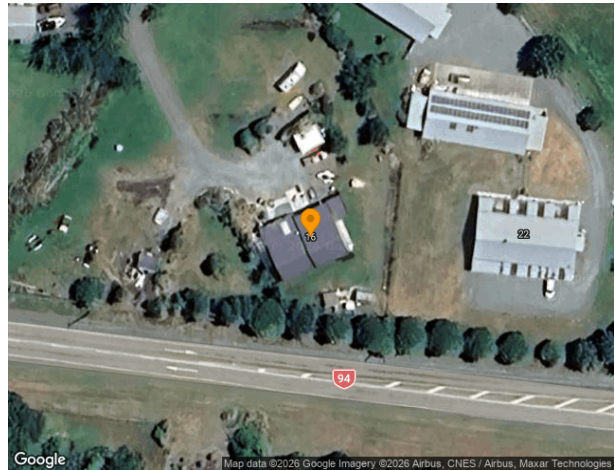


QV e-Report

16 Paton Place, Te Anau,
Southland District



QV

QV's estimated market value

\$840,000

Confidence Level: Medium

Date of Estimate: 29/06/2026

Subject to the attached valuation conditions.

Unless otherwise stated, all figures are GST inclusive (if any).

Rating Valuation

Capital Value	\$700,000
Land Value	\$430,000
Value of Improvements	\$270,000
Effective Date	01/07/2024
Valuation Reference	30440/61627

Rating valuations are usually carried out on all New Zealand properties every three years. They are just one of a number of factors that councils use to allocate rates. They reflect the likely selling price of a property at the effective revaluation date, not including chattels (e.g. curtains and appliances), and are not designed to be used for raising finance or as insurance valuations.

Property Details

16 Paton Place, Te Anau,
Southland District



Property Description

A 142 square metre 2010's steel/g-iron dwelling in good condition which is located on a 2,438 square metre level rear site with no appreciable view. The property includes drive on access, under main roof garaging for two vehicles, decking and average landscaping.

Improvements

 142 m ²	 2*
 1*	 1*
 2	 2

*Estimated

Type of Property:	Dwelling
Units of Use:	1
Estimated Year of Construction:	2012
Total Floor Area:	142 m ²
Total Living Area:	71 m ²
Wall Construction and Condition:	Steel/G-Iron, Good
Roof Construction and Condition:	Steel/G-Iron, Good
Garages - Under Main Roof:	2
Garages - Freestanding:	0
Carparks including garaging:	2

Land

Site Area:	2438 m ²
Contour:	Level
Outlook:	No appreciable view
Access:	Drive on access
Zoning:	9A - Urban Resource Area
Maori Land:	No
Land Use:	Single Unit excluding Bach

Title Summary

Record of Title:	1209516
Legal Description:	Lot 1 Deposited Plan 610648
Land Area:	2438 m ²
Tenure:	Fee Simple

Comparable Sales

16 Paton Place, Te Anau,
Southland District



Market Evidence

In order to assess our market estimate we have considered a number of sales, comparing these to the subject property. We summarise some key ones as follows:



37 Paton Place, Te Anau		Sale Price:	\$675,000
House Type:	Dwelling	Sale Date:	13/04/2026
Year Built:	2020-29	Floor Area:	80 m ²
Cladding:	Steel/G-Iron	Land Area:	634 m ²
Garaging:	1 freestanding	Match:	67%

The house is smaller in size. It is of a similar age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



32 Piopio Street, Te Anau		Sale Price:	\$845,000
House Type:	Dwelling	Sale Date:	29/05/2026
Year Built:	2010-19	Floor Area:	160 m ²
Cladding:	Weatherboard	Land Area:	900 m ²
Garaging:	2 attached	Match:	66%

The house is larger in size. It is of a similar age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



12 Jackson Street, Te Anau		Sale Price:	\$848,000
House Type:	Dwelling	Sale Date:	02/04/2026
Year Built:	2000-09	Floor Area:	210 m ²
Cladding:	Brick	Land Area:	785 m ²
Garaging:	2 attached	Match:	63%

The house is larger in size. It is of a similar age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



25 Pop Andrew Drive, Te Anau		Sale Price:	\$741,000
House Type:	Dwelling	Sale Date:	21/05/2026
Year Built:	2000-09	Floor Area:	130 m ²
Cladding:	Steel/G-Iron	Land Area:	746 m ²
Garaging:	1 attached	Match:	61%

The house is similar in size. It is of a similar age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



11 Matai Street, Te Anau		Sale Price:	\$725,000
House Type:	Dwelling	Sale Date:	05/03/2026
Year Built:	1970-79	Floor Area:	94 m ²
Cladding:	Concrete	Land Area:	994 m ²
Garaging:	2 freestanding	Match:	61%

The house is smaller in size. It is older than the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.

Property History

16 Paton Place, Te Anau,
Southland District



Subject Market Sales History

Sale Date	Sale Price
19/07/2012	\$315,000

Rating Valuation Property Changes

Date	Valuation date	Capital value	Land value	Land area	Floor area
26/06/2025	01/07/2024	\$700,000	\$430,000	2438 m ²	142 m ²
09/04/2025	01/07/2024	\$700,000	\$430,000	2438 m ²	142 m ²
26/03/2025	01/07/2024	\$0	\$0	2438 m ²	142 m ²

Market Commentary

16 Paton Place, Te Anau,
Southland District



National Commentary

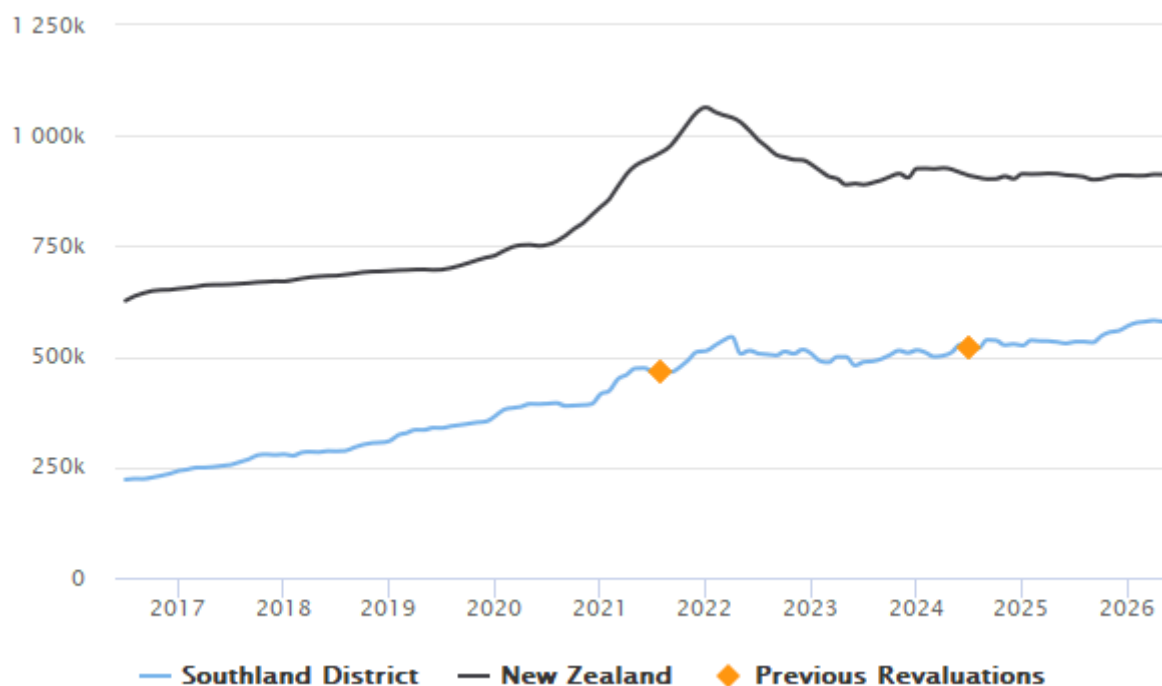
Our latest QV House Price Index shows that the average home value increased by just 0.3% nationally in the three months to the end of May 2026, only marginally more than in our previous index. The average Kiwi home is now worth \$912,190, which is 0.2% less than the same time last year and 14.2% below the market's previous peak in early 2022. The latest QV House Price Index shows the Garden City's average home value increased by 1.6% to \$808,601 in the May quarter. That figure is now 0.9% above its previous peak in early 2022. By comparison, Auckland's average home value was unchanged in the May quarter at \$1,198,037, which is 22.3% below its previous peak. Wellington, meanwhile, recorded a small amount of growth. Its average home value increased by 0.2% this quarter to \$910,286, which is 27.6% below its previous peak.

Local Commentary

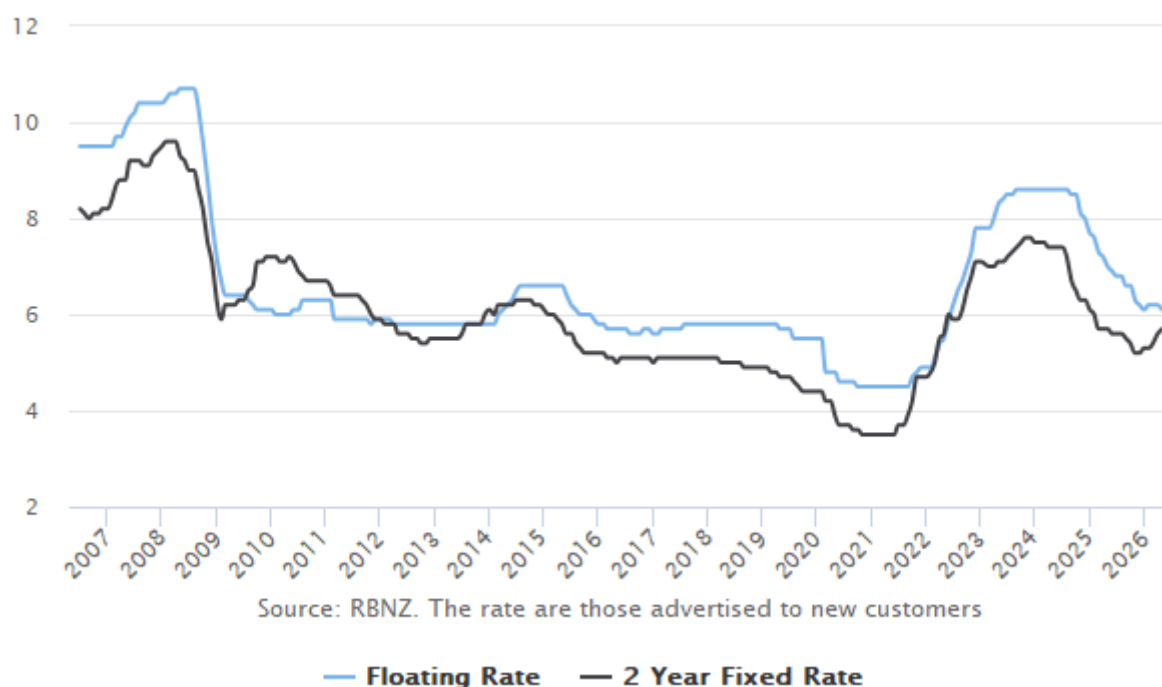
Southland District has increased by 0.4% over the past three month period with the average value now sitting at \$579,651. This represents an annual growth rate of 8.7%.



QV House Price Index – Average Values



Mortgage Rates



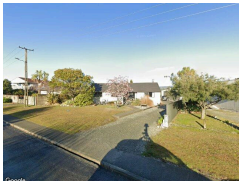
Source: RBNZ. The rate are those advertised to new customers

Recent Sales in the Locality



Recent Sales

Some additional recent sales in the locality are listed below

	66 Orbell Crescent, Te Anau		Sale Price:	\$820,000
	House Type:	Dwelling	Sale Date:	16/03/2026
	Year Built:	2010-19	Floor Area:	179 m ²
	Cladding:	Brick	Land Area:	760 m ²
	Garaging:	2 attached	Match:	60%
	55 Orbell Crescent, Te Anau		Sale Price:	\$725,000
	House Type:	Dwelling	Sale Date:	14/01/2026
	Year Built:	2000-09	Floor Area:	124 m ²
	Cladding:	Weatherboard	Land Area:	805 m ²
	Garaging:	2 attached	Match:	60%
	110 Matai Street, Te Anau		Sale Price:	\$770,000
	House Type:	Dwelling	Sale Date:	20/05/2026
	Year Built:	1980-89	Floor Area:	170 m ²
	Cladding:	Brick	Land Area:	789 m ²
	Garaging:	1 attached, 2 freestanding	Match:	59%
	25 Howden Street, Te Anau		Sale Price:	\$740,000
	House Type:	Dwelling	Sale Date:	29/04/2026
	Year Built:	1970-79	Floor Area:	104 m ²
	Cladding:	Weatherboard	Land Area:	809 m ²
	Garaging:	3 freestanding	Match:	59%
No Photo Available	11 Tom Plato Drive, Te Anau		Sale Price:	\$831,000
	House Type:	Dwelling	Sale Date:	13/03/2026
	Year Built:	1980-89	Floor Area:	219 m ²
	Cladding:	Weatherboard	Land Area:	1122 m ²
	Garaging:	1 attached	Match:	58%
	14 Ralph Moir Drive, Te Anau		Sale Price:	\$940,000
	House Type:	Dwelling	Sale Date:	04/03/2026
	Year Built:	2020-29	Floor Area:	198 m ²
	Cladding:	Mix.Material	Land Area:	1091 m ²
	Garaging:	2 attached	Match:	58%
	37 Oraka Street, Te Anau		Sale Price:	\$850,000
	House Type:	Dwelling	Sale Date:	09/02/2026
	Year Built:	2020-29	Floor Area:	137 m ²
	Cladding:	Brick	Land Area:	780 m ²
	Garaging:	None	Match:	57%

Function and use of report

The purpose of this computer generated report is to provide you with property information, including an estimate of the market value of the property, as at the date the report is issued. It has been generated from a range of data sources that has been compiled by Quotable Value Limited (QV) including the following: Council Property & Sales Data, Google Maps, LINZ Titles, RBNZ Interest Rates, Statistics NZ Census Data and QV's Internal Databases.

The estimate contained in this report cannot be used for lending purposes. Any decision on this property that is reliant on its value must take account of the limitations of this estimate as stated below. The report is not designed to replace a professional valuation and if a significant variation of the estimate would materially affect you we recommend you obtain a Registered Valuers report.

Limitations of report

No physical inspection has been made in arriving at the estimate provided in this report. We have relied on the data source information held by QV for the subject property. The estimate is generated on the assumption that there:

- have been no changes to the property from the information provided from the data sources
- are no issues that may affect the property such as the title, planning, resource consent, Local Authority requirements, hazardous or noxious substances; and
- are no other matters that will affect the value of the property,

Any users of this estimate need to be aware that this may not be the case and that further enquiry could result in a significantly different value for the property.

The Record of Title was not searched for this estimate of value. A search of the Record of Title at Land Information New Zealand will confirm these details.

This Report does not comply with the standards for a market valuation from the Institute of Valuers.

Limitation of liability

QV does not accept any responsibility or liability for loss should this estimate be used by any other party, or for any other purpose, or without regard to the limitations stated above.

QV makes no warranties or guarantees and does not accept any responsibility for the extent or quality of the information from the data sources used to generate this report.

Nothing in these conditions is intended to limit or replace any of our obligations or your rights under relevant consumer law including the Fair Trading Act 1986, the Consumer Guarantees Act 1993 and the Privacy Act 2020. Your rights of redress under the Consumer Guarantees Act 1993 apply if we have not complied with our obligations under that Act, for example, the guarantee that our services are fit for purpose. Under the Consumer Guarantees Act 1993 we may be liable for any loss or damage resulting from the failure to comply so long as the loss or damage was reasonably foreseeable. If you have purchased this report "in trade" as defined under the Consumer Guarantees Act 1993 you agree that the guarantees under that Act will not apply to the provision of or use of our services.

If you do have any complaints or believe we are not meeting our obligations under Consumer Law, we encourage you to contact us.

Publication

Neither the whole nor any part of this Report or any reference thereto may be published, included in any document, circular or referenced without seeking our approval of the form and context in which it will appear.