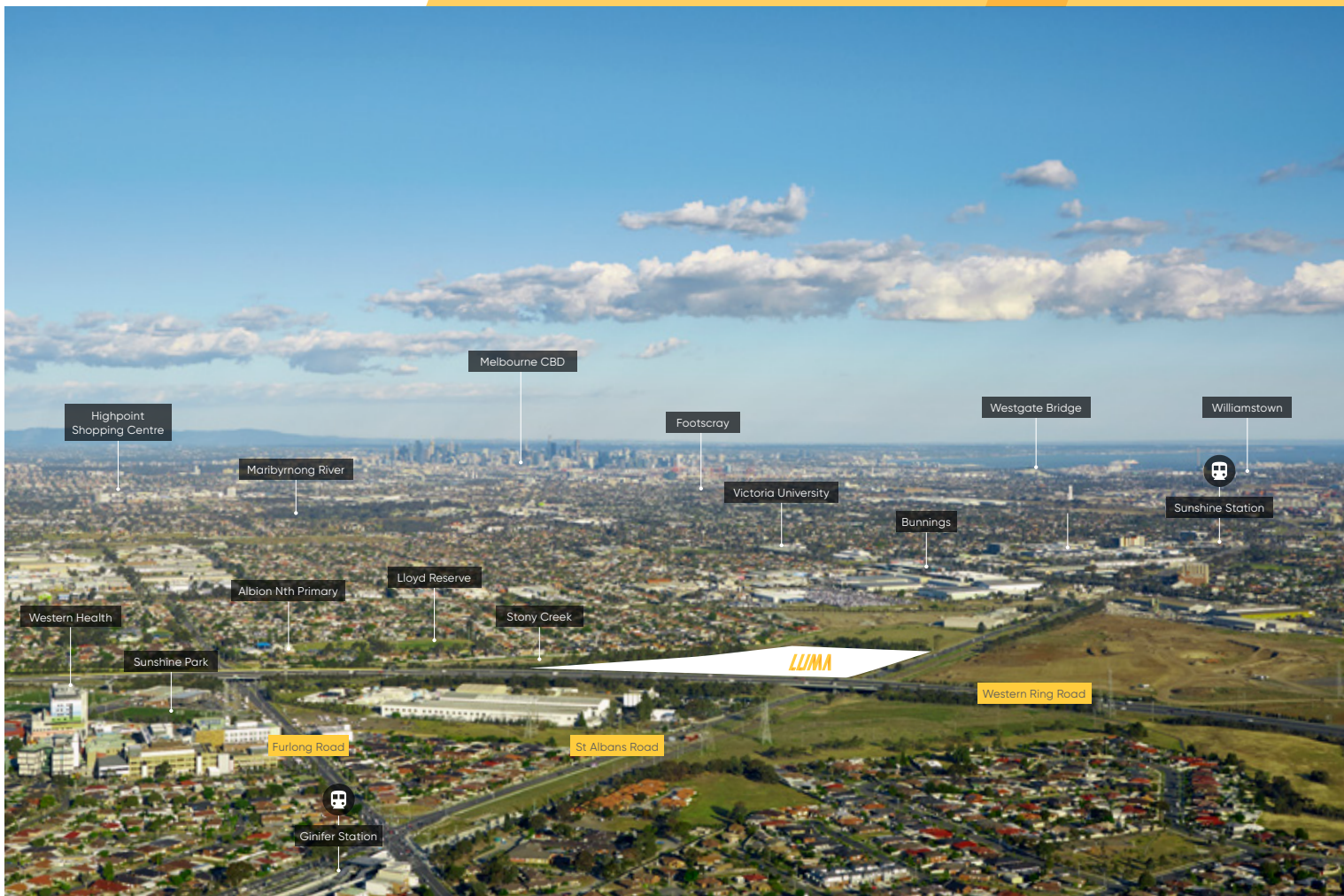




Sunshine North

SUNSHINE NORTH HIGHLIGHTS.

- STEADY POPULATION GROWTH
- EXCELLENT TRANSPORT LINKS
- PROVEN CAPITAL GROWTH
- STRONG RENTAL GROWTH



SUNSHINE NORTH – SUBURB PROFILE

Sunshine North is a suburb located within the City of Brimbank local government area ('Brimbank') situated 13 km west of Melbourne Central Business District (CBD).

The population estimate for Sunshine North is approximately 13,000 (as of December 2023). The population of Sunshine North is forecast to exceed 19,500 by 2041.

Sunshine North continues to attract a range of new buyers and residents.

The predominant age group are those aged 35 to 49 years including many couples with children. The suburb continues to experience growth in the number of professionals working in a diverse range of industries.

CITY OF BRIMBANK

Brimbank is located in Melbourne's west and includes suburbs between 11 and 23 km west and northwest of the Melbourne CBD area.

Brimbank is bounded by the municipalities of Hume (to the north), Moreland, Maribyrnong and Moonee Valley (east), Hobsons Bay and Wyndham (south) and Melton (west).

Brimbank includes a diverse mix of quality residential and commercial areas which contribute significantly to the economy of Melbourne and Victoria. In 2022, Brimbank's population was estimated at around 193,200 people. Of these residents over 128,000 were employed both in Brimbank and other locations.

In 2021, the municipality supported around 90,000 jobs and 20,000 businesses. Brimbank is well-served by several key transport infrastructure routes including the Calder Freeway, the Western Ring Road, Ballarat Road and the Melbourne-Ballarat, Sydenham and Melbourne-Bendigo railway lines.


\$11.02 billion

2022/2023 Brimbank's Gross Regional Product.

1.9% of state's
GSP (Gross State Product)

Brimbank also includes a range of social, retail, educational and other amenities services, facilities and features including:

- Victoria University
- Watergardens Town Centre
- Sunshine Marketplace Shopping Centre
- Sunshine Plaza Shopping Centre
- Brimbank Shopping Centre
- St Albans Town Centre
- Sunshine Hospital
- St Albans Leisure Centre
- Sunshine Leisure Centre
- Maribyrnong River
- Dempster Park
- Lloyd Reserve
- Somerset Reserve
- Keilor Basketball Netball Stadium
- Keilor Public Golf Course,
- Organ Pipes National Park
- Derrimut Grassland Nature Conservation Reserve
- Mount Derrimut Nature Conservation Reserve
- Green Gully Reserve
- Keilor Park Recreation Reserve
- Brimbank Park
- Brimbank Aquatic and Wellness Centre
- Sunshine Energy Park

SUNSHINE NORTH PROPERTY MARKET TRENDS AND OUTLOOK

5 year

annual compound growth
rate in median sales price
(12 months)

+1.7% Houses

+3.7% Units

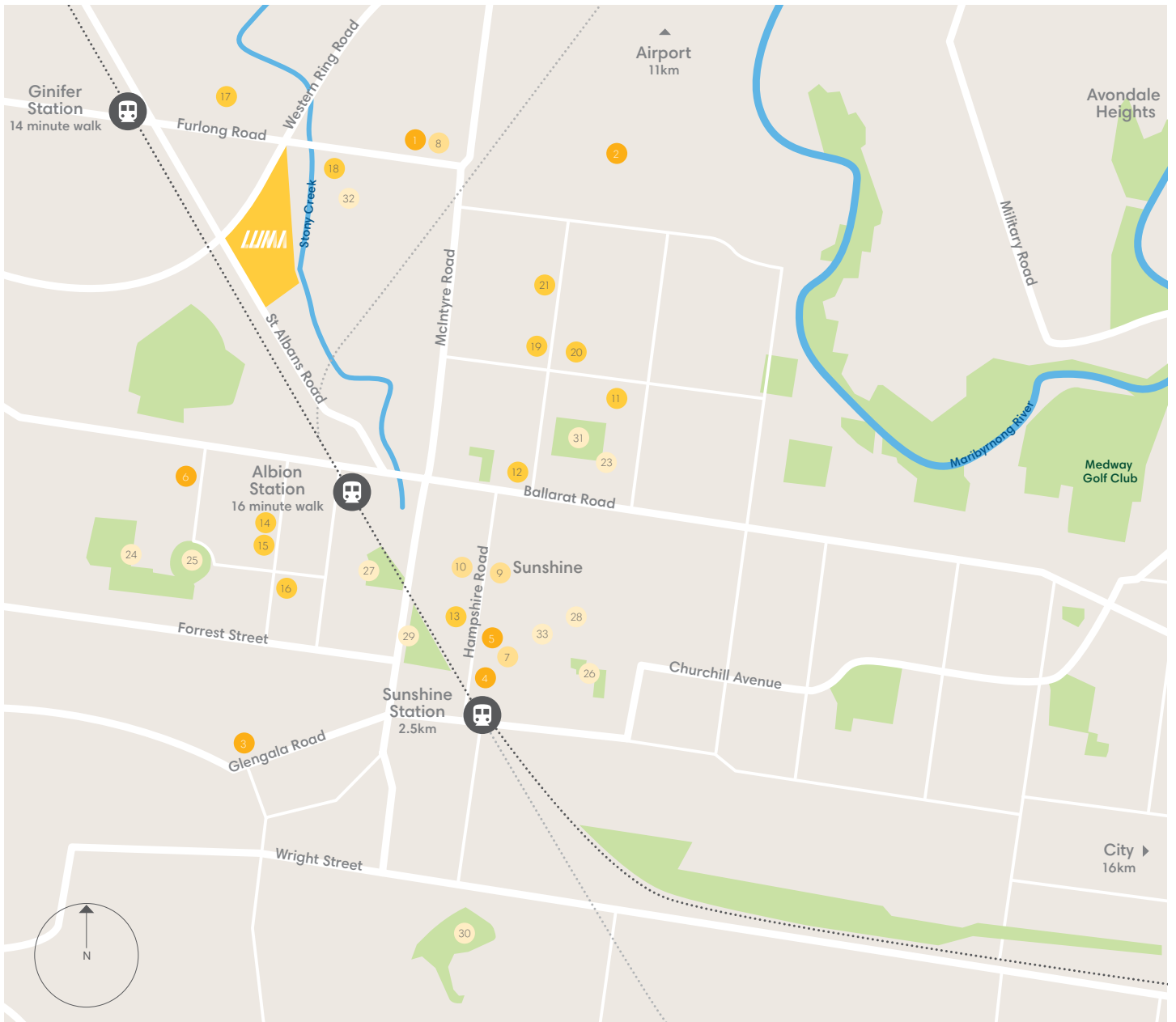
60 month

change in median
asking rent (12 months)

+28.6% Houses

+28.6% Units

Corelogic Market Trends (data for month ending 31st December 2023)



EXPLORE THE NEIGHBOURHOOD

Cafes and Dining

- 1 The Usual Joint
- 2 Rogue Squirrel Cafe
- 3 Sunshine Social BBQ
- 4 Xuan Bánh Cuốn
- 5 Pho Hien Saigon
- 6 Mitko Polish Deli & Cafe

Shopping and Entertainment

- 7 Sunshine Fruit Market
- 8 Class Cut Meats
- 9 Sunshine Plaza
- 10 Village Cinemas

Education and Health

- 11 Harvester Technical College
- 12 Victoria University Sunshine
- 13 Sunshine Library
- 14 Albion Primary School
- 15 Albion Kindergarten
- 16 Saint Theresa's Primary School
- 17 Sunshine Hospital
- 18 Albion North Primary School
- 19 St Bernadette's Primary School
- 20 Sunshine North Primary School
- 21 Sunshine Christian School
- 22 Sunshine Leisure Centre

Parks and Sporting Facilities

- 23 North Sunshine Tennis Club
- 24 Kororoit Creek Reserve
- 25 Selwyn Park
- 26 Kevin Wheelahan Gardens
- 27 Barclay Reserve
- 28 Sunshine Skate Park
- 29 HV McKay Memorial Gardens
- 30 Buckingham Reserve
- 31 Dempster Park
- 32 Lloyd Reserve
- 33 Sunshine Leisure Centre

CONNECTIVITY

Sunshine North is well-served by transport infrastructure including the Western Ring Road in the north-west, the Sydenham railway line in the west and Ballarat Road in the south.



DISTANCE TO THE BEACH

11.2km

Sunshine North - Sandridge Beach


11.8km

Sunshine North - Altona Beach

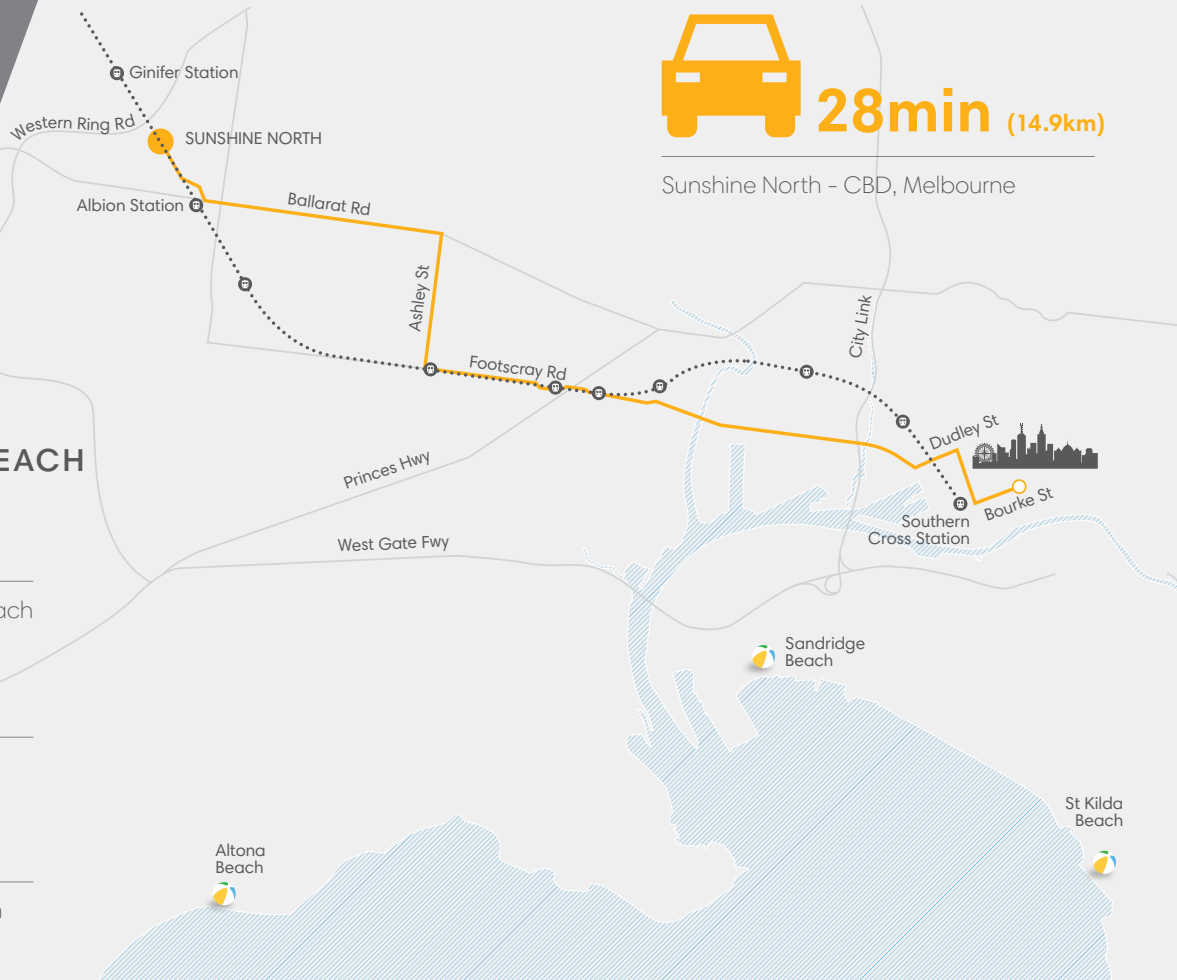
17.0km

Sunshine North - St Kilda Beach

TRAVEL TIME TO CBD

 **28min** (14.9km)

Sunshine North - CBD, Melbourne



EMPLOYMENT & EDUCATION

Sunshine North and the local area are home to several education facilities including kindergartens, primary and high schools including:

- Sunshine North Primary School
- Sunshine Secondary College North Campus
- St Bernadette's Primary School
- Sunshine Christian School.

The Sunshine Priority Precinct Vision 2050 aims to bring investment into Sunshine which can deliver record jobs and education growth to Melbourne's West.

In addition to the strong local economy Sunshine North residents also have easy access to employment opportunities in major regional and metropolitan employment hubs including the inner city of Melbourne (including the CBD) and Melbourne Airport.

LIVEABILITY

Sunshine North and the surrounding local area include several major shopping locations such as:

- Sunshine Plaza Shopping Centre
- Sunshine Marketplace
- City West Plaza
- The Avenue Shopping Centre
- Sunshine West

Sunshine North and the surrounding local area include several parks and recreation spaces and facilities including:

- Dempster Park
- Lloyd Reserve
- Somerset Reserve
- Maribyrnong River
- Organ Pipes National Park
- Green Gully Reserve
- Mount Derrimut Nature
- Conservation Reserve
- Derrimut Grassland Nature
- Conservation Reserve
- Keilor Park Recreation
- Reserve
- Brandbank Park

RENTAL ESTIMATES

Home Design	Bed	Bath	Car	Per week rental
EBON	1	1	1	\$350-\$380
KEON	2	1.5	1	\$430-\$470
SEON	2	1.5	2	\$430-\$470
ABON	2	2	1	\$450-\$490
ACON	3	2	2	\$510-\$570
USON	3	2.5	2	\$520-\$580
ELKO	3	2.5	2	\$520-\$580
JEON	3	2.5	2	\$520-\$580
TISO	3	2.5	2	\$520-\$580
HALO	4	2.5	2	\$560-\$620
TEKO	4	2.5	2	\$560-\$620

Supplied by Oliver Hume.

Rental estimates correct at the time of printing. Please request current estimates when enquiring.

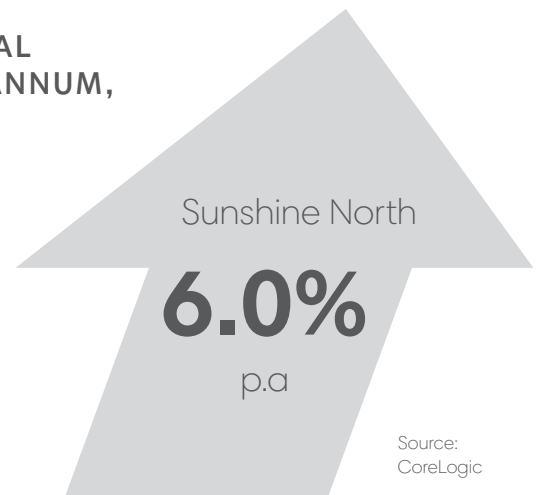


MEDIAN HOUSE PRICE (2023)

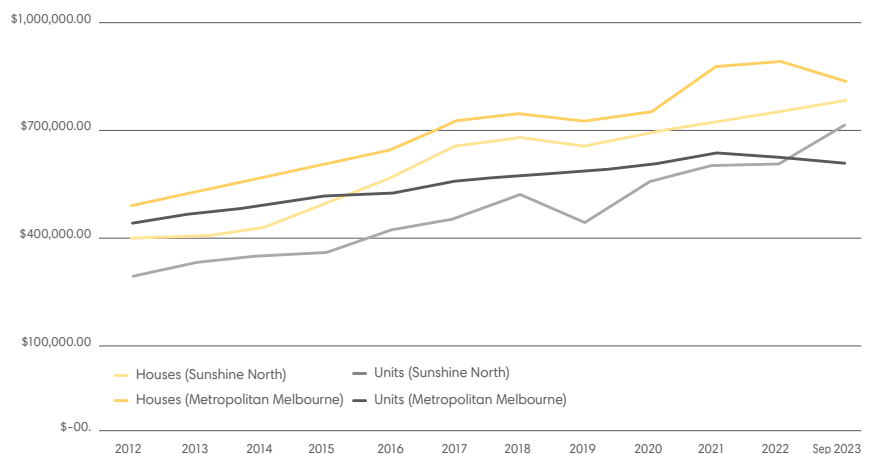
Ivanhoe	\$1,745,000
Kew	\$2,894,500
Malvern	\$3,000,000
Elsternwick	\$2,175,000

10 YEAR CAPITAL GROWTH PER ANNUM, HOUSES

Ivanhoe	4.6% p.a.
Kew	5.1% p.a.
Malvern	7.4% p.a.
Elsternwick	4.9% p.a.



SUNSHINE NORTH MEDIAN SALE PRICE



Source: Valuer-General Victoria

POPULATION & DEMOGRAPHICS

The population estimate for Sunshine North is approximately 13,000 (as of December 2023). The population of Sunshine North is forecast to exceed 19,500 by 2041.

Sunshine North includes a range of demographic groups including (as at the ABS Census):

- Parents and homebuilders (aged 35 to 49 years)
– 2,306 usual residents or 19.1%
- Young workforce (aged 25 to 34 years)
– 2,046 or 17.0%
- Older workers and pre-retirees (aged 50 to 59 years)
– 1,490 or 12.4%
- Empty nesters and retirees (aged 60 to 69 years)
– 1,275 or 10.6%

Occupational groups include

- Professionals (16.8%)
- Managers (8.8%)
- Technicians and Trades Workers (13.6%)
- Community and Personal Service Workers (11.0%)
- Clerical and Administrative Workers (13.4%)
- Sales Workers (8.6%)
- Machinery Operators and Drivers (11.8%)
- Labourers (13.3%)

Source: ProfileID. Australian Bureau of Statistics.

MELBOURNE MARKET FUNDAMENTALS

Melbourne has been consistently ranked as one of the world's most liveable cities by the Global Liveability Index produced by the Economist Intelligence Unit. The index assesses living conditions in 140 cities around the world and has recognised Melbourne as either the most liveable (or the second most liveable) city consecutively for almost a decade.

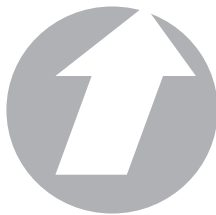
Melbourne's cohesive and stable society, healthcare, education, and world-class infrastructure make it a highly desirable city to live, work and invest in.

Melbourne's economy remains strong, driven by a broad range of industries, record population growth and world-class transport and communications infrastructure.

PROPERTY PRICES

8.7% Houses

20.1% Units



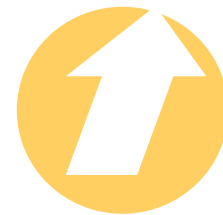
Over 5 years, median prices for houses and units rose in Sunshine North by 8.7% (1.7% per annum) and 20.1% (3.7% per annum) respectively.

Source: Corelogic Market Trends (data for month ending 31st December 2023).

RENTS

3.3% Houses

4.5% Units



Sunshine North had a residential vacancy rate of 0.9% as of February 2024. Sunshine North had a gross rental yield of 3.5% for houses and 4.2% for units (as at January 2024).

Source: SQM Research, REA

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