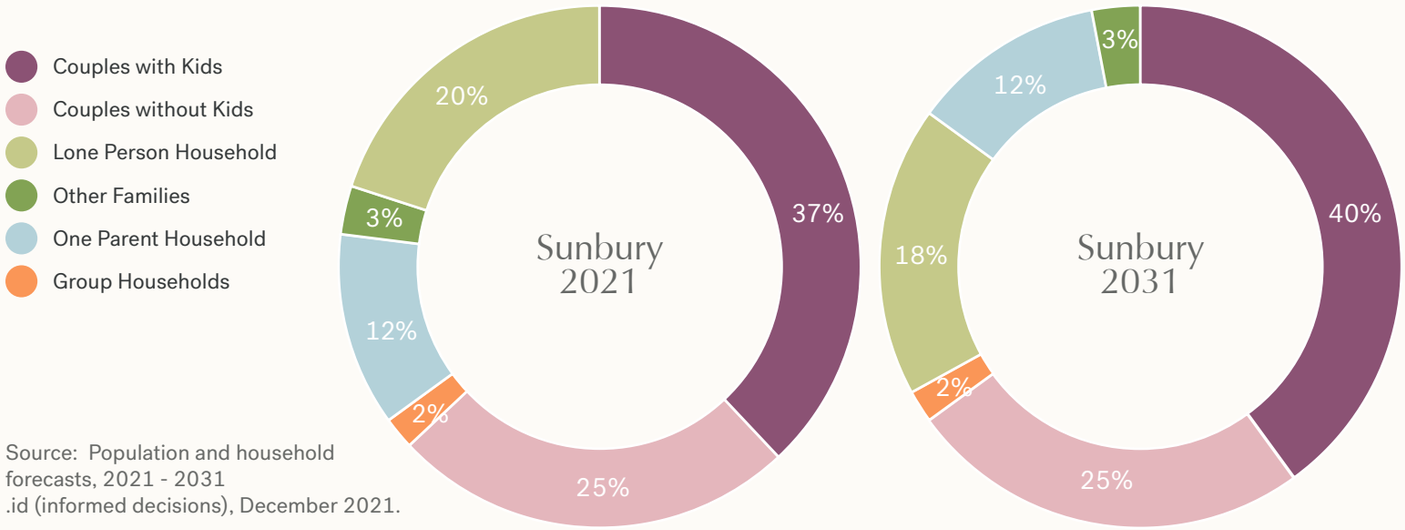
Elanor.
SUNBURY
INVESTMENT REPORT

Artists Impression

## Household Structure




Source: Population and household forecasts, 2021 - 2031
.id (informed decisions), December 2021.

As at August 2022, Sunbury's vacancy rate was extremely tight at 0.7%. Vacancy rates in Sunbury have continued to tighten since a recent peak of 1.6% (May 2020) and now measure at historic lows for the suburb.

## Rental Considerations

For 3/4 bed townhouse
**$530 p/w**

For 3 bed Villa
**$495 p/w**

Recent rental growth in Sunbury has been above that of the long-term average with prices over the last 3 years growing by +8.2% p.a. compared to the 10-year average of +6.8% p.a.As at August 2022,

Sunbury's vacancy rate was extremely tight at 0.7%.

As at the 2021 census, across the suburb of Sunbury 21% of dwellings are rented with 31% owned outright and 48% owned with a mortgage.

# The suburb has experienced a strong period of price growth since 2019, averaging +8.2% p.a. over this period

Artist's Impression

## 2022 median sale prices

For houses

**$675,000**

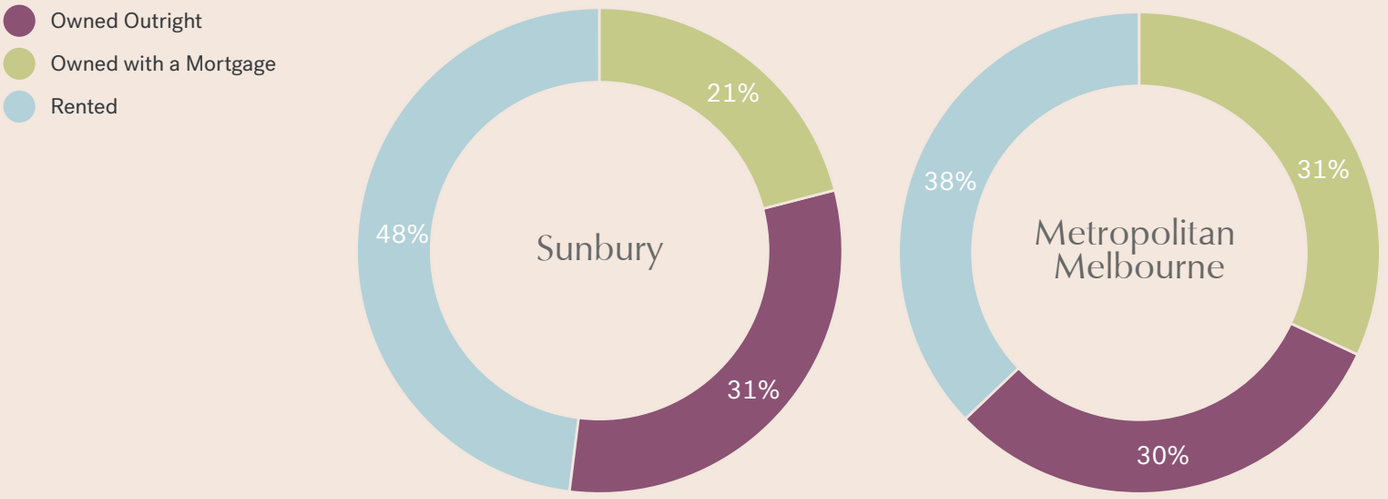
Growth averaging of +8.2% since 2019.

Despite Sunbury's median house price measuring below that of metropolitan Melbourne ($880,000), it has outpaced metropolitan Melbourne (+7.2% p.a.) from an average annual growth perspective.

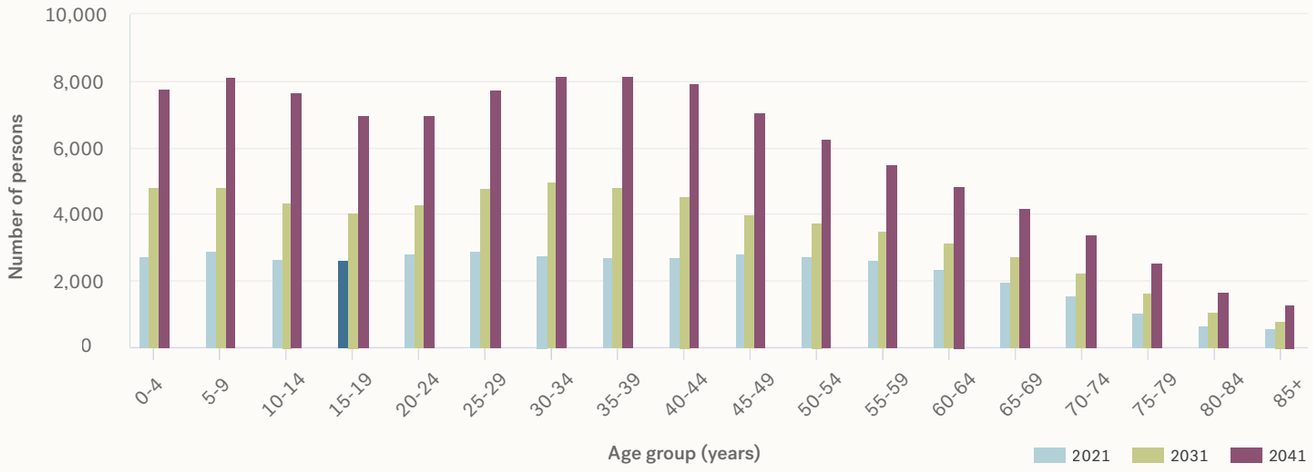
Sunbury Is primarly made up of

| Houses | Townhouses | Apartments |
|---|---|---|
| 89% | 4% | 7% |

## Tenure

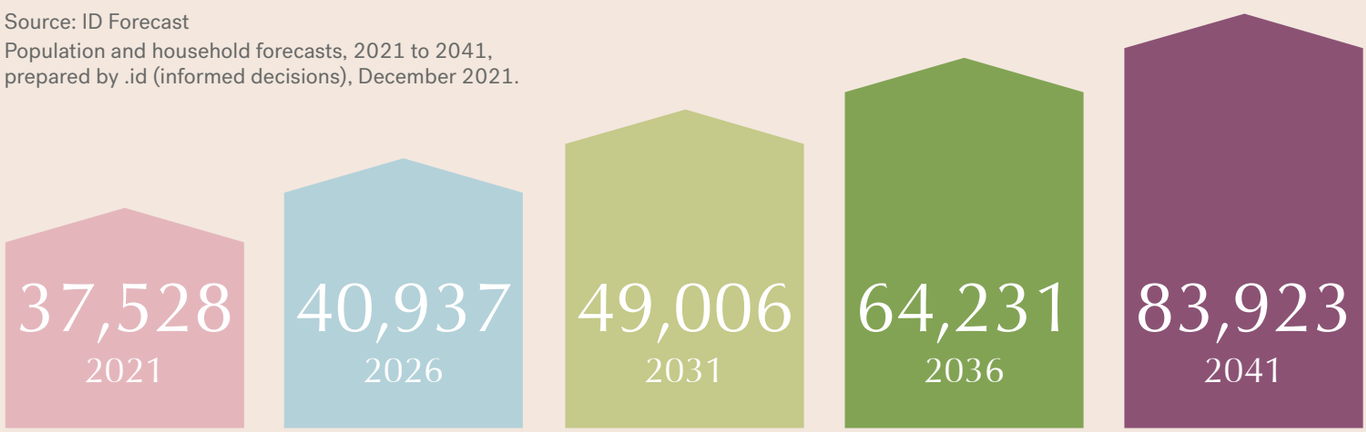


# Population Age Structure




# Population Growth

Source: ID Forecast
Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), December 2021.




# Employment & Income

### Top 3 industries of employment

| | |
|---|---|
| Construction | 14% |
| Health Care and Social Assistance | 13% |
| Education and Training | 10% |

### Top 3 occupations

| | |
|---|---|
| Professionals | 81% |
| Technicians and Trades Workers | 17% |
| Clerical and Administrative Workers | 16% |

### Top Higher Education Qualifications

| | |
|---|---|
| Postgraduate Degree Level | 6% |
| Graduate Diploma and Graduate Certificate Level | 5% |
| Bachelor's Degree Level | 24% |
| Advanced Diploma and Diploma Level | 20% |
| Certificate Level | 45% |

Source: ABS - 2021 Census

# Infrastructure & Planning

### 39 min to CBD
Via Trains

### 30 min to CBD
Via Calder and
Tullamarine Freeways

### 7 Bus Routes
Connection to Sunbury Station
and Sunbury Square

### 18 min to Melbourne Airport
Via Sunbury Road

### Employment
Connected to Employment
and Innovation Cluster

### Local
Proximate to local employmen cluster including
the Melbourne Airport and Essendon Fields

Developed by

SIVASLI

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Artists Impression

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