



Introduction

Donnybrook

Melbourne, Victoria

INVESTMENT PROPERTY CHECKLIST



1. Location (Commuting Distance to Employment Hubs)



2. Population Growth



3. Infrastructure Projects



4. Economic Drivers (Ideally several different industries)



5. New Job Creation



6. Capital Growth Prospects



7. Market Cycle
(Is this a rising market?)



8. Rental Demand & Yield



9. Local Amenities
(Proximity to Schools, Shopping, Hospitals)



10. Public Transport (Proximity to Bus, Train)



Let's tick the boxes...

MELBOURNE LOCATION



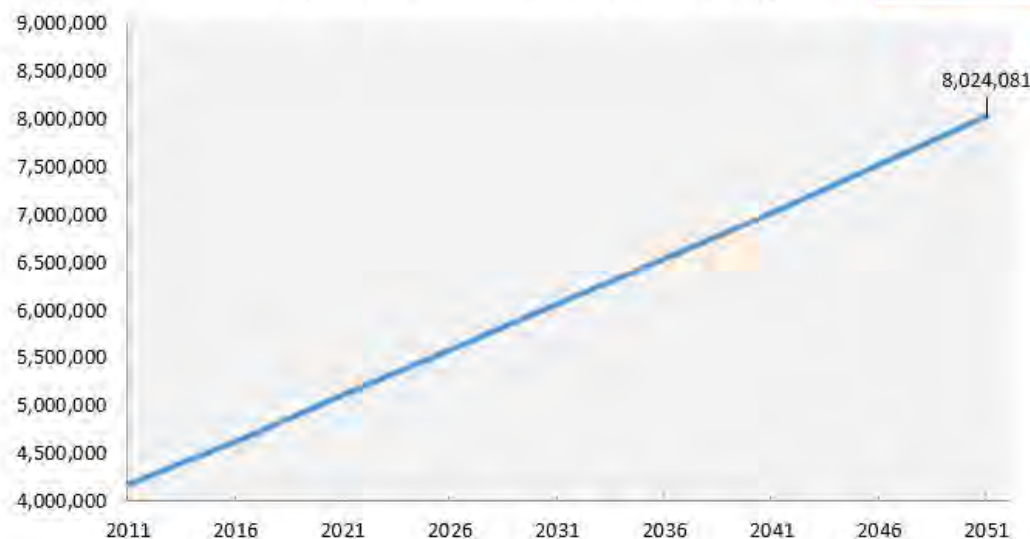
MELBOURNE POPULATION

Melbourne is the fastest growing city in Australia. The city's population is projected to grow from 4.8 million to almost 8 million – with Victoria's total population set to top 10 million by 2051.

"Melbourne is projected to be the fastest-growing capital city from 2023-2024 on, overtaking Sydney to become the nation's largest city in 2029-2030 at just over 5.9 million people." 12 Jan 2022

Melbourne Metro Population Projections

Source: Victorian Department of Environment, Land, Water and Planning



www.macrobusiness.com.au



Melbourne is now officially Australia's biggest city

Amy Woodyatt: Mon April 17, 2023

In its 2022 population statement, Australia's federal government said Melbourne was projected to overtake Sydney as Australia's largest city in just under 10 years' time, in 2031-32.

But the newly recast Melbourne has a total of about 5.8 million residents, almost 19,000 more people than Sydney, 9News added.



Melbourne overtakes Sydney as Australia's most populous city

By Elias Visontay Mon 17 April, 2023

Sydney has long been Australia's most populous city, but last week, Melbourne officially overtook it – thanks to a quirk in how the figures are counted. Melbourne's population was 4,875,400 at the country's most recent census in 2021, while there were 18,700 fewer people in Sydney, according to data from the Australian Bureau of Statistics (ABS) which returns Melbourne to the mantle of Australia's most populous city, a title it last held in 1905.

AUSTRALIA'S MOST LIVEABLE CITY 2025

WORLD'S 4th MOST LIVEABLE CITY 2025



THE WEEKEND AUSTRALIAN 

Melbourne world's 4th most liveable city 2025

By [Leah Glynn](#) 15 Jan 2025

The Time Out annual global list of the best cities in the world for 2025 has dropped and it's ranked Melbourne at Number 4 in 2025. The survey rates 140 cities out of 100 in the areas of health care, education, stability, culture and environment and infrastructure. Melbourne, Victoria, Melbourne achieved a near perfect score on the Economist Intelligence Unit's liveability survey.

9 NEWS

Melbourne ranked most liveable city in Australia, 4th in the world

Georgina Noack June 23, 2024

Melbourne has been named Australia's most liveable city and the 10th in the world in the [Global Liveability Index 2022](#). Released by the [Economist Intelligence Unit](#), the title is awarded to the city with the highest score for stability, healthcare, culture and environment, education and infrastructure. Melbourne achieved a perfect score for education (100/100) and infrastructure (100/100). It also scored highly for Culture and Environment (98.6/100) and Stability (95/100).

theguardian

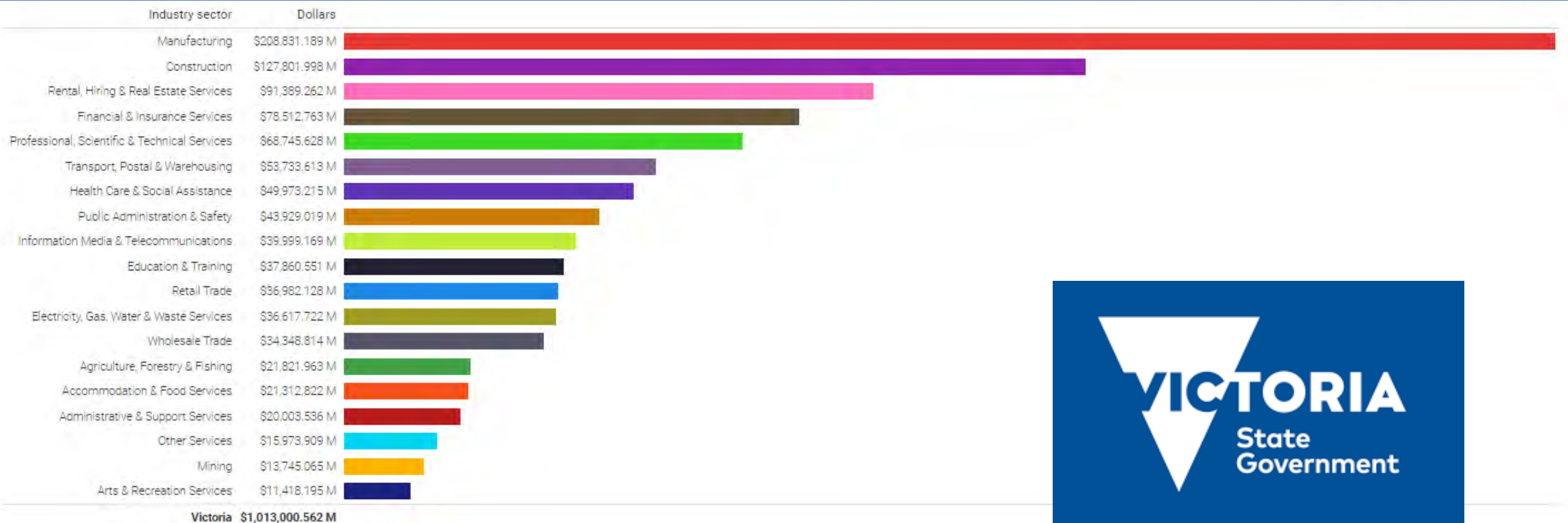
Melbourne, The World's Most Liveable City 7 Years In A Row

Media release, Wednesday 16 August 2017

The Economist Intelligence Unit (EIU) has ranked Melbourne the World's Most Liveable City for the seventh consecutive year. Lord Mayor Robert Doyle AC said the EIU Liveability Index is the world's most widely accepted ranking of liveability, comparing 140 of the world's major cities. Melbourne achieved the highest score of 97.5 out of 100, unchanged from 2016.



VICTORIAN ECONOMY – MAJOR INDUSTRIES BY OUTPUT



VICTORIA JOBS BY INDUSTRY 2024

Sector	Percentage	Industry	Percentage
Household services	35.4%	Health care and social assistance	15.4%
Household services	n/a	Education and training	8.1%
Household services	n/a	Accommodation and food services	6.4%
Household services	n/a	Other services	3.6%
Household services	n/a	Arts and recreation services	2.0%
Business services	20.7%	Professional, scientific and technical services	10.9%
Business services	n/a	Financial and insurance services	4.2%
Business services	n/a	Administrative and support services	2.6%
Business services	n/a	Information media and telecommunications	1.6%
Business services	n/a	Rental, hiring and real estate services	1.4%
Goods production	21.3%	Construction	9.7%
Goods production	n/a	Manufacturing	7.9%
Goods production	n/a	Agriculture, forestry and fishing	2.2%
Goods production	n/a	Electricity, gas, water and waste services	1.2%
Goods production	n/a	Mining	0.3%
Other	17.6%	Public administration and safety	5.0%



\$80 BILLION IN MAJOR INFRASTRUCTURE PROJECTS

Melbourne Airport Rail – Connecting Victorians to the world
Melbourne Airport Rail will better connect Victorians to the city, the suburbs and the world – and it will include a brand-new station in the city’s booming west.



**VICTORIA'S
BIG BUILD**

MELBOURNE'S MAJOR INFRASTRUCTURE PROJECTS

<p>North East Link Program</p> <hr/> <p>Bringing our road, bus and bike network together.</p>	<p>Regional Rail Revival</p> <hr/> <p>Upgrading every regional passenger rail line in Victoria.</p>	<p>Suburban Rail Loop</p> <hr/> <p>Connecting Melbourne's middle suburbs by rail.</p>	<p>West Gate Tunnel Project</p> <hr/> <p>An alternative to the West Gate Bridge – reducing congestion and removing trucks from residential streets.</p>	<p>North East Link Program</p> <hr/> <p>Bringing our road, bus and bike network together.</p>	<p>Regional Rail Revival</p> <hr/> <p>Upgrading every regional passenger rail line in Victoria.</p>	<p>Suburban Rail Loop</p> <hr/> <p>Connecting Melbourne's middle suburbs by rail.</p>	<p>West Gate Tunnel Project</p> <hr/> <p>An alternative to the West Gate Bridge – reducing congestion and removing trucks from residential streets.</p>
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VICTORIA JOBS BOOM

Victoria Leads Nation In Sustained Jobs Growth 2024



VICTORIA LEADS THE NATION FOR JOBS CREATION

VIC Premier 19 September 2024

Today's employment figures show Victoria continues to create more jobs than any other state.

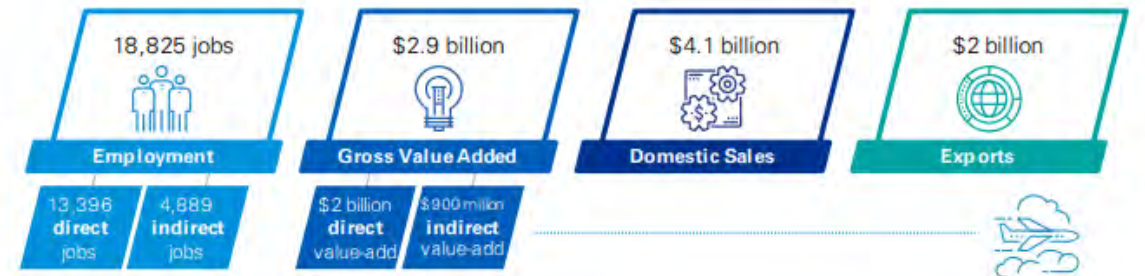
Australian Bureau of Statistics (ABS) data released today shows that an additional 15,600 Victorians found jobs in August, with total employment in the state at a record 3.8 million.

Victoria has created more than 130,000 jobs over the last 12 months – more than any other state.



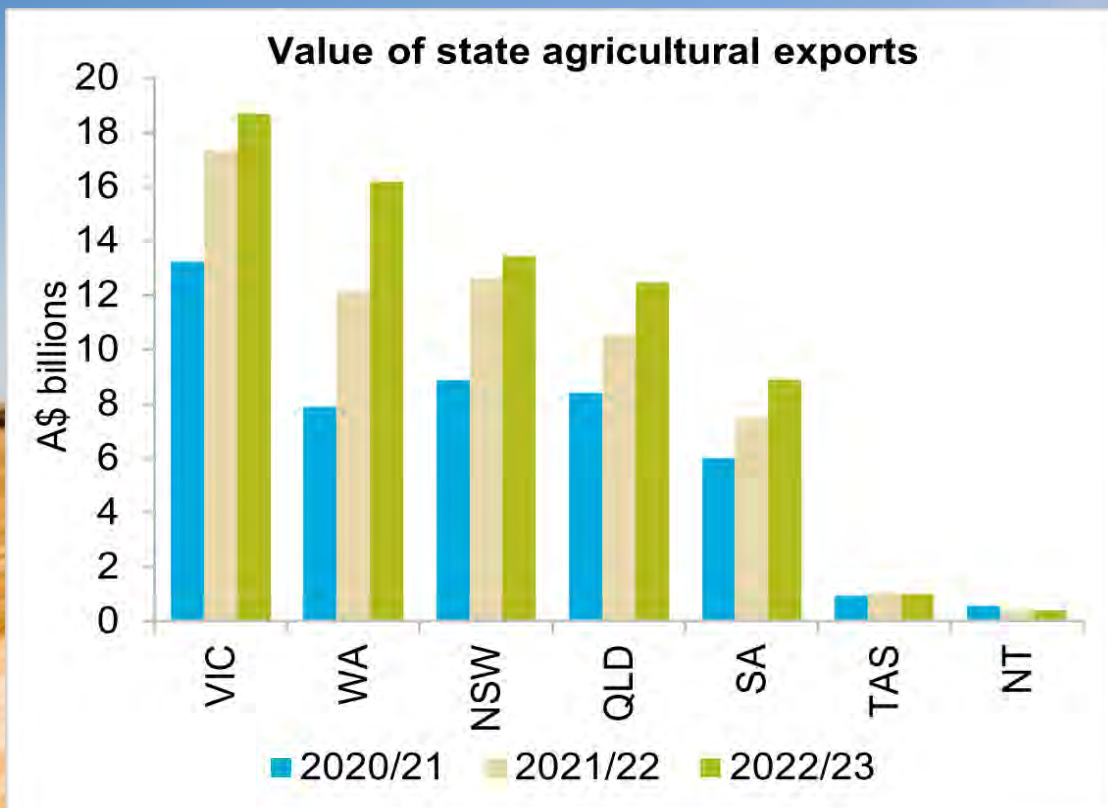
MELBOURNE A KEY PLAYER IN AEROSPACE

Victoria's world-class aerospace design and manufacturing capabilities make a significant contribution to Australia's military aerospace industry. Victoria is a key player in aerospace and is home to approximately 460 individual aerospace companies. The Industry employs over 13,000 nationally and is worth over \$2 Billion Annually.



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**MELBOURNE
HAS 2 RAAF BASES
LAVERTON & POINT COOK**



VICTORIA'S
BOOMING AGRICULTURE
AND FOOD INDUSTRIES



DAIRY INDUSTRY



HORTICULTURE

VICTORIAN FARMS BREAKDOWN

- 10,000 farms produce beef cattle
- 8,600 farms produce sheep
- 5,900 farms produce grains
- 3,500 farms produce dairy
- 2,850 farms produce horticulture



BEEF CATTLE



SHEEP INDUSTRY

MELBOURNE'S PROPERTY PRICES GROWTH OVER THE LAST 10 YEARS

The Melbourne property market has been one of the strongest and most consistent performers over the last 40 years:

- The median Melbourne house has increased by 7.9% per annum
- The median Melbourne unit/apartment price has increased by 7.73% per annum





NOW'S A GREAT TIME TO GRAB A BARGAIN IN MELBOURNE AS IT'S MARKET IS SET TO BOOM AGAIN AFTER COVID

Domain

Melbourne's house prices to recover in 2025

By Sue Williams December 6, 2024

Melbourne house prices are forecast to rise by 3 to 5 per cent in 2025. Interest rates are tipped to fall in 2025, which Domain chief of research and economics Dr Nicola Powell said would make borrowing more affordable, boost buyer activity and drive up prices.

FINANCIAL REVIEW

Melbourne house prices to jump 12pc in 2025

Nila Sweeney Sep 25, 2024

Melbourne's housing market is poised to outperform Sydney over the next two years, with prices accelerating by 12 per cent in the year to June 2025, sparked by higher demand and more constrained supply, KPMG predicts. Sydney house price growth is also expected to gain momentum, albeit at a slower 10.3 per cent after inflation is factored in, during the same period.

Herald Sun

We're for you

Melbourne house prices could hit \$2m by 2030

Nathan Mawby October 10 2024

Melbourne's typical house price could be a home-dream crushing \$2m by 2030, with even an entry level house in Melton topping \$1m before the end of the decade. PRD chief economist Dr Diaswati Mardiasmo has warned with simply not enough houses for the expected demand, Melbourne might begin to see family home loans where siblings or cousins team up to buy a home their families share.

MELBOURNE PROPERTY SET TO BOUNCE BACK



FINANCIAL REVIEW

Why Melbourne's housing market is primed to outperform all capitals in 2025

Nila Sweeney Nov 15, 2024

Melbourne's housing market could outperform Sydney and other capital cities once it emerges from its current downturn, boosted by a marked improvement in affordability after years of weak growth, experts say. Nicola Powell, Domain's chief of research and economics, said house price declines in Melbourne could gather momentum over the near term as listings rise faster than demand. "I believe that once we see rates falling and particularly if we see a handful in succession, that is likely to be a spark for pricing. "So in the next cycle, we're likely to see Melbourne overperform because it has underperformed significantly compared to other capital cities since March 2020," Dr Powell said.

realestate.com.au

Melbourne predicted to be \$1m housing city again by 2026: KPMG house price forecast

Nathan Mawby 29 Jan 2025

Melbourne's housing market has been forecast to switch gears from one of the nation's worst performing capitals in the past two years to one of its best in 2025 and 2026. A two-year uptick would add more than \$87,000 to the city's typical house price in the next 24 months, and have the city's median house price within a stone's throw of the \$1m mark. Advisory firm KPMG have predicted house prices in the Victorian capital will surge 3.5 per cent this year, second only to Perth — where they have tipped a 4 per cent boost.

propertyupdate BY METROPOLE

Why Warren Buffett Would Be Eyeing Melbourne's Property Market Right Now

By Michael Yardney January 25, 2025

If Warren Buffett were eyeing Melbourne's property market today, he'd likely see opportunity where others might see uncertainty. Buffett has always emphasised the importance of buying quality assets in prime locations, Buy quality assets at prices that offer a margin of safety, thereby minimising risk and maximising long-term rewards.

In Melbourne's current market, many properties are priced considerably lower than their intrinsic value due to broader economic factors and a recent period of stagnation. This offers savvy investors a rare opportunity to buy at a discount, Buffett would see the Melbourne market as a golden opportunity to acquire quality assets at discounted prices.

MELBOURNE'S HOUSING CRISIS

The city needs 1.6M more houses by 2051 to house its growing population.



MELBOURNE'S RENTAL CRISIS DEEPENS AS MIGRATION OUTPACES HOUSING SUPPLY

03.10.2024

Victoria's population continues to expand, with trends measured over the past two years continuing to play out. Most recent figures show that in Q1 2024, Victoria contributed to exactly a third of the nation's population growth, well above recent trends. Population continues to be driven by overseas migration making up 76% of the state's total growth. Natural increase has simultaneously recovered to the highest level recorded. The impact has been especially felt in metropolitan Melbourne, where median unit rents hit a record \$575 per week in June 2024. Low vacancy rates are adding further strain to the already tight rental market. This situation is deepened by the sharp decline in housing supply.



Melbourne rent crisis: Inner city rental homes few and far between as tenants flee CBD

Sarah Petty 23 Jul 2024

Melbourne tenants are fleeing the city or moving into sharehouses as rents continue to surge. While the city's vacancy rate is the best it has been in 12 months, new insights show it's because renters are looking for alternatives rather than more homes becoming available. PropTrack research shows Melbourne's vacancy rate was 1.5 per cent in June after rising 0.34 percentage points. Melbourne renters are forking out an extra \$55 a week, or \$2900 a year, compared to a year ago to cover their lease commitments. The city's median weekly rental price increased from \$520 a week in June 2023 to \$575 a week in June 2024, or by 10.6 per cent in the 12 months.



Tenants feel 'rental anxiety' as Melbourne rents hit record high

By Jim Malo July 5, 2024

Melbourne house rents have hit another record high in June, putting more pressure on already stretched tenants in the cost-of-living crisis. The median asking rent for houses rose 11.5 per cent over the 12 months to June to \$580, on Domain data, and units rose 10 per cent to \$550.

MELBOURNE VICTORIA PROPERTY MARKET

SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$1.250,000	\$1.050,000	\$550,000
Median Price Change – Last Quarter	0.00%	5.00%	0.00%
Median Price Change – 1 Year	13.63%	7.14%	0.00%
Median Price Change – 2 Years	0.00%	--12.50%	0.00%

SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$700	\$795	\$570
Median Yield %	2.91%	3.93%	5.38%
Median Rent Change – 1 Year	6.06%	10.41%	6.36%

3.16%

Current Vacancy Rate



4,213

Rental Stock Available



5,235,000

Population



52.20%

Rental Population



CITY OF WHITTLESEA MELBOURNE'S NORTH

Rapid Growth:

The City of Whittlesea is experiencing rapid population growth, with a projected increase of more than 124,000 new residents between 2022 and 2040.

Top 10 Growth:

It is one of the top 10 fastest-growing local government areas in Australia.

Melbourne's North:

Located in Melbourne's north, about 20km from the Central Business District.

Future Growth:

The population is expected to grow to over 380,000 by 2040.

New Homes:

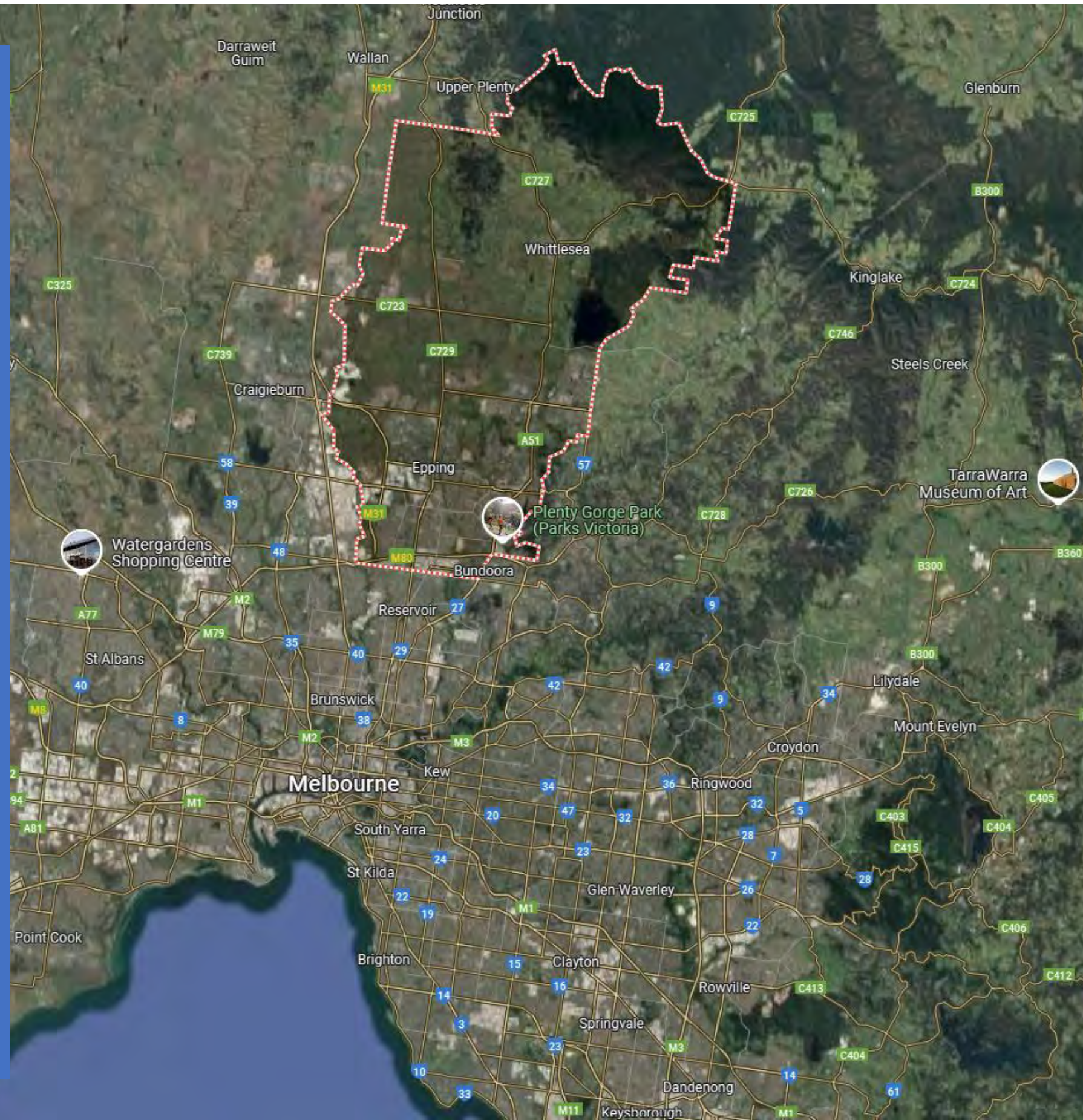
To accommodate the growing population, around 56,000 new homes are expected to be built across the municipality.

Key Drivers:

Proximity to Melbourne's CBD, strong population growth, key sector strengths, and available land act as drivers for economic growth.

Fastest Growing Suburbs:

Some of the fastest growing suburbs in the City of Whittlesea include **Donnybrook**, Wollert, and Epping North.



WHITTLESEA FOOD AND BEVERAGE HUB



Located in Melbourne's North, the City of Whittlesea is home to a strong cluster of over 1,300 established agriculture, food and beverage businesses, making it one of the largest contributors to the sector across Melbourne. With an output of \$3.3b, it is one of the largest sectors within the municipality and employs over 13,500 workers.

DONNYBROOK MLB'S NEW BOOM SUBURB



Merrida
10km

Plenty
Gorge Park
15km

Edgars Creek
Secondary School
7km

Epping Plaza
Shopping Centre
12km

Craigieburn
Bypass
11km

Melbourne
CBD
30km

DONNYBROOK ROAD

Melbourne Airport
19km

Home Freeway
4km

Donnybrook Station
2km

DONNYBROOK LOCATION & DISTANCE TO CBD



Donnybrook - Strategic Location – Northern Growth Corridor

Donnybrook is located approximately 30km north of Melbourne’s CBD, placing it in the heart of Melbourne’s Northern Growth Corridor. This region is one of the fastest-growing areas in Victoria, making it a hotspot for residential development and infrastructure investment.

DONNYBROOK A STOCKLAND COMMUNITY



FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

Stockland

HUME FWY

FUTURE SCHOOL

SCHOOL

FUTURE 60 HA CITY CENTRE

kallo

FUTURE PARKLANDS

STAGE 8

PLATFORM

DONNYBROOK STATION

35 MIN TO CBD

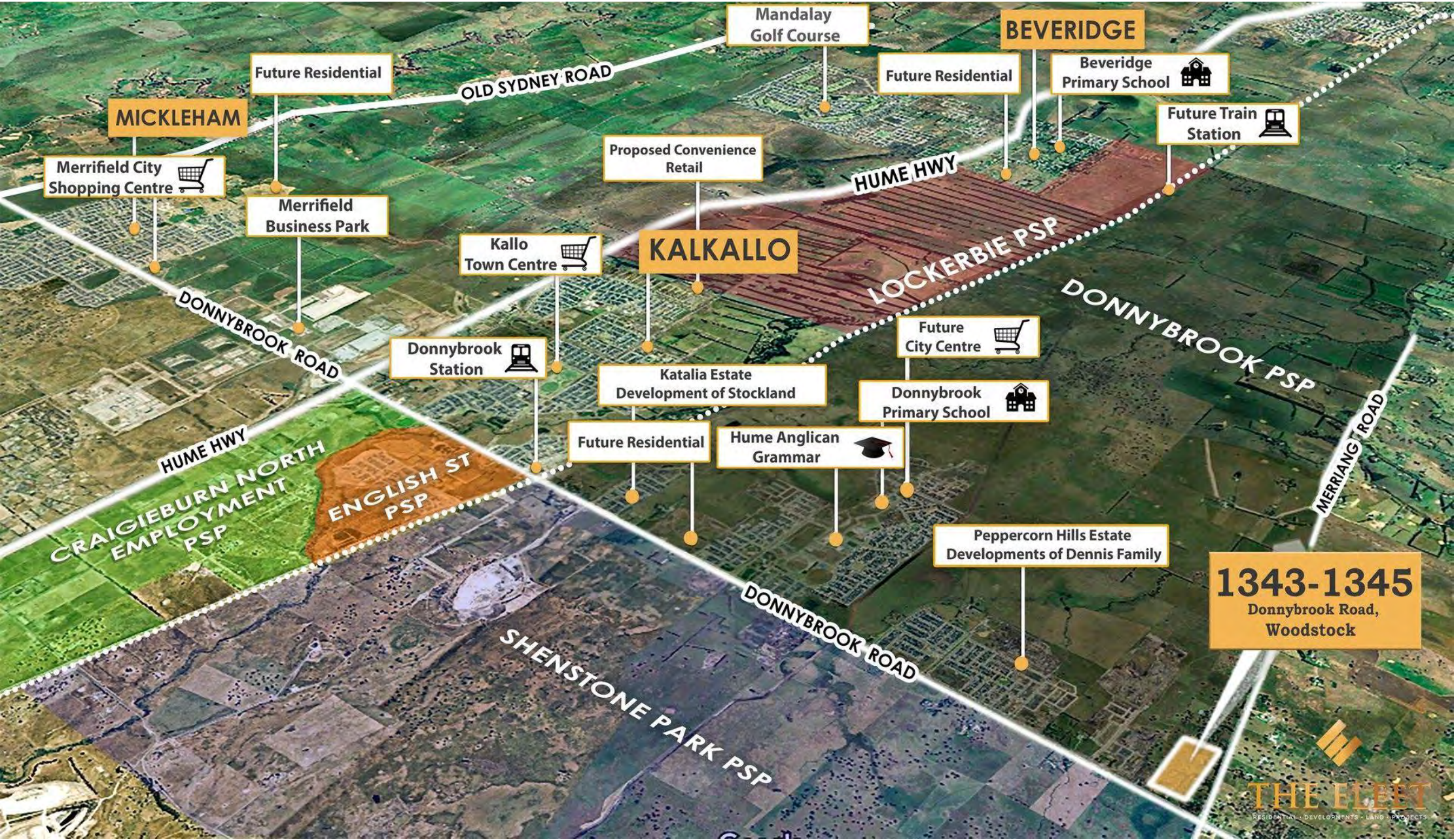
FUTURE MIXED-USE DEVELOPMENT

DONNYBRAE

SPRINGS RD

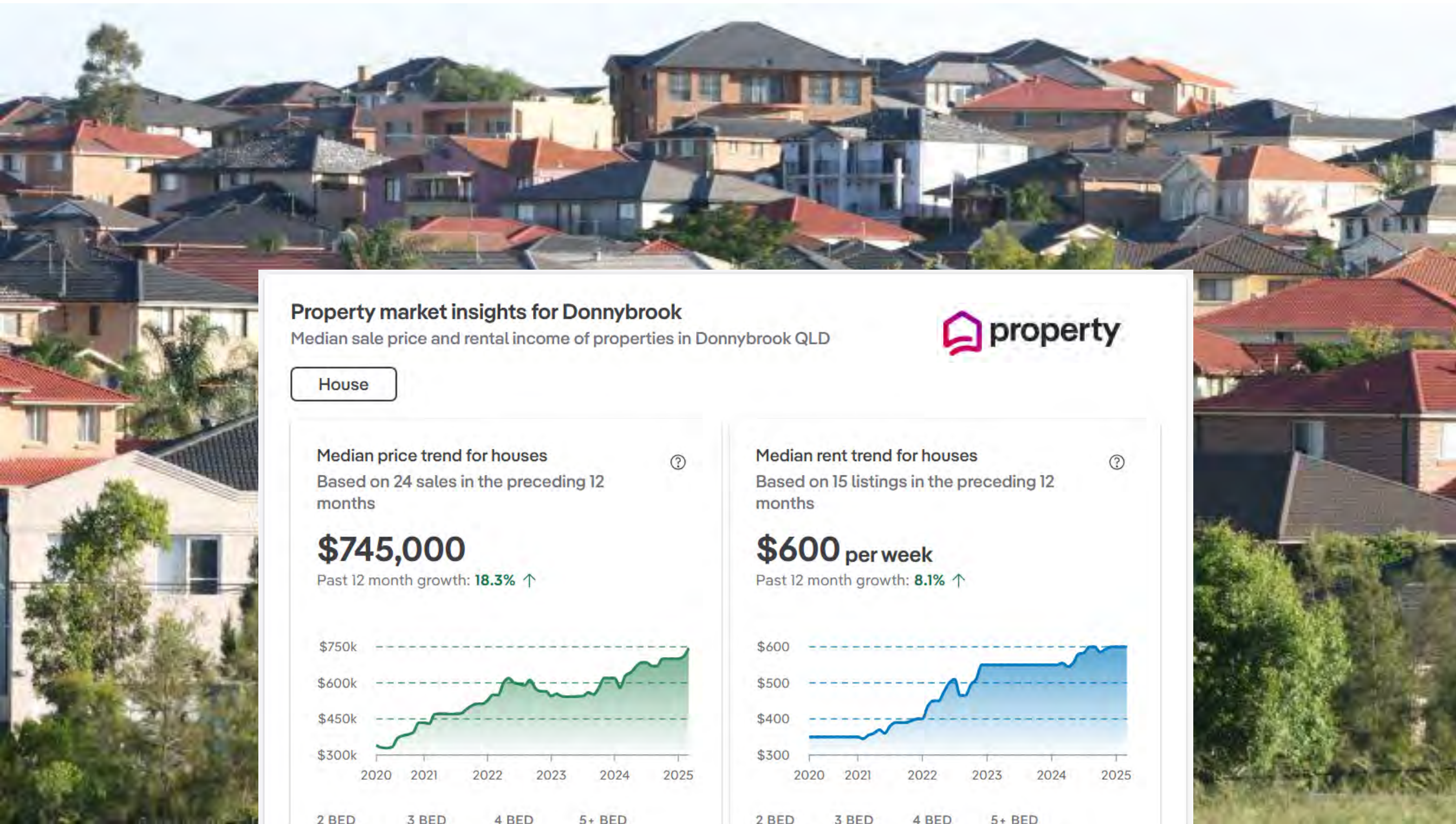
DONNYBROOK RD

DONNYBROOK CLOSE TO EVERYTHING YOU NEED



DONNYBROOK IS RIGHT NEXT TO MICKLEHAM AND SANDWICHED BETWEEN CRAIGIEBURN AND BEVERIDGE

DONNYBROOK MARKET BY THE NUMBERS



Property market insights for Donnybrook

Median sale price and rental income of properties in Donnybrook QLD



House

Median price trend for houses

Based on 24 sales in the preceding 12 months

\$745,000

Past 12 month growth: **18.3%** ↑



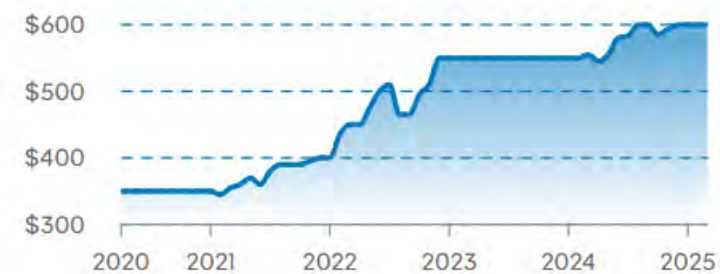
2 BED	3 BED	4 BED	5+ BED
\$600k	\$670k	\$775k	\$1.25m

Median rent trend for houses

Based on 15 listings in the preceding 12 months

\$600 per week

Past 12 month growth: **8.1%** ↑



2 BED	3 BED	4 BED	5+ BED
\$430	\$540	\$605	\$860

DONNYBROOK TOP 10 SUBURB TO INVEST 2025



Donnybrook makes Top 10 list of Best Suburbs to Invest in Melbourne 2025

Industry News 01 Jan 2025

DONNYBROOK

Just 32km north of the Melbourne CBD you'll find Donnybrook, a suburb that is set to experience tremendous population growth., Donnybrook is a relatively new suburb that has been rezoned for residential use.

New families and investors have been attracted to the area not only for its great location, but its steady price growth and promising rental returns. with convenient access to nearby Craigieburn Central Shopping Centre and transport options via Hume Freeway and Donnybrook Railway Station.

Realestate.com.au data shows the median sold price over the past year is \$650,000 for houses, up 3.3% over the previous 12 months.

Rental values are also attractive in the area, with houses averaging a 4.2% rental yield and a median rent of \$520 a week, up 8.3% over the previous 12 months.

TWO MAJOR INDUSTRIAL WORK HUBS NEARBY



Epping – Major Packaging and Distribution hub for Huge Brands



Thomastown – Massive Manufacturing and Industrial hub for Melbourne



MERRIFIELD BUSINESS PARK MICKLEHAM



Future Outer Metropolitan Ring Road

Future Beveridge Intermodal Freight Terminal (6 min drive)

Railway Line

Hume Freeway

Donnybrook Road

MERRIFIELD
CITY

Huge Employment hub just 7 minutes to Donnybrook

PROPOSED INTERMODAL LOGISTICS HUB



\$1.62 BILLION development – hundreds of jobs - Just 9 Minutes from Donnybrook

KALLO TOWN CENTRE – JUST 3 MINUTES



CRAIGIEBURN SHOPPING HUB – 11 MINS



CRAIGIEBURN TRAIN STATION (600 M*)

MELBOURNE CBD (24 KM*)

CRAIGIEBURN PLAZA SHOPPING CENTRE



HUME HIGHWAY



CRAIGIEBURN ROAD — \$300 MILLION UPGRADE



P 341 CAR PARKS



HANSON ROAD

CRAIGIEBURN SHOPPING HUB – 11 MINS



EPPING SHOPPING HUB – 15 MINUTES



OLIVINE DONNYBROOK BY



OLIVINE DONNYBROOK MASTERPLAN



Future Train Station
& Major Activity Centre

Merri Creek &
Conservation Area

Local
Town Centre

Community
Activity Centre

Hayes Hill Primary School

Hume Anglican Grammar
(Now Open)

The Shared Cup Cafe
(Opening 2020)

Active Open Space

Gumnut Park &
Adventure Playground
(Opening 2020)

Olivine Display Village

Olivine Entrance
& Wetlands

Future Residential
(To be delivered by others)



GUMNUT PLAYGROUND OLIVINE DONNYBROOK



FANTASTIC FACILITIES OLIVINE DONNYBROOK



Artist's Impression

Heartford

DONNYBROOK

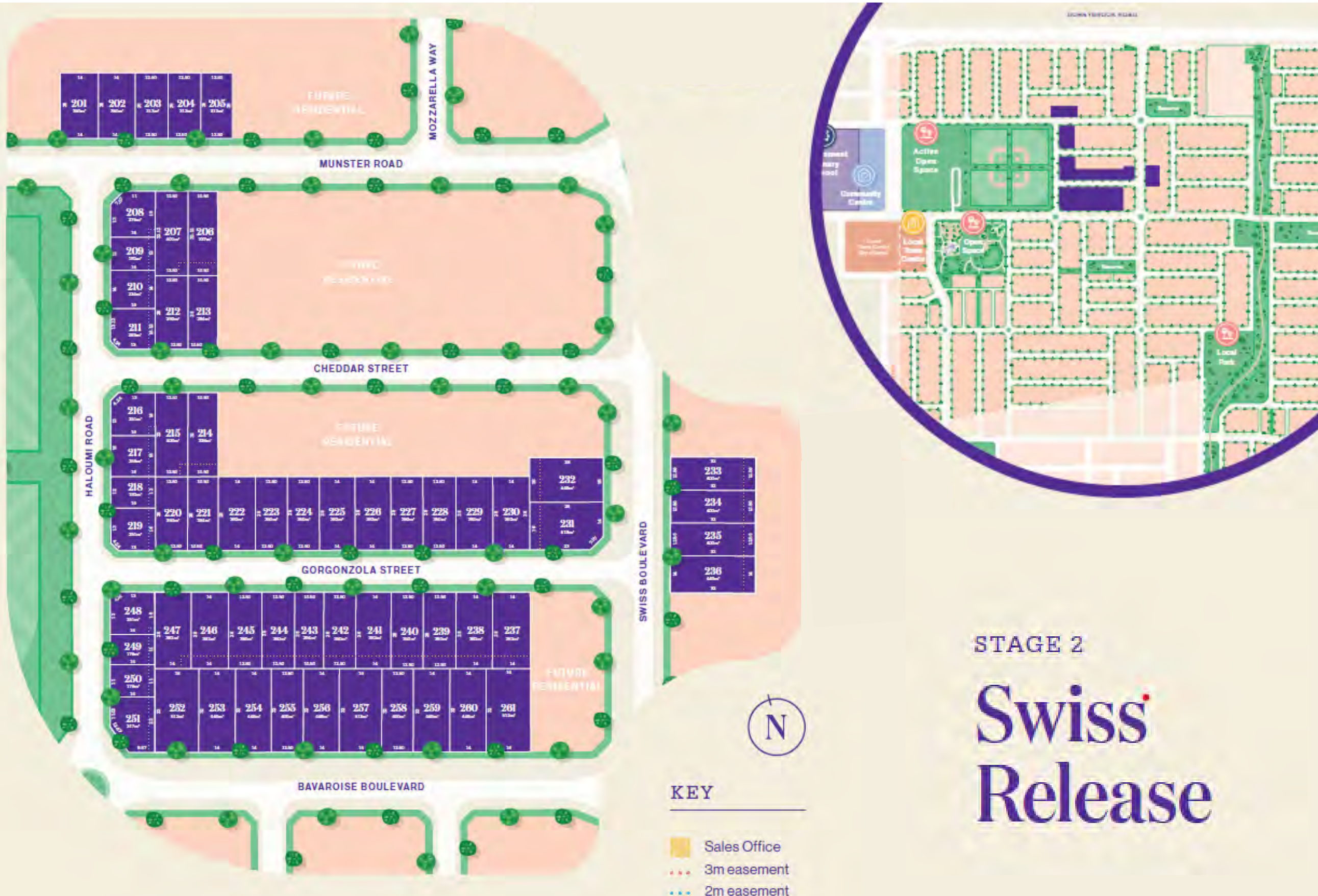
Melbourne CBD (30kms)



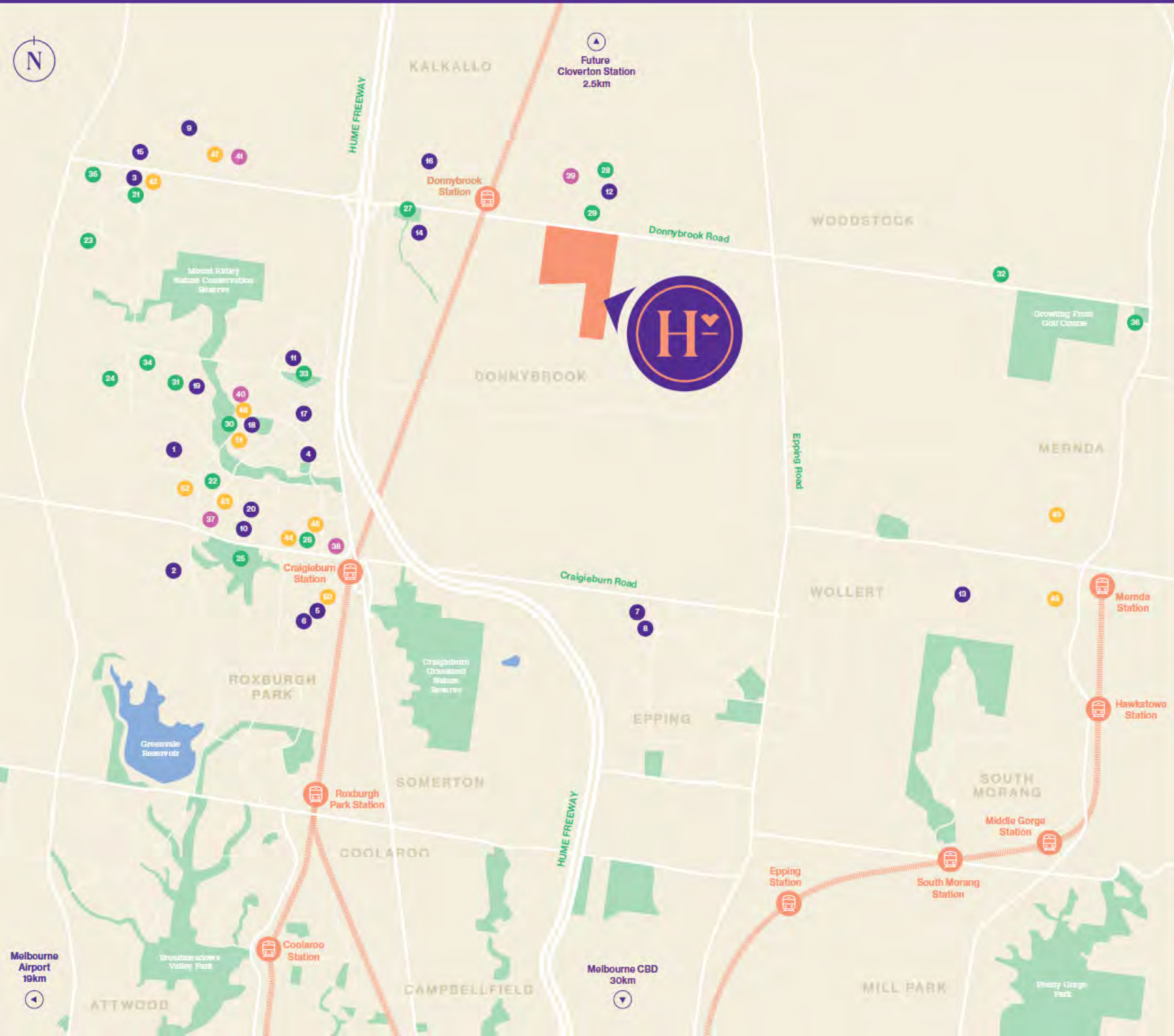
HEARTFORD DONNYBROOK MLB



HEARTFORD STAGE 2 MASTERPLAN



DONNYBROOK NEARBY AMENITIES



A rich region to be discovered.

EDUCATION & CHILDCARE

- | | |
|------------------------------------|--|
| 1 Aitken Creek Primary School | 12 Hume Anglican Grammar - Donnybrook Campus |
| 2 Aitken Hill Primary School | 13 I Am Learning Childcare Centre |
| 3 Annadale Childcare | 14 Kinbrook Family Daycare |
| 4 Craigieburn Primary School | 15 Kool Kidz Childcare |
| 5 Craigieburn Secondary College | 16 Lockerbie Preschool |
| 6 Craigieburn South Primary School | 17 Mother Teresa Catholic Primary |
| 7 Edgars Creek Primary School | 18 Mount Ridley P12 College |
| 8 Edgars Creek Secondary College | 19 Newbury Primary School |
| 9 Gaayip-Yagila Primary School | 20 Willmott Park Primary School |
| 10 Goodstart Early Learning Centre | |
| 11 Hume Anglican Grammar P-6 | |

PARKS & RECREATION

- | | |
|---------------------------------|---|
| 21 Annadale Community Park | 30 Golden Sun Moth Park |
| 22 Anzac Park | 31 Hume Hockey Club |
| 23 Botanical Park | 32 J.W. Towt Park |
| 24 Central Park, Trillium | 33 Mount Ridley Nature Conservation Reserve |
| 25 Craigieburn Public Golf Club | 34 Sustainable Park Playground |
| 26 Craigieburn Football Club | 35 Trijena Park |
| 27 Donnybrook Cricket Club | 36 Yan Yean Tennis Club |
| 28 Future Community Centre | |
| 29 Future Sports Reserve | |

SHOPPING & RETAIL

- | | |
|------------------------|------------------------------|
| 37 Craigieburn Central | 40 Highlands Shopping Centre |
| 38 Craigieburn Plaza | 41 Merrifield City |
| 39 Future Town Centre | |

MEDICAL SERVICES

- | | |
|---|--|
| 42 Annadale Family Medical Centre | 48 Mernda Family Clinic |
| 43 Craigieburn Central Medical Centre | 49 Marna GP Clinic |
| 44 Family Health Medical Centre | 50 Mitford Crescent Maternal Child Health Centre |
| 45 Hanson Medical Clinic & Dental Surgery | 51 Modern Medical Craigieburn |
| 46 Highlands Medical Centre | 52 Primary Medical Centre Craigieburn |
| 47 Merrifield City Medical Centre | |



This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by Melbourne City Council, the VIC State Government, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS. However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. Murfco Pty Ltd T/A Prop Market its agents will therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.