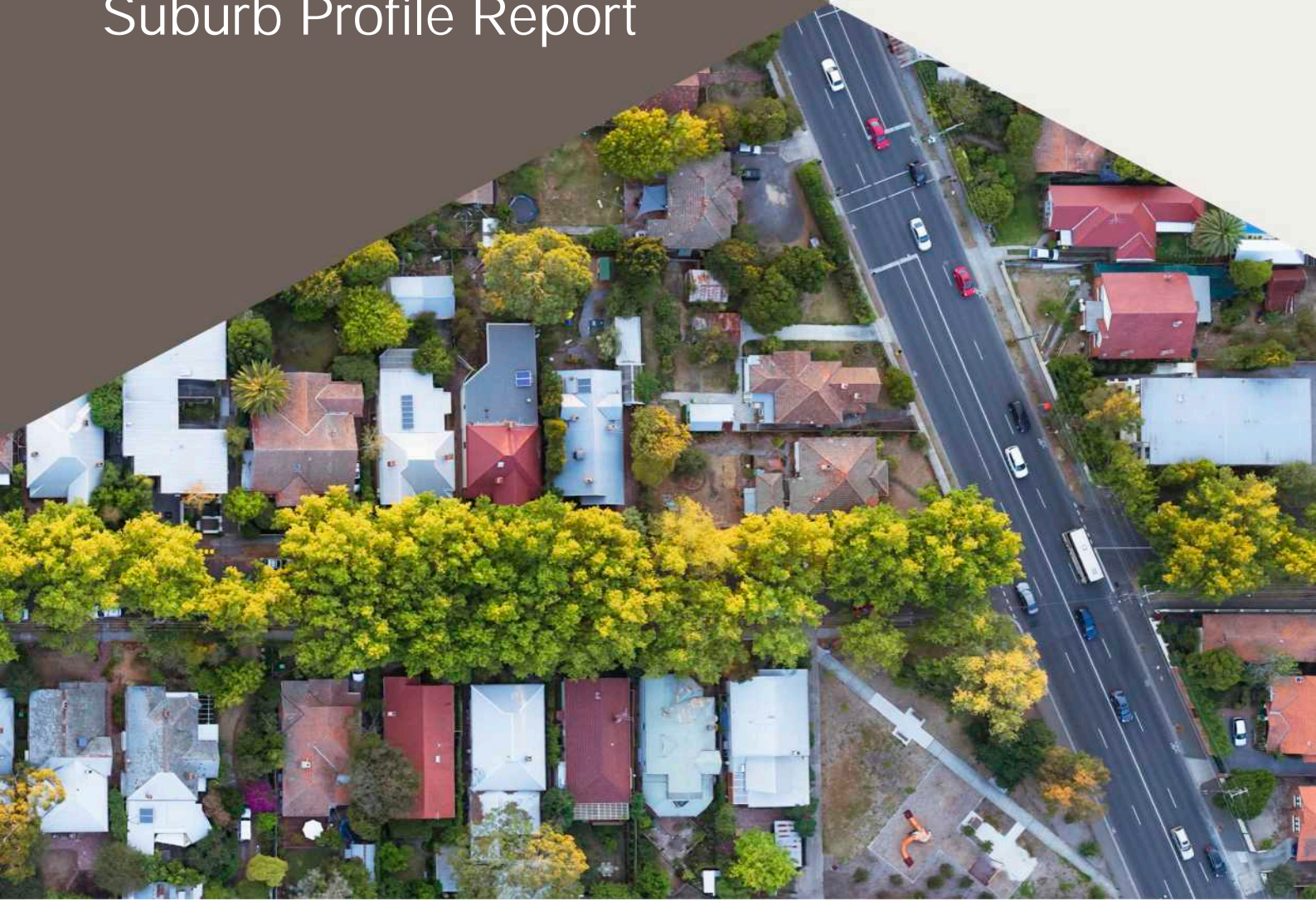


# Suburb Profile Report



## Melton South VIC 3338

Prepared on: 11 January 2019

## MELTON SOUTH


**36km**

Distance from GPO


**11.5k**

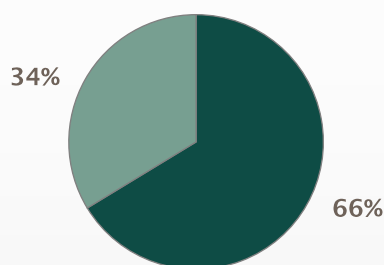
Population

**↑29.2%**

5 year population change


**11 years**

Average length of ownership


 Owner Occupiers
  Renters


The size of Melton South is approximately 5.4 square kilometres. It has 5 parks covering nearly 3.1% of total area. The population of Melton South in 2011 was 8,916 people. By 2016 the population was 11,516 showing a population growth of 29.2% in the area during that time. The predominant age group in Melton South is 30-39 years. Households in Melton South are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Melton South work in a trades occupation. In 2011, 65.9% of the homes in Melton South were owner-occupied compared with 63.7% in 2016. Currently the median sales price of houses in the area is \$415,000.



Total dwellings



Total new listings\*



Median Value

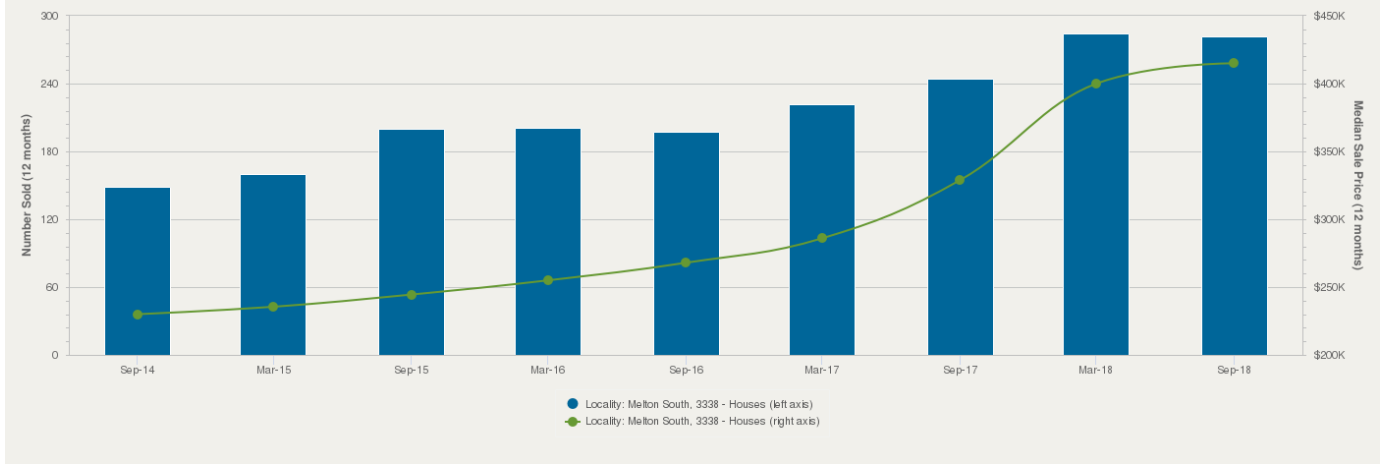
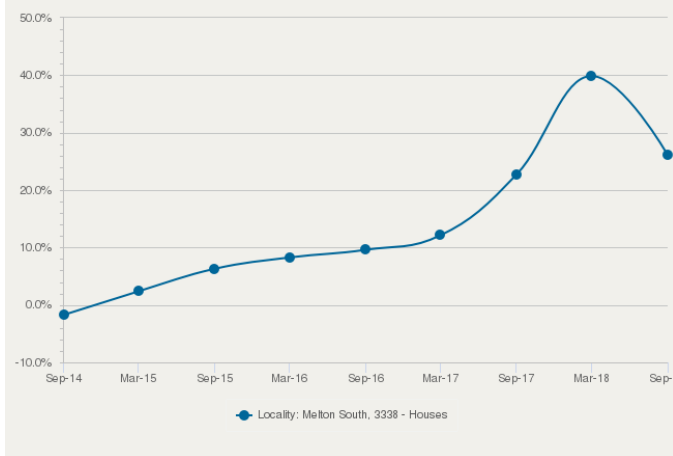


Total number currently listed


**3,535**
**326**
**\$421,718**
**141**

**785**
**46**
**\$326,097**
**21**

\*Total number of unique properties listed for sale over the past 12 months.


**HOUSES: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$445,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$415,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**

Lower Quartile Price\*

















**\$385,750**

The 25th percentile sale price of sales over the past 12 months within the suburb.

*\*Statistics are calculated over a rolling 12 month period*


















**HOUSES: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **2**
 **2**  
BEDROOMS

**RECENTLY SOLD**
 **4**

 <p><b>30 Monash Street Melton South VIC 3338</b> Listed on 28 Dec 2018 <a href="#">Contact Agent</a></p>	 4  1  586m <sup>2</sup>	 <p><b>12/43 Wickham Street Melton South VIC 3338</b> Sold on 24 Sep 2018 <b>\$285,000</b></p>	 1  1  203m <sup>2</sup>
 <p><b>4/39-41 Staughton Street Melton South VIC 3338</b> Listed on 23 Dec 2018 <b>Not Disclosed</b></p>	 2  1  133m <sup>2</sup>	 <p><b>10/17 Crestmont Drive Melton South VIC 3338</b> Sold on 15 Sep 2018 <b>\$300,000</b></p>	 1  1  207m <sup>2</sup>

















 **68**
 **3**  
BEDROOMS

 **62**

 <p><b>5 David Street Melton South VIC 3338</b> Listed on 08 Jan 2019 <b>\$380,000-\$410,000</b></p>	 4  1  721m <sup>2</sup>	 <p><b>31 Tamar Drive Melton South VIC 3338</b> Sold on 21 Dec 2018 <b>\$413,000*</b></p>	 2  2  587m <sup>2</sup>
 <p><b>9 Acacia Crescent Melton South VIC 3338</b> Listed on 07 Jan 2019 <b>\$445,000 - \$465,000</b></p>	 2  1  540m <sup>2</sup>	 <p><b>48 Grace Street Melton South VIC 3338</b> Sold on 11 Dec 2018 <b>\$400,000*</b></p>	 3  1  590m <sup>2</sup>

 **61**
 **4**  
BEDROOMS

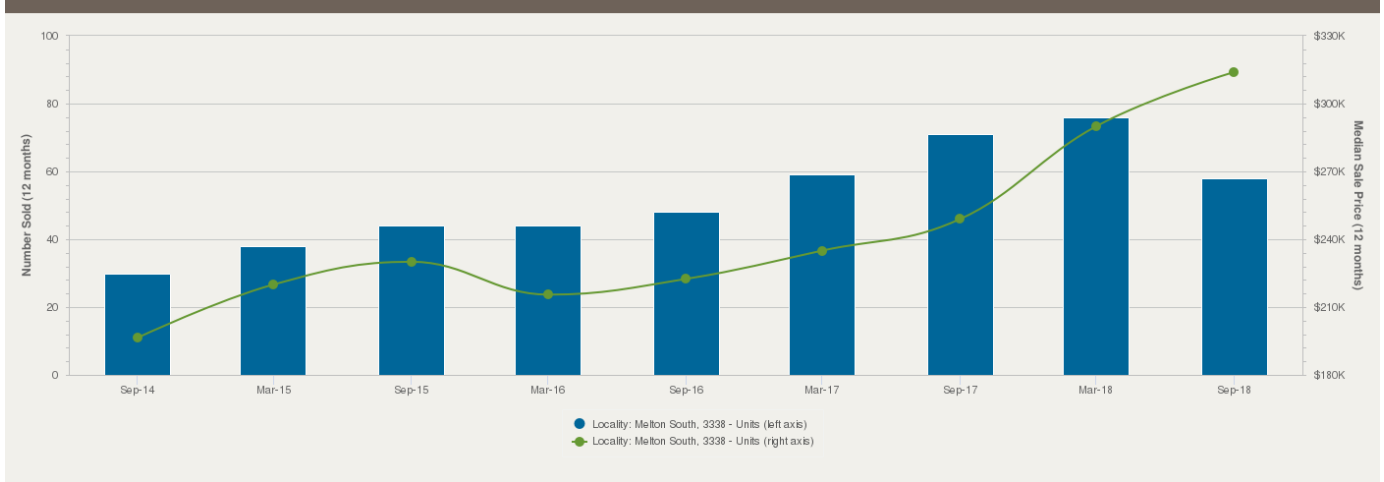
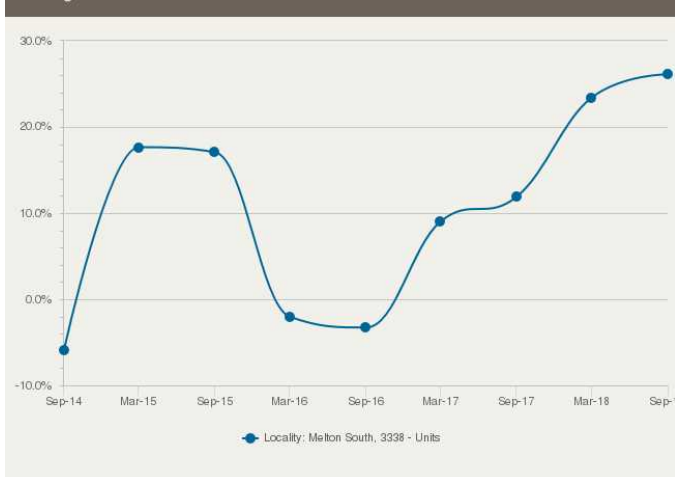
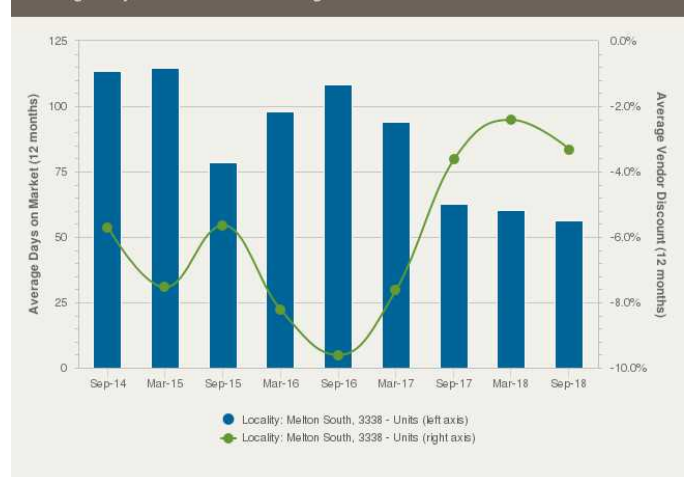
 **23**

 <p><b>2 Bridgeford Crescent Melton South VIC 3338</b> Listed on 08 Jan 2019 <b>\$415,000</b></p>	 2  2  641m <sup>2</sup>	 <p><b>9 Forde Avenue Melton South VIC 3338</b> Sold on 21 Dec 2018 <b>\$480,000*</b></p>	 2  2  458m <sup>2</sup>
 <p><b>3 David Street Melton South VIC 3338</b> Listed on 07 Jan 2019 <b>\$469,000</b></p>	 4  2  992m <sup>2</sup>	 <p><b>6 Flinders Road Melton South VIC 3338</b> Sold on 19 Nov 2018 <b>\$440,000*</b></p>	 5  1  692m <sup>2</sup>



= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised


**UNITS: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$340,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$314,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**

Lower Quartile Price\*

**\$295,000**

The 25th percentile sale price of sales over the past 12 months within the suburb.

*\*Statistics are calculated over a rolling 12 month period*


**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **0**
 **1**  
**BEDROOMS**
**RECENTLY SOLD**
 **0**

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

 **7**
 **2**  
**BEDROOMS**
 **7**

**2/58 Andrew Street Melton South VIC 3338**

 Listed on 07 Jan 2019  
**\$289,000 - \$309,000**

**6/44A Second Avenue Melton South VIC 3338**

 Sold on 04 Oct 2018  
**\$300,000\***

**44 Coburns Road Melton South VIC 3338**

 Listed on 04 Jan 2019  
**CONTACT AGENT**

**1/13 Brooklyn Road Melton South VIC 3338**

 Sold on 25 Sep 2018  
**\$340,000**

 **12**
 **3**  
**BEDROOMS**
 **9**

**48/62 Andrew Street Melton South VIC 3338**

 Listed on 07 Jan 2019  
**\$290,000-\$319,000**

**57 Ayesha Avenue Melton South VIC 3338**

 Sold on 19 Dec 2018  
**Not Disclosed**

**21/3 Austin Place Melton South VIC 3338**

 Listed on 06 Jan 2019  
**Contact Agent**

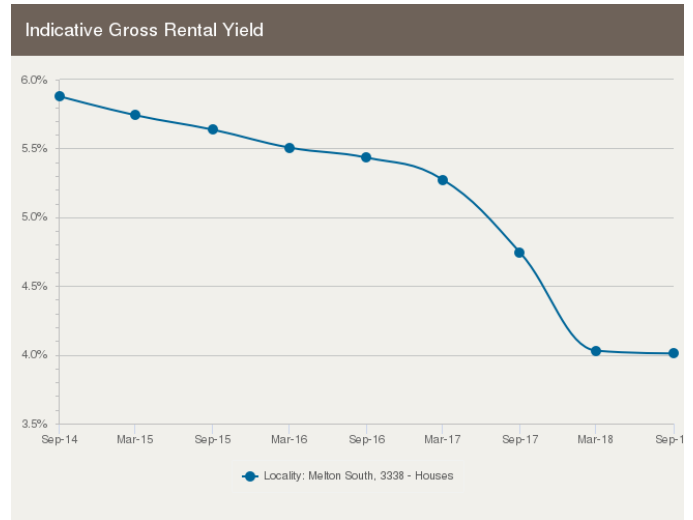
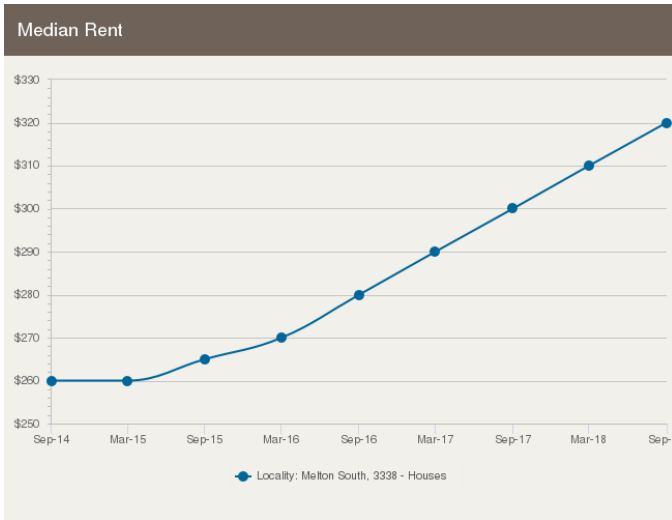
**21/17 Crestmont Drive Melton South VIC 3338**

 Sold on 02 Nov 2018  
**\$356,000\***


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

1

2  
BEDROOMS



**3/17 Toolern Street Melton South VIC 3338**

Listed on 20 Dec 2018  
\$280/W


1

1

201m<sup>2</sup>

20

3  
BEDROOMS




**37 Acacia Crescent Melton South VIC 3338**

Listed on 07 Jan 2019  
\$300/W

2

1

537m<sup>2</sup>



**1 Bernard Drive Melton South VIC 3338**

Listed on 07 Jan 2019  
\$320/W


2

1

600m<sup>2</sup>

10

4  
BEDROOMS




**3 Cook Road Melton South VIC 3338**

Listed on 07 Jan 2019  
\$350/W

3

1

582m<sup>2</sup>



**20 Cornwell Street Melton South VIC 3338**

Listed on 07 Jan 2019  
\$370/W

2

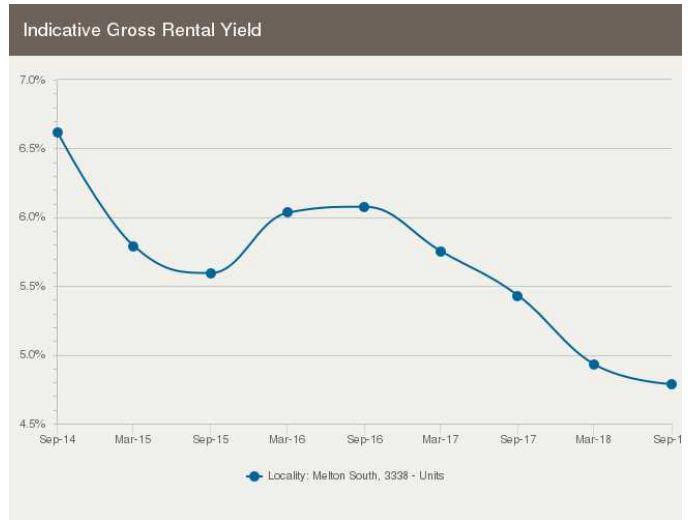
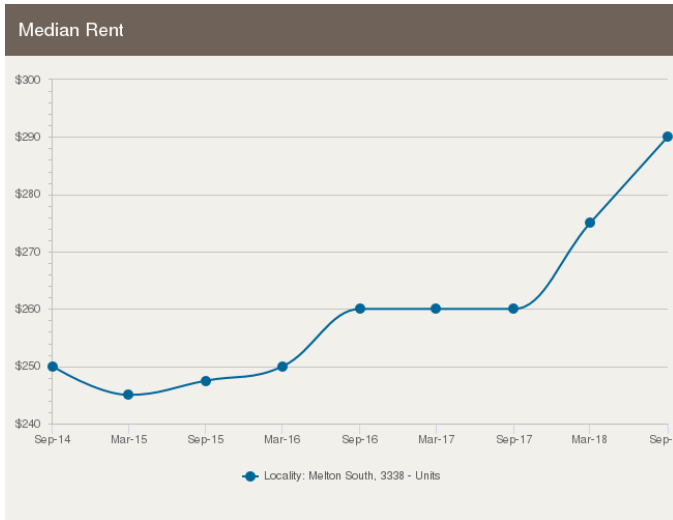
2

491m<sup>2</sup>

= number of houses observed as On the Market for Rent within the last month



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

3

2  
BEDROOMS

**15 Daniel Drive Melton South VIC 3338**  
Listed on 07 Jan 2019  
\$290/W

1  
 1  
 237m<sup>2</sup>

**30A Grace Street Melton South VIC 3338**  
Listed on 07 Jan 2019  
\$295/W

1  
 1  
 232m<sup>2</sup>

5

3  
BEDROOMS

**19/17 Crestmont Drive Melton South VIC 3338**  
Listed on 07 Jan 2019  
\$290/W

1  
 1  
 275m<sup>2</sup>

**1/9 Phillip Street Melton South VIC 3338**  
Listed on 04 Jan 2019  
\$295/W

2  
 1  
 304m<sup>2</sup>



= number of units observed as On the Market for Rent within the last month



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