



A rental appraisal prepared for:  
22B Zion Road, Birkenhead

Rent Range of \$920-\$1,000 p/w



## Property Description

This upgraded brick and cedar home is set over two levels at the end of a private driveway, offering good natural light and a quiet setting. The upper level includes a high-ceilinged open-plan lounge and dining area, modern kitchen, master bedroom, renovated bathroom, and a home office. A sunny deck provides sea views toward Takapuna Harbour and Rangitoto Island.

The lower level comprises two bedrooms, a bathroom, study, and separate entrance, offering flexibility for extended family or guests. The section is low maintenance with established planting and native birdlife.

Features include partial double glazing, insulation, heat pump, internal-access double garage, and off-street parking. Located within walking distance to Birkenhead Village and close to ferry, public transport, and motorway connections.

## Key Details

**Dwelling Type:** House

**Floor area:** 180 m<sup>2</sup>

**Land Area:** n/a

**Bedrooms:** 3 plus a home office.

**Wall Material:** Mixed Material (Good Condition)

**Roof Material:** Tile Profile (Good Condition)

**Additional Features:** Double Garage, Scenic View, Balcony space.

## Market Rent - Property Guru, Last Quarter Analysis

| Type  | Bedrooms | Average Rent | Rent Range    | Median Rent |
|-------|----------|--------------|---------------|-------------|
| House | 3        | \$962        | \$700 - \$900 | \$810       |

## Market Rent - Comparable Properties Analysis

Rent Range of Comparable Properties being advertised today (07/05/2025) between \$850 and \$1,000 p/w

Homes.co.nz has a rent estimate of \$750 - \$900 p/w

Below are the rental statistics from Property Value, for Birkenhead rental properties.

Median rent (3 MTH) - \$748 /W

Median Rent Change (12 MTH) - 1.70%

Median Rent Yield (12 MTH)- 2.90%

## Market Condition

As of early 2025, Auckland's rental market has experienced an increase in supply, with new rental listings up 26% compared to the same period last year. However, demand has not kept pace; average rental listings now remain on the market for 24 days, a 20% increase from the previous year.

Focusing on Birkenhead, the median weekly rent stands at \$800, with properties typically remaining on the market for 18 days.

This aligns with broader Auckland trends, where the average weekly rent was \$670 by December 2024, reflecting a 3.89% year-on-year increase.

Despite these rent increases, the rental market has seen a slowdown, with the pace of rental growth decelerating throughout 2024.

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\*Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.

## Additional Information

Please note that this appraisal is not a registered valuation, and rental values can fluctuate with changing market conditions.

Property owners and landlords should be aware that rental assessments offer an estimate based on prevailing market conditions. Actual rental values may be affected by various factors over time, and regular assessments and adjustments may be needed to remain competitive in the rental market.

This rental appraisal is based on rental statistics data from CoreLogic, for the period between 01 October 2023 to 30 September 2024, Rent Estimate from Homes.co.nz and comparable properties in the area.

## Market Comment

The assessment is based on recent experience in the area and may be influenced by market and seasonal conditions at the time of letting.

The rental range provided is an estimate and actual rent may vary according to current market conditions.

Market conditions can differ between peak and non-peak seasons. For more information or assistance, please visit the Quinovic Property Management Service website: [Quinovic Glenfield](#).

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