

Property Profile Report

3/417 Worcester Street, Linwood, Christchurch,
8011



Prepared on 14 June 2026 for Potential Purchasers

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3/417 Worcester Street, Linwood, Christchurch, 8011

2

1

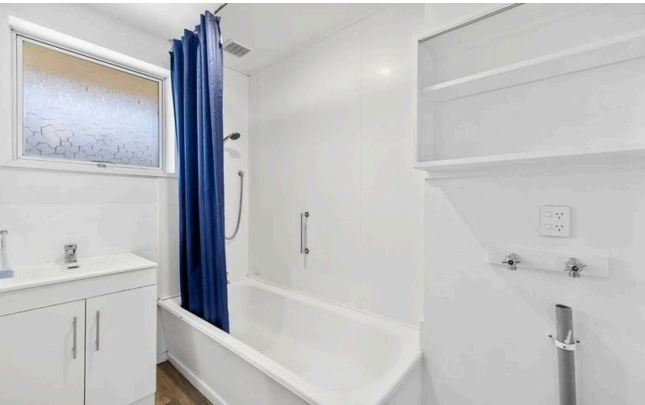
1

80m²

-

Property Details

Category	Residential	Capital Value	\$350,000
Territorial Authority	Christchurch City	Land Value	\$240,000
Year Built	1975	Improvement Value	\$110,000
Land Use Primary	Single Unit excluding Bach	Valuation Date	01/08/2025
Wall Material	Concrete	Zone	Residential Zone D, 9D
Roof Material	Tile Profile	Building Type	Residential: Ownership home units - 1970-79



3/417 Worcester Street, Linwood, Christchurch, 8011

Estimated Value

Estimated Value:

\$420,000

Estimated Value Range:

\$405,000 - \$438,000

Estimated Value Confidence:



Estimated Value as at 05 June 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

Title	CB12F/218	Date Issued	05/04/1973
Type	Cross Lease	Prior Title	CB329/201
Legal Description	Flat 3 Deposited Plan 33023 and Garage 3 Deposited Plan 33023	Share	1/1

Property Activity Summary

Date	Activity	Value	Details
18 May 2026	For Sale	\$435,000	Campaign period: 18/05/2026 - 27/05/2026, Listing Type: Asking Price, Listed by: Alaina Schuster, Holmwood Real Estate Ltd Merivale, (Licensed: Reaa 2008), Days on market: 28
31 Oct 2024	For Rent	\$450 / week	Campaign period: 31/10/2024 - 05/12/2024, Listed by: Liz Ranger, Wolfbrook Property Management, Days on market: 36
26 Feb 2021	For Rent	\$350 / week	Campaign period: 26/02/2021 - 26/02/2021, Listed by: Self-Management Software, Myrent.Co.NZ Ltd, Days on market: 7
03 Dec 2020	Sold	\$225,000	Sale Method: Unknown, Sale Advised by: Government
31 Mar 2008	Sold	\$175,000	Sale Method: Unknown, Sale Advised by: Government
10 Nov 2007	For Sale	\$187,500	Campaign period: 10/11/2007 - 29/03/2008, Listing Type: Asking Price, Listed by: Janice Park, Glass Miles Real Estate, Days on market: 143

Property Activity Summary

Date	Activity	Value	Details
24 Aug 1988	Sold	\$58,000	Sale Method: Unknown, Sale Advised by: Government
25 Aug 1987	Sold	\$55,500	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



No photo
available

0.2km from property

1/470 Hereford Street, Linwood, Christchurch, 8011



2



1



1



90m²



-

Sale Price **\$370,000** Sale Method -

Sale Date 16/01/2026 Days on Market 22

Capital Value \$380,000 Building Age 1970-79



0.2km from property

3/470 Hereford Street, Linwood, Christchurch, 8011



2



1



1



80m²



-

Sale Price **\$400,000** Sale Method -

Sale Date 06/05/2026 Days on Market 13

Capital Value \$380,000 Building Age 1970-79



0.2km from property

3/126 Stanmore Road, Linwood, Christchurch, 8011



2



1



1



110m²



-

Sale Price **\$420,000** Sale Method -

Sale Date 31/03/2026 Days on Market 13

Capital Value \$390,000 Building Age 1970-79



No photo
available

0.2km from property

1/456 Worcester Street, Linwood, Christchurch, 8011



2



1



1



80m²



-

Sale Price **\$390,000** Sale Method -

Sale Date 19/03/2026 Days on Market -

Capital Value \$390,000 Building Age 1990-99

Properties For Sale



0.4km from property

14/24 Percy Street, Phillipstown, Christchurch, 8011



2



1



1



68m²



57m²

First Ad Price Not Disclosed Listing Method Asking Price

Latest Ad Price \$429,000 Days on Market 1,253

Capital Value \$430,000 Building Age 2020-29



1.1km from property

5/40 Norwich Street, Linwood, Christchurch, 8062



2



1



1



77m²



125m²

First Ad Price \$545,000

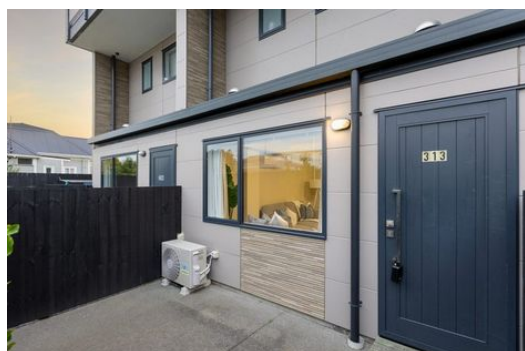
Listing Method Enquiries Over

Latest Ad Price \$459,000

Days on Market 241

Capital Value \$480,000

Building Age 2020-29



0.2km from property

11/116 Stanmore Road, Linwood, Christchurch, 8011



1



1



1



50m²



-

First Ad Price \$359,000

Listing Method Asking Price

Latest Ad Price \$359,000

Days on Market 23

Capital Value \$390,000

Building Age 2010-19



0.6km from property

3/345 Armagh Street, Linwood, Christchurch, 8011



1



1



1



100m²



-

First Ad Price \$369,000

Listing Method Enquiries Over

Latest Ad Price \$389,000

Days on Market 68

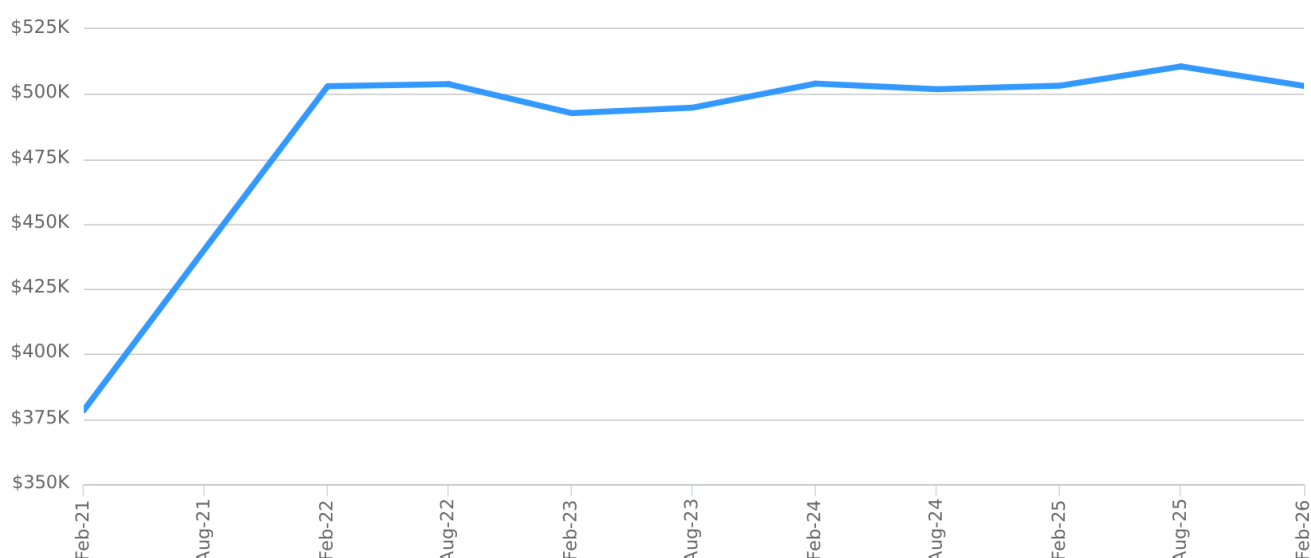
Capital Value \$340,000

Building Age 1960-69

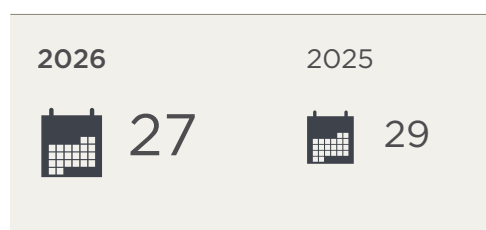
Linwood Insights - Houses

Year Ending	Median Value	Change in Median Value (12 months)	
Feb 2026	\$503,100	-	0.00%
Feb 2025	\$503,200	▼	0.20%
Feb 2024	\$504,000	▲	2.30%
Feb 2023	\$492,650	▼	2.10%
Feb 2022	\$503,000	▲	32.90%
Feb 2021	\$378,400	▲	14.60%

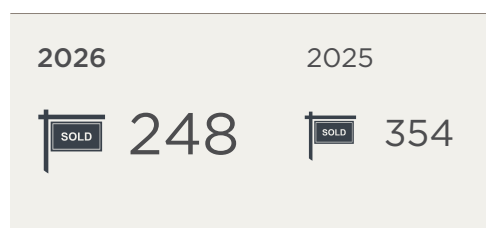
Median Value (monthly)



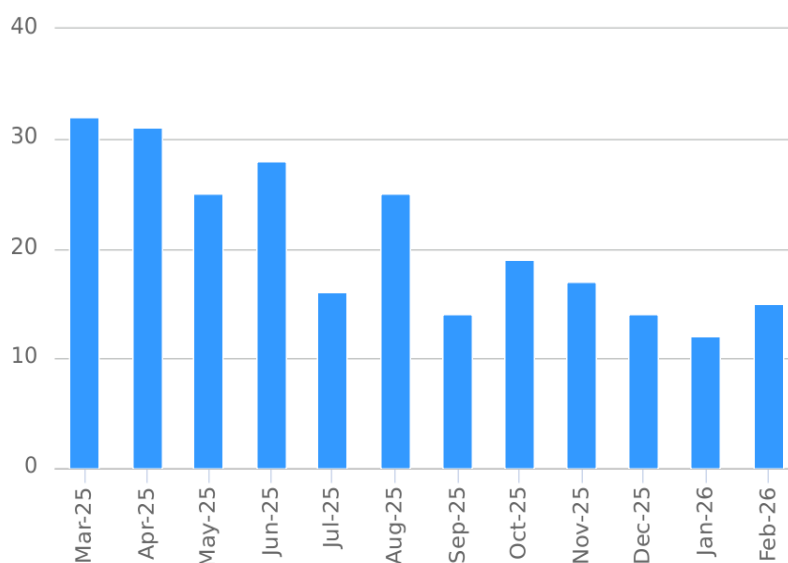
Median Days on Market



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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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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