

Comparative Rental Market Analysis



2 KERERU GROVE, FEATHERSTON, 5710

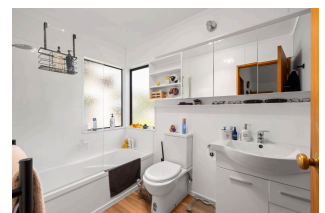
Prepared on 10th April 2026

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Summary

2 KERERU GROVE, FEATHERSTON, 5710



\$620.00 to \$650.00 per week

Notes from your agent

Spacious, Private Living in a Sought-After Setting

Set in a sought-after Featherston location beside a bush reserve, this cedar-clad single-level home offers space, privacy, and lifestyle appeal on a generous 1,930sqm (more or less) section, while remaining close to local amenities, schools, and transport.

The home features a large living area with high stud ceilings and exposed beams, supported by a heat pump and woodburner. The kitchen with island bench connects to the dining area, and accommodation includes four bedrooms (three doubles and one single/study), along with two bathrooms, three toilets, and a separate laundry.

A double garage, additional sheds, and a fully fenced section complete the package, making this a solid rental opportunity with broad tenant appeal.

Comparable Rentals

1 87 WATT STREET, FEATHERSTON, 5710



4 1 1 809m² 180m²
 Age 1968 DOM 47 days Capital Value \$530,000
 Listing Date 14-Jan-26 Distance 0.29km CV Date 01-Sep-23
 Listing Price \$580/week

Notes from your agent

This well-presented single-storey home in Featherston offers practical family living with a functional layout, good indoor-outdoor flow, and easy access to local amenities, schools, and everyday services. Featuring 4 bedrooms, 1 bathroom, and 1 car space on a generous 809m² section with a 180m² floor area. Currently on the market at \$580 per week, listed from 13 January 2026.

2 6 MCKERROW PLACE, FEATHERSTON, 5710



3 2 2 914m² 276m²
 Age 2018 DOM 7 days Capital Value \$700,000
 Listing Date 03-Mar-26 Distance 1.59km CV Date 01-Sep-23
 Listing Price \$680/week

Notes from your agent

Modern 2018-built home offering three bedrooms, two bathrooms, and a double garage on a generous 914sqm section, with a spacious 276sqm floor area. Well-presented throughout with contemporary finishes and a functional layout suited to family living. Listed for rent at \$680 per week, it spent 7 days on the market.

3 32B BRANDON STREET, FEATHERSTON, 5710



6 3 1 899m² 230m²
 Age 2023 DOM 7 days Capital Value \$700,000
 Listing Date 01-Jul-25 Distance 1.33km CV Date 01-Sep-23
 Listing Price \$699/week

Notes from your agent

This property has 6 well sized bedrooms with built in wardrobes, master with ensuite, multiple living areas, butlers pantry, single internal access garage, gas hot water and laundry in garage.

Rented for \$699 per week in June 2025.

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

Comparable Rentals

4 99 REVANS STREET, FEATHERSTON, 5710



4	1	1	836m ²	140m ²		
Age	1968	DOM	27 days	Capital Value	\$550,000	
Listing Date	03-Apr-25	Distance	1.43km	CV Date	01-Sep-23	
Listing Price	\$620/week					

Notes from your agent

Four bedroom, one bathroom home with a 140sqm floor area on an 836sqm section. Standard interior condition.

Rented in April 2025 for \$620 per week after spending 27 days on the market.

5 109 BRANDON STREET, FEATHERSTON, 5710



5	2	3	7,253m ²	232m ²		
Age	2007	DOM	23 days	Capital Value	\$850,000	
Listing Date	25-May-25	Distance	1.53km	CV Date	01-Sep-23	
Listing Price	\$650/week					

Notes from your agent

This home features five double bedrooms, two bathrooms, separate laundry, internal access garage. Studio with sink facilities also positioned on the back section. Large lifestyle section of 7000sqm.

Rented for \$650 per week in June 2025.

6 29 DONALD STREET, FEATHERSTON, 5710



4	1	1	2,911m ²	180m ²		
Age	1914	DOM	36 days	Capital Value	\$650,000	
Listing Date	08-Apr-25	Distance	1.59km	CV Date	01-Sep-23	
Listing Price	\$630/week					

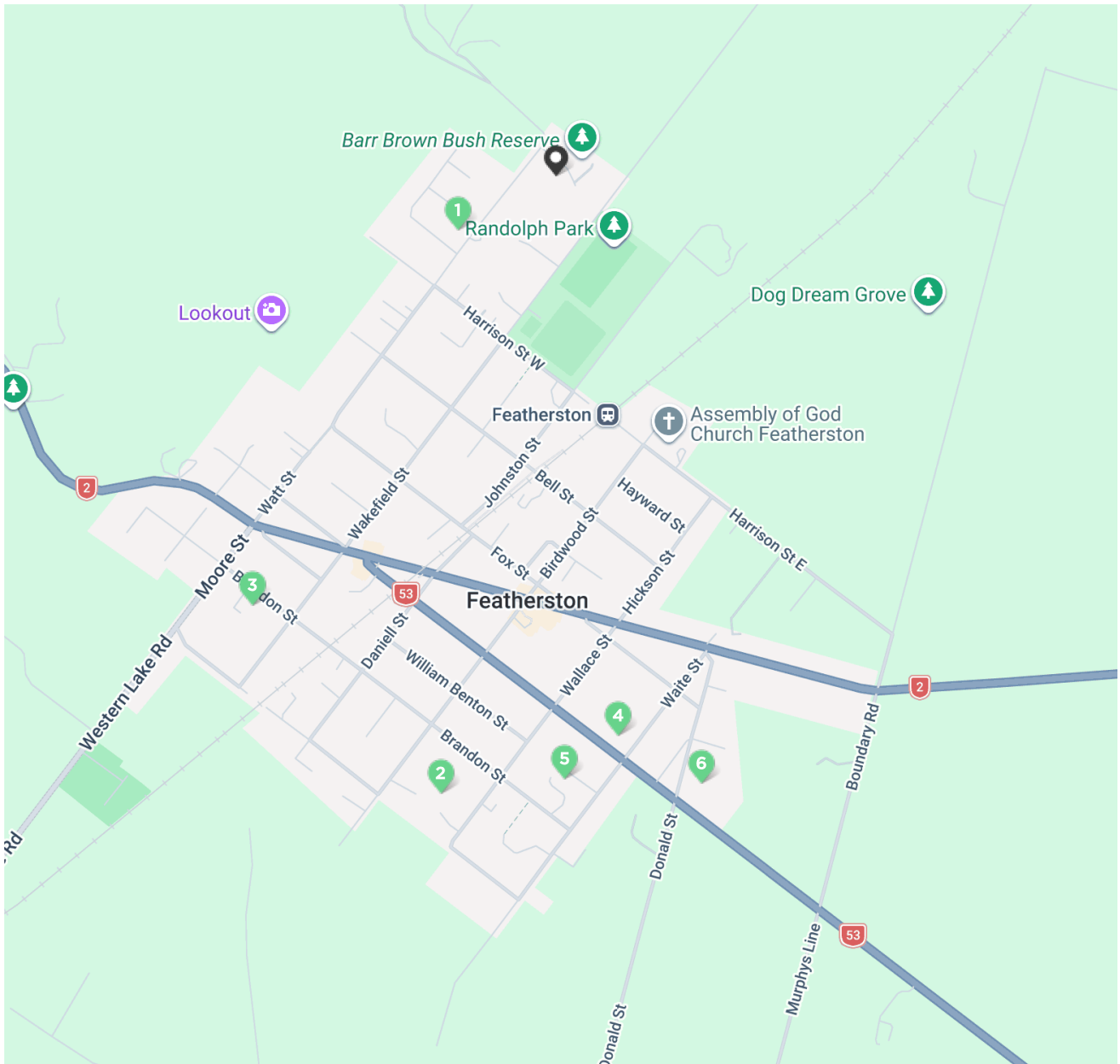
Notes from your agent

Four bedroom and one bathroom home with a 180sqm floor area on a large 2,911sqm section. Interior appears dated but offers good space.

Rented in May 2025 for \$630 per week after 36 days on the market.

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

Comps Map: Rentals

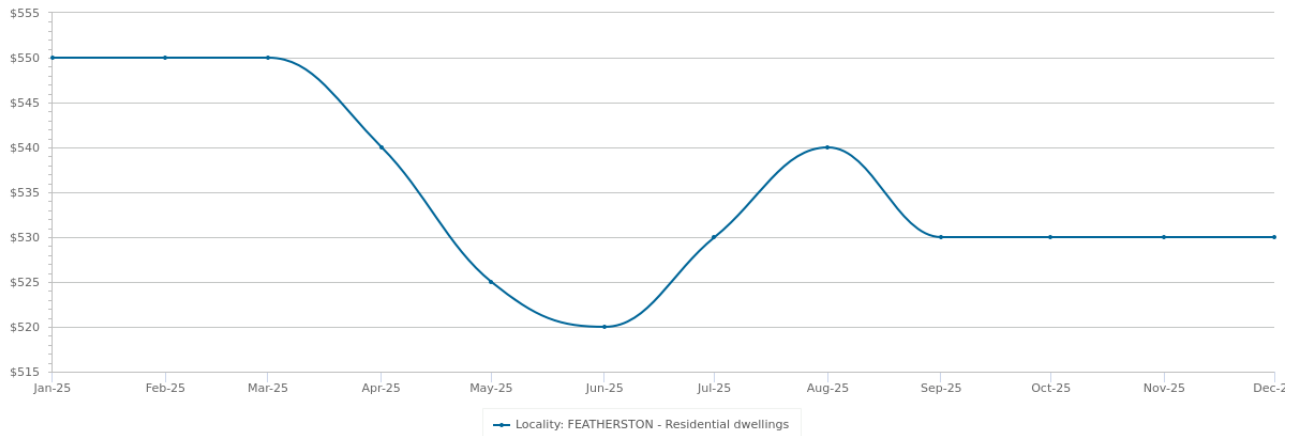


1 87 WATT STREET, FEATHERSTON, 5710	4	1	1	\$580
2 6 MCKERROW PLACE, FEATHERSTON, 5710	3	2	2	\$680
3 32B BRANDON STREET, FEATHERSTON, 5710	6	3	1	\$699
4 99 REVANS STREET, FEATHERSTON, 5710	4	1	1	\$620
5 109 BRANDON STREET, FEATHERSTON, 5710	5	2	3	\$650
6 29 DONALD STREET, FEATHERSTON, 5710	4	1	1	\$630

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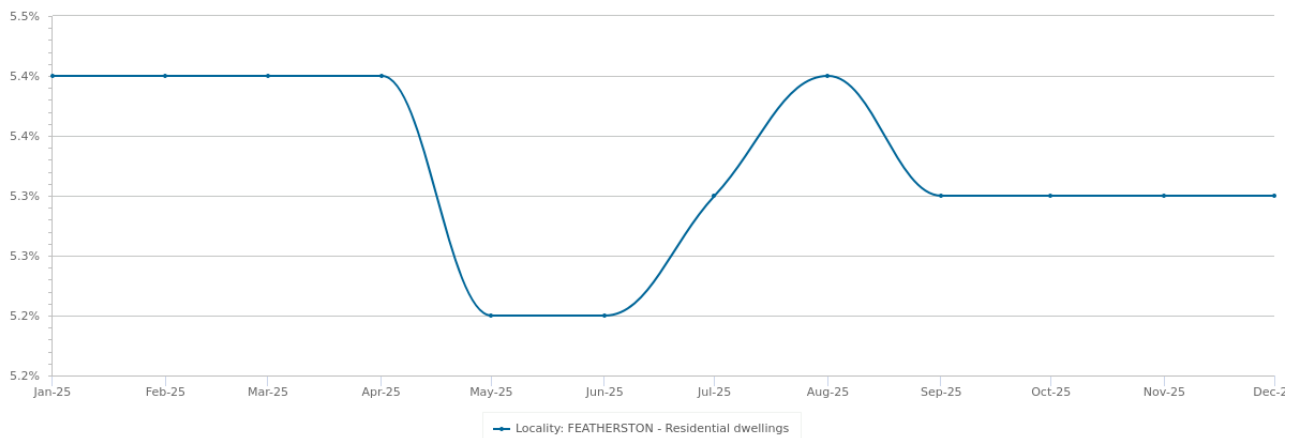
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

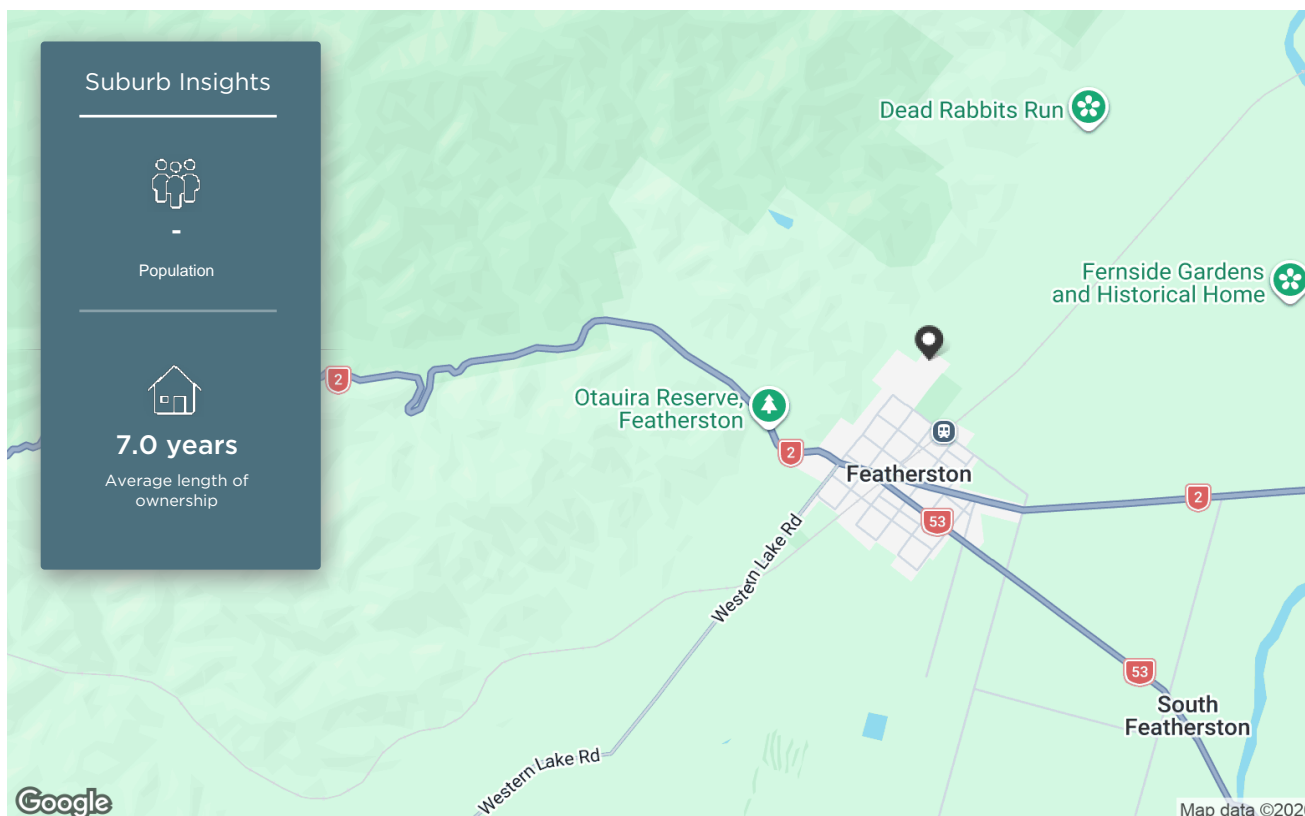


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$530	0.0%	5.3%	90
Nov 2025	\$530	0.0%	5.3%	90
Oct 2025	\$530	0.0%	5.3%	96
Sep 2025	\$530	-1.9% ▼	5.3%	102
Aug 2025	\$540	1.9% ▲	5.4%	126
Jul 2025	\$530	1.9% ▲	5.3%	129
Jun 2025	\$520	-1.0% ▼	5.2%	126
May 2025	\$525	-2.8% ▼	5.2%	111
Apr 2025	\$540	-1.8% ▼	5.4%	102
Mar 2025	\$550	0.0%	5.4%	108
Feb 2025	\$550	0.0%	5.4%	117
Jan 2025	\$550	0.9% ▲	5.4%	102

Featherston

Demographic

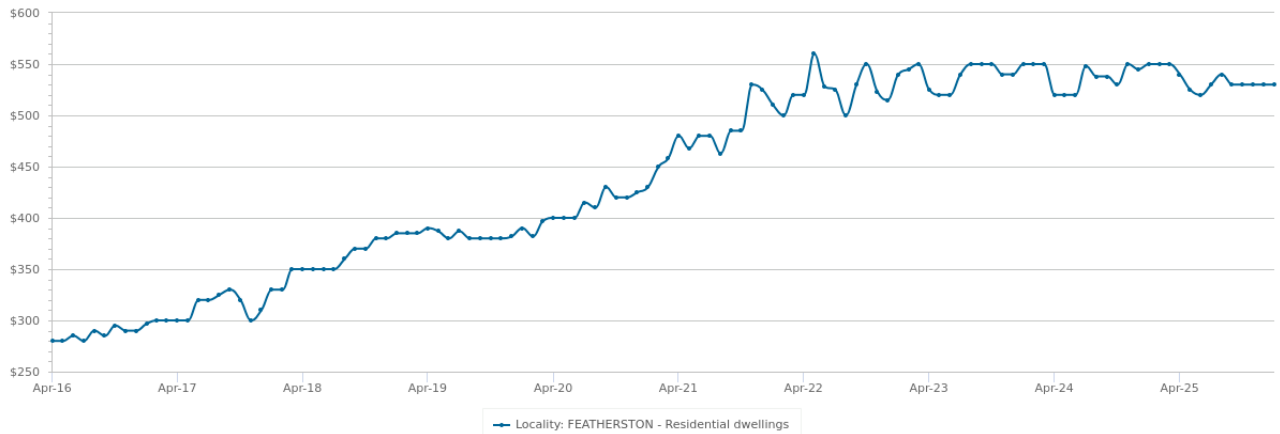


The size of Featherston is approximately 5 square kilometres. The population of Featherston in 2006 was 2,214 people. By 2013 the population was 2,196 showing a population decline of 0.8% in the area during that time. The predominant age group in Featherston is 65+ years. In general, people in Featherston work in a professional occupation. Currently the median sales price of houses in the area is \$502,250.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	57.5	Agricultural and Fishery	6.0	-20K	7.2	0-9	12.9
Two Families	1.5	Clerical	9.0	20-30K	9.2	10-19	10.6
Three+ Families	0.0	Elementary	11.7	30-50K	18.4	20-29	8.8
Lone Occupant	33.1	Legislators, Admin and Managers	12.6	50-70K	12.6	30-39	11.7
Share Accommodation	3.3	Plant and Machinery Operator	6.6	70-100K	13.0	40-49	13.9
Other	2.1	Professional	16.5	100K+	16.9	50-59	13.9
		Service and Sales	15.6			60-64	7.7
		Technicians	11.4			65+	17.7
		Trades	8.7				

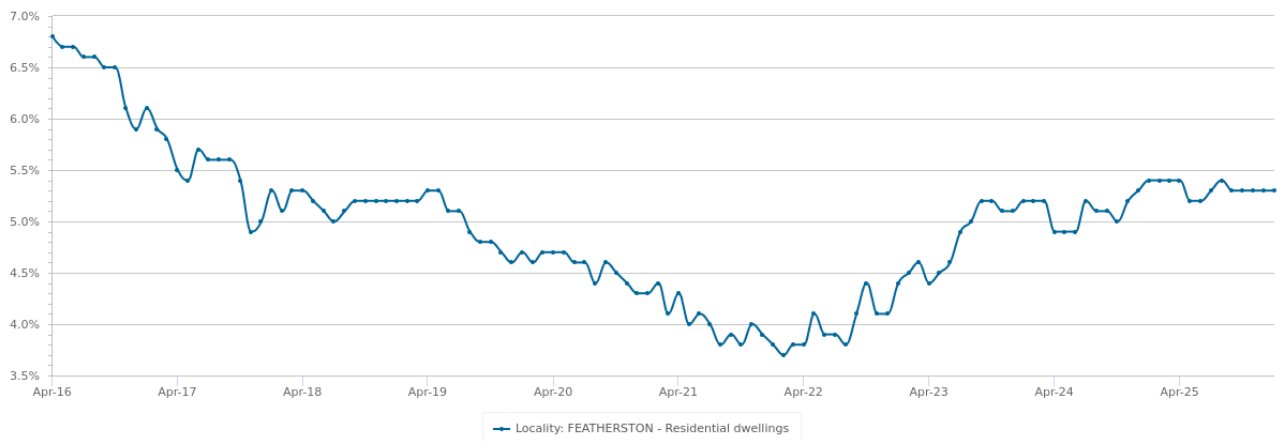
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

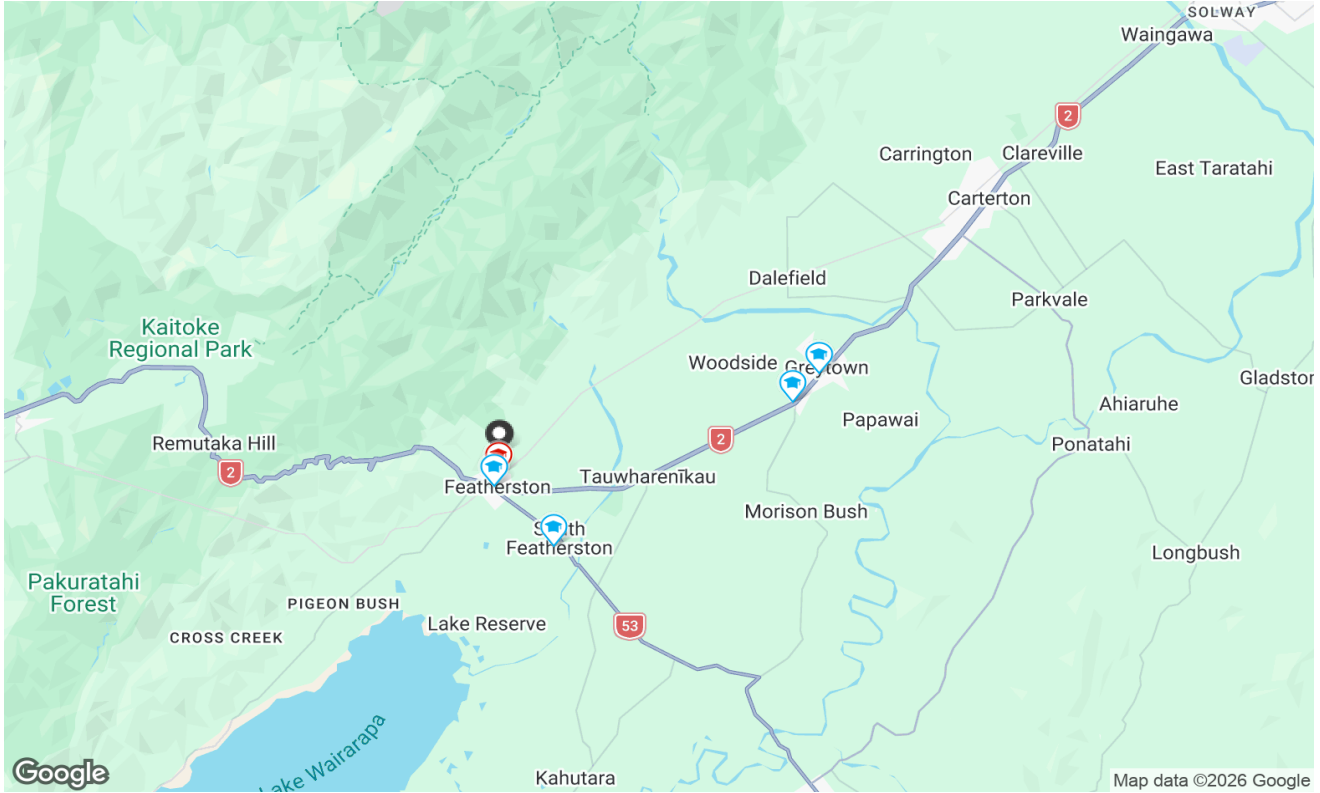
Gross Rental Yield - 10 years








Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$530	-3.6% ▼	5.3%	90
2025	\$550	0.0%	5.4%	102
2024	\$550	1.9% ▲	5.2%	90
2023	\$540	5.9% ▲	4.4%	90
2022	\$510	18.6% ▲	3.8%	51
2021	\$430	10.3% ▲	4.3%	81
2020	\$390	1.3% ▲	4.7%	78
2019	\$385	16.7% ▲	5.2%	65
2018	\$330	11.1% ▲	5.3%	73
2017	\$297	-	6.1%	86

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 St Teresa's School (Featherston)	0.79km	Full Primary	-	1-8
 Featherston School	1.21km	Full Primary	-	1-8
 South Featherston School	3.93km	Full Primary	-	1-8
 Kuranui College	10.35km	Secondary	-	9-13
 Greytown School	11.47km	Full Primary	-	1-8



Property is within school catchment area



Property is outside school catchment area

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MONTHLY STATISTICS

As at 1st April 2026

99.51%
Occupancy Rate

(Properties that are currently under management beyond the initial first time leasing)

281

Viewing Bookings

01/03/2026-31/03/2026

131

Applications received

01/03/2026-31/03/2026

49
Tenancy Agreements Signed

01/03/2026-31/03/2026

98.01%
Tenants Paying Rent on Time

(less than 1 week of arrears included)

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