

Property Profile Report



34 Belcher Street, Kaiapoi, 7630

Prepared on 05 June 2026 for Belonga Marshall Family

Prepared by Value NZ | [steve@valuenz.co.nz](mailto:steve@valuenz.co.nz) | 027 480 4696



34 Belcher Street, Kaiapoi, 7630



4



1



2



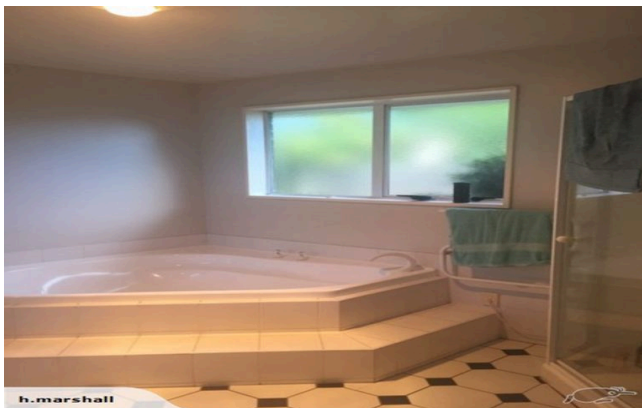
220m<sup>2</sup>



815m<sup>2</sup>

## Property Details

<b>Category</b>	Residential	<b>Capital Value</b>	\$730,000
<b>Territorial Authority</b>	Waimakariri District	<b>Land Value</b>	\$335,000
<b>Year Built</b>	1994	<b>Improvement Value</b>	\$395,000
<b>Land Use Primary</b>	Single Unit excluding Bach	<b>Valuation Date</b>	01/06/2025
<b>Wall Material</b>	Brick	<b>Zone</b>	Residential Zone C, 9C
<b>Roof Material</b>	Steel/G-Iron	<b>Building Type</b>	Residential: Dwelling - 1990-99



34 Belcher Street, Kaiapoi, 7630

## Estimated Value

Estimated Value:

**\$760,000**

Estimated Value Range:

**\$712,000 - \$803,000**

Estimated Value Confidence:



Estimated Value as at 29 May 2026. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

## Record of Title Detail

<b>Title</b>	CB36C/714	<b>Date Issued</b>	17/11/1992
<b>Type</b>	Freehold	<b>Prior Title</b>	CB36A/1070
<b>Legal Description</b>	Lot 139 Deposited Plan 61960	<b>Share</b>	1/1

## Property Activity Summary

Date	Activity	Value	Details
31 May 2013	Sold	\$420,000	Sale Method: Unknown, Sale Advised by: Government
27 Apr 2004	Sold	\$285,000	Sale Method: Unknown, Sale Advised by: Government
04 Apr 2003	Sold	\$233,000	Sale Method: Unknown, Sale Advised by: Government
24 Jun 1999	Sold	\$215,000	Sale Method: Unknown, Sale Advised by: Government
08 Oct 1996	Sold	\$232,500	Sale Method: Unknown, Sale Advised by: Government
31 May 1994	Sold	\$190,000	Sale Method: Unknown, Sale Advised by: Government
08 Sep 1992	Sold	\$33,900	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



📍 0.3km from property

71 Fairweather Crescent, Kaiapoi, 7630

4    
 1    
 2    
 220m<sup>2</sup>    
 736m<sup>2</sup>

Sale Price **\$790,000**     Sale Method -  
 Sale Date 12/04/2026     Days on Market -  
 Capital Value \$750,000     Building Age 1990-99



📍 0.5km from property

17 Canon Stack Place, Kaiapoi, 7630

3    
 1    
 2    
 220m<sup>2</sup>    
 721m<sup>2</sup>

Sale Price **\$782,500**     Sale Method -  
 Sale Date 07/11/2025     Days on Market 75  
 Capital Value \$750,000     Building Age 1990-99



📍 0.8km from property

13 Peraki Street, Kaiapoi, 7630

3    
 1    
 2    
 170m<sup>2</sup>    
 873m<sup>2</sup>

Sale Price **\$660,000**     Sale Method -  
 Sale Date 12/03/2026     Days on Market 23  
 Capital Value \$610,000     Building Age 1960-69



📍 1.1km from property

9 Audley Street, Kaiapoi, 7630

3    
 1    
 2    
 190m<sup>2</sup>    
 660m<sup>2</sup>

Sale Price **\$675,000**     Sale Method -  
 Sale Date 13/10/2025     Days on Market 60  
 Capital Value \$690,000     Building Age 1980-89

## Properties For Sale



### 35 Mansfield Drive, Kaiapoi, 7630

4	2	2	240m <sup>2</sup>	775m <sup>2</sup>

First Ad Price	\$575,000	Listing Method	Enquiries Over
Latest Ad Price	\$829,000	Days on Market	51
Capital Value	\$790,000	Building Age	1980-89

0.3km from property



### 6 Cumberland Place, Kaiapoi, 7630

4	1	2	210m <sup>2</sup>	926m <sup>2</sup>

First Ad Price	Not Disclosed	Listing Method	By Negotiation
Latest Ad Price	Not Disclosed	Days on Market	10
Capital Value	\$510,000	Building Age	1990-99

0.3km from property



### 13 Robert Coup Road, Kaiapoi, 7630

3	2	2	210m <sup>2</sup>	820m <sup>2</sup>

First Ad Price	\$745,000	Listing Method	Asking Price
Latest Ad Price	\$745,000	Days on Market	26
Capital Value	\$710,000	Building Age	1990-99

0.4km from property



### 23 Bracebridge Street, Kaiapoi, 7630

3	1	2	115m <sup>2</sup>	718m <sup>2</sup>

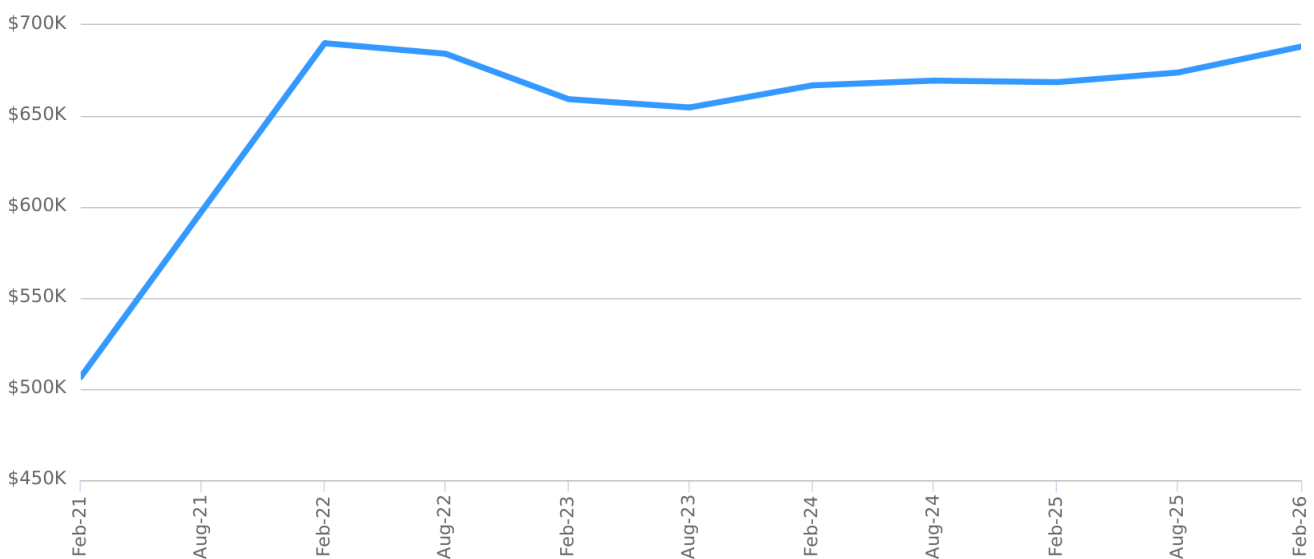
First Ad Price	Not Disclosed	Listing Method	Asking Price
Latest Ad Price	Not Disclosed	Days on Market	2,362
Capital Value	\$520,000	Building Age	1960-69

2.1km from property

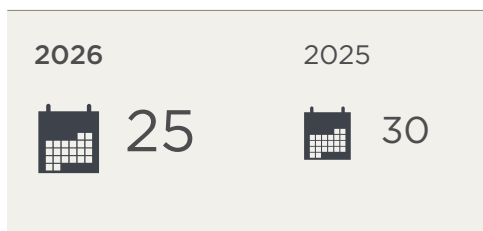
# Kaiapoi Insights - Houses

Year Ending	Median Value	Change in Median Value (12 months)
Feb 2026	\$688,100	▲ 2.90%
Feb 2025	\$668,600	▲ 0.30%
Feb 2024	\$666,850	▲ 1.09%
Feb 2023	\$659,250	▼ 4.50%
Feb 2022	\$690,000	▲ 36.19%
Feb 2021	\$506,650	▲ 11.50%

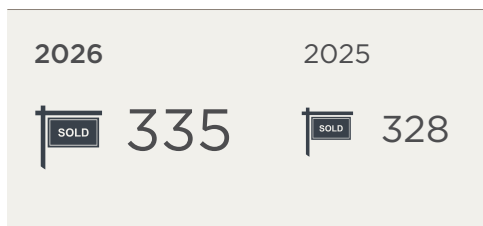
## Median Value (monthly)



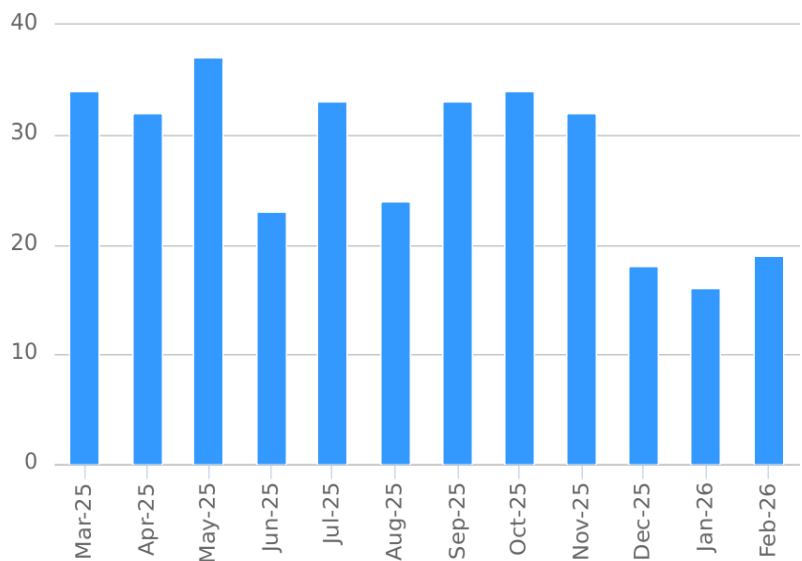
## Median Days on Market



## Properties Sold (12 month sales)



## Properties sold by month



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be.

Confidence should be considered alongside the Estimated Value. Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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Within New Zealand: **0800 355 355**  
Email Us: **info@corelogic.co.nz**