3.8%	216
Dec 2024	\$545	0.9% ▲	3.8%	222
Nov 2024	\$540	0.0%	3.8%	213

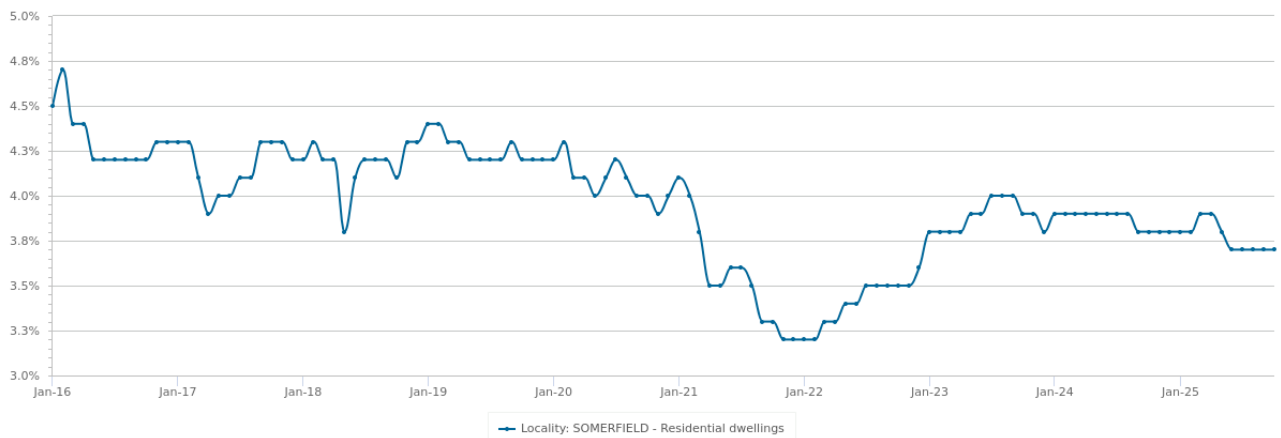
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years

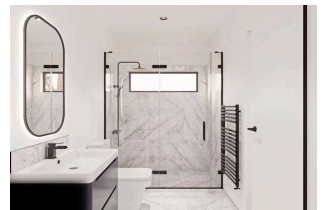
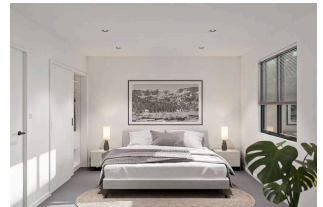


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$540	0.0%	3.7%	216
2024	\$540	0.0%	3.8%	138
2023	\$540	10.2% ▲	3.9%	207
2022	\$490	10.1% ▲	3.5%	165
2021	\$445	11.3% ▲	3.3%	117
2020	\$400	0.0%	4%	87
2019	\$400	5.3% ▲	4.2%	98
2018	\$380	-3.8% ▼	4.1%	85
2017	\$395	2.6% ▲	4.3%	92
2016	\$385	-	4.2%	106

# Summary

**87 MILTON STREET, SOMERFIELD, CHRISTCHURCH, 8024**



## Appraisal Range

\$690-\$720

## Notes from your agent

Presently there is a lot more 2 Bedroom stock available for rent and fewer 3 Bedroom, which is showing a lower median for the area. However, there will be more product on stream over the next few months.

The Milton Townhouses are well appointed and believe these will do well for rental. My pricing is an indication of current demand as well as what is reflecting on currently rental prices. I have seen product positioned at the higher rate sit for a number of months. As your townhouse will not be ready until mid-year, I would be happy to reassess closer to the time to see if there have been any changes. Wishing you well with your project and we are here if you require any assistance.

## Disclaimer

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