



163 GILLESPIE ROAD, KINGS PARK, VIC 3021 PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS



Jiang Li 163 Gillespie Road Kings Park, VIC, 3021

Mitch (Hung) Nguyen Professionals St Albans Phone: +61 478 77 66 66 Office Phone: 03 93646867 Email: mitch.nguyen@professionalsstalbans.com.au Web: professionalsstalbans.com.au



### 163 GILLESPIE ROAD, KINGS PARK, VIC 3021



#### **Owner Details**

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s): Owner Type: Rental

### **Property Details**

Property Type: House - N/A

RPD: 486//LP92235 (894076)

521 m<sup>2</sup> Area:

Area \$/m2: \$369 Land Use: **DETACHED DWELLING (EXISTING)** 

Water/Sewerage:

Zoning Property ID: 5847776 / VIC1231389 Council: UBD Ref: UBD Ref: 189 C20 **BRIMBANK CITY** 

Features: Deck, Verandah/Deck, Built in Robes, Air Conditioned, Fully Fenced, Improvements: Gas, Garden / Courtyard,

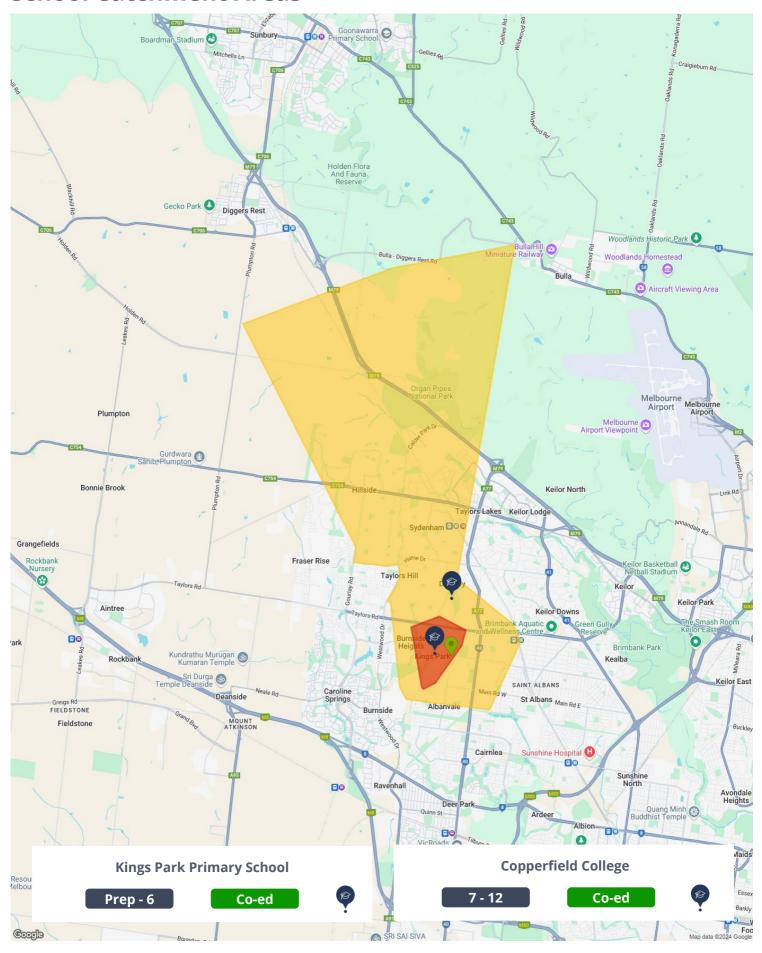
Floorboards, Ground floor

### **Sales History**

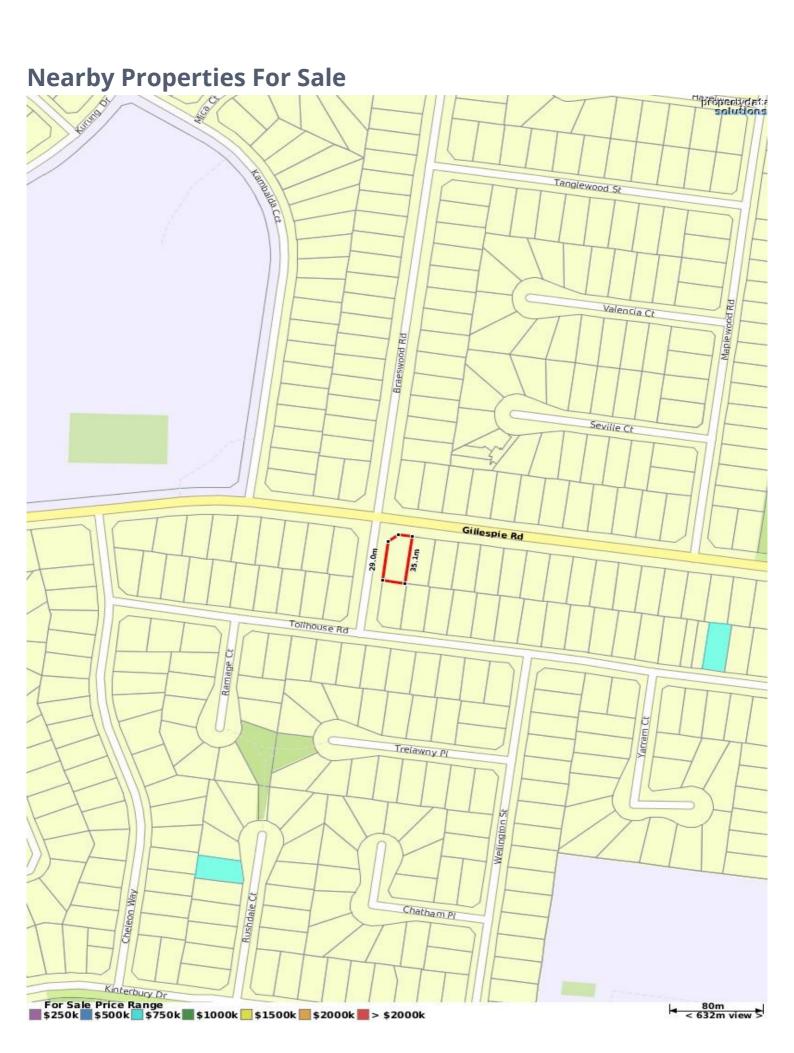
| Sale Amount: | Sale Date: | Vendor:         | Area:              | Sale Type:  | Related: |
|--------------|------------|-----------------|--------------------|-------------|----------|
| \$ 192,000   | 04/03/2005 | THE PROPRIETORS | 542 m <sup>2</sup> | Normal Sale | No       |
| \$ 116,500   | 28/09/1999 | THE PROPRIETORS | 542 m²             | Normal Sale | No       |
| \$ 123,000   | 01/09/1989 | THE PROPRIETORS | 0 m²               | Normal Sale | No       |
|              |            |                 |                    |             |          |



### **School Catchment Areas**



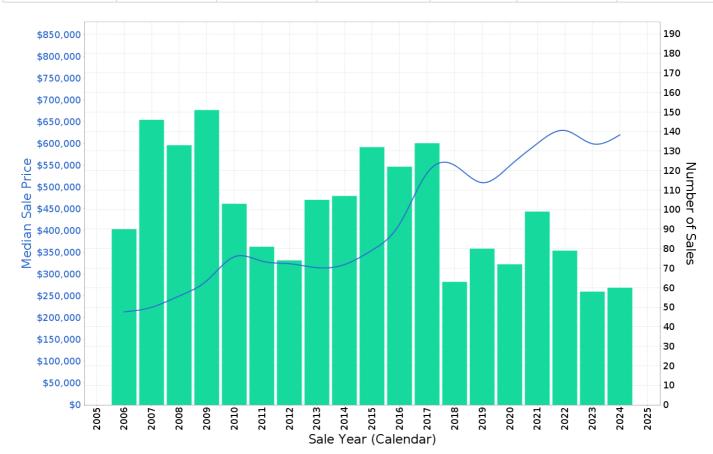






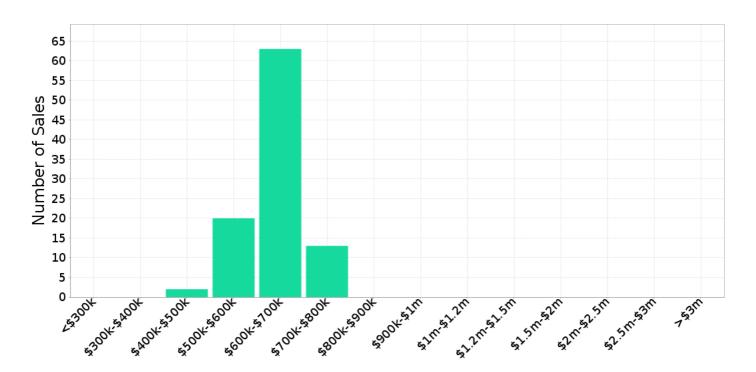
# **Sales & Growth Chart (House)**

| Year | No. of Sales | Average    | Median     | Growth | Low        | High         |
|------|--------------|------------|------------|--------|------------|--------------|
| 2006 | 90           | \$ 219,566 | \$ 213,500 |        | \$ 160,000 | \$ 500,000   |
| 2007 | 146          | \$ 226,539 | \$ 224,000 | 4.9 %  | \$ 72,194  | \$ 400,000   |
| 2008 | 133          | \$ 254,062 | \$ 250,000 | 11.6 % | \$ 130,000 | \$ 350,000   |
| 2009 | 151          | \$ 286,818 | \$ 285,000 | 14.0 % | \$ 120,000 | \$ 493,000   |
| 2010 | 103          | \$ 336,785 | \$ 340,000 | 19.3 % | \$ 45,000  | \$ 580,000   |
| 2011 | 81           | \$ 326,062 | \$ 330,000 | -2.9 % | \$ 80,000  | \$ 390,000   |
| 2012 | 74           | \$ 330,533 | \$ 324,000 | -1.8 % | \$ 259,500 | \$ 594,000   |
| 2013 | 105          | \$ 320,616 | \$ 315,000 | -2.8 % | \$ 250,000 | \$ 405,000   |
| 2014 | 107          | \$ 328,170 | \$ 322,000 | 2.2 %  | \$ 140,000 | \$ 480,000   |
| 2015 | 132          | \$ 382,275 | \$ 355,000 | 10.2 % | \$ 250,000 | \$ 3,600,002 |
| 2016 | 122          | \$ 413,580 | \$ 415,000 | 16.9 % | \$ 260,000 | \$ 540,000   |
| 2017 | 134          | \$ 534,799 | \$ 532,500 | 28.3 % | \$ 410,000 | \$ 715,000   |
| 2018 | 63           | \$ 546,231 | \$ 550,000 | 3.3 %  | \$ 423,000 | \$ 635,000   |
| 2019 | 80           | \$ 504,719 | \$ 510,000 | -7.3 % | \$ 330,000 | \$ 635,000   |
| 2020 | 72           | \$ 542,396 | \$ 548,750 | 7.6 %  | \$ 440,000 | \$ 670,000   |
| 2021 | 99           | \$ 603,357 | \$ 600,000 | 9.3 %  | \$ 440,000 | \$ 790,000   |
| 2022 | 79           | \$ 632,324 | \$ 630,000 | 5.0 %  | \$ 412,500 | \$ 770,000   |
| 2023 | 58           | \$ 610,938 | \$ 599,500 | -4.8 % | \$ 300,000 | \$ 1,200,000 |
| 2024 | 60           | \$ 620,125 | \$ 620,000 | 3.4 %  | \$ 410,000 | \$ 850,000   |



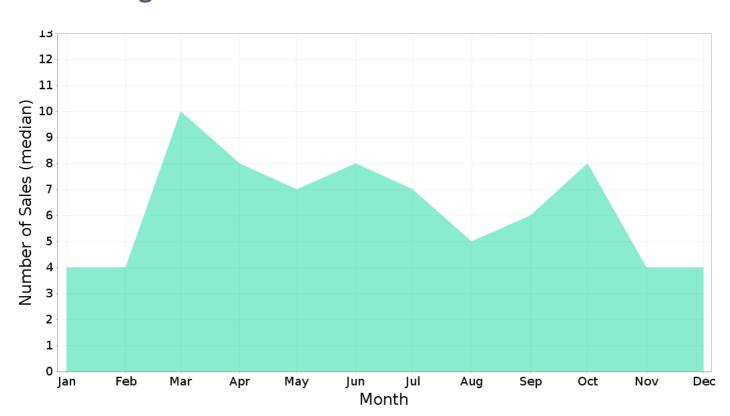


# **Price Segmentation**



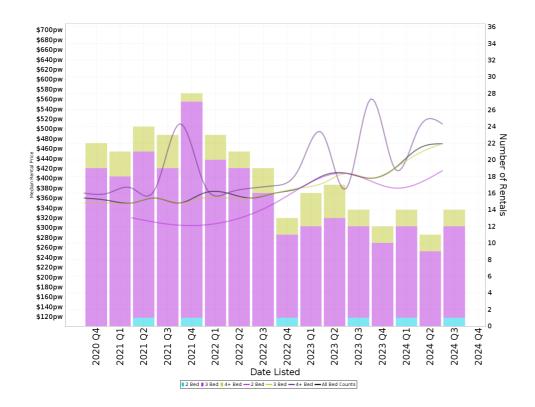
Price Range Segments

# **Peak Selling Periods**





### **Median Weekly Rents (Houses)**



**Suburb Sale Price Growth** 

+3.3%

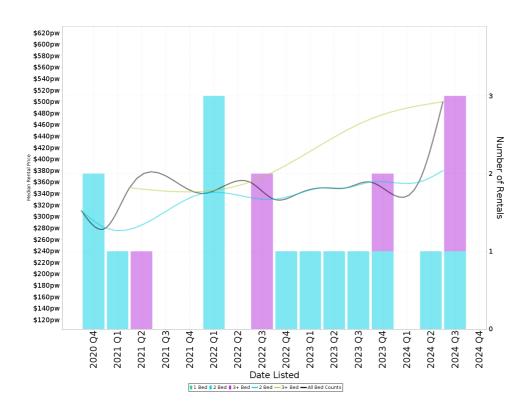
Current Median Price: \$620,000
Previous Median Price: \$600,000
lased on 129 registered House sales compared ove the last two rolling 12 month periods.

**Suburb Rental Yield** 

+3.8%

Current Median Price: \$620,000 Current Median Rent: \$450 Based on 51 registered House rentals compared over the last 12 months.

# **Median Weekly Rents (Units)**



**Suburb Sale Price Growth** 

+5.2%

Current Median Price: \$452,500 Previous Median Price: \$430,000 Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

**Suburb Rental Yield** 

+4.4%

Current Median Price: \$452,500
Current Median Rent: \$380
Based on 6 registered Unit rentals compared over the



**Comparable Properties Map** ry School Mackellar Primary School Monmia Primary School College Loddon Dr Reserve Wilmot Dr Copperfield College O Cardinia Cres Cop Silvertree Ave Goldsmith Avenue Some Way Reserve Watervale Boulevard Reserve Keilor Downs Recre Reserve Playg Frost Dr Gilson College Lionsden Boxing В Taylors Rd Academy Delahey erfield Park Taylors Rd Galena Cres Paraburdoo Ln Taylors Rd ä Taylors Rd Menzies 000 Grevillea Rd Keilor Plains Pe Tenterfield Park Rd Playground International Gardens Magnolia Ave Burnside Reserve Fenced Dog Park Heights Batman St Copperfield College Kings Park Corunna Beverley Reserve Camdale Parade Roche St Burke Rd Gillespie Rd Kings Park Gil 3 St. Geo Gilles Orthod Wellington ; Gillespie Rd Ballin St Tremaine P Andrew Rd McLeod Rd Margrave St iside is Kings Road to ghts Medical Centre Movelle Primary eation Thomas St Cyril Clements Ook Chetwyn Dr 2 Ruth St Jacing Ruth St James St Axford Rd 9 James St mbeth St O Moffat St Main Rd W Entally Dr Panjtan Centre Main Rd W Adelaid Trafalgar St Main Road Comare Dr Medical Centre Elizabeth S Poom Sutherland St Garfield St Adams St Main Rd W chanan Evergreen Ave Albanvale Kodre St Primary School Disraeli St Evergreen Hook St Australian Bosnian Vule St is Albanvale Grant Islamic Centre Deer Park Grist St Appian Dr Tarlee Dr Gladstone St Anna St Wintersun Dr McCann Dr

President Rd

Sold

Moorland Rd

for Dr

Meehan St

Howards

Map data @2024 Google

McCann Dr

Albanvale Dr

For Sale

Concord Cct

çairfax Cct

For Rent

Coop Neale Rd



### **Nearby Comparable Rental Properties**

There are 10 rental properties selected within the radius of 1500.0m from the focus property. The lowest for rent price is \$430 and the highest for rent price is \$580 with a median rental price of \$490. Days listed ranges from 4 to 45 days with the average currently at 16 days for these selected properties.

#### 9 GUEST AVE, ALBANVALE 3021



Property Type: House Area: 540 m<sup>2</sup>

RPD: 451//LP111881

Features:

UBD Ref: Melbourne - 219 B5 A 3







Current Rent Price: \$430 First Rent Price: \$430

Month Listed: October 2024 Days on Market: 4 Days



#### **46 ANDREW RD, ST ALBANS 3021**



Property Type: House Area: 600 m<sup>2</sup> (12 m<sup>2</sup>) RPD: 260//LP54644

UBD Ref: Melbourne - 189 G20









Current Rent Price: \$580 First Rent Price: \$580 Month Listed: October 2024 Days on Market: 10 Days



Features: IMPROVEMENTS: ALARM SYSTEM, DISHWASHER



#### **7 TAREE ST, KINGS PARK 3021**



Property Type: House Area: 529 m<sup>2</sup>

RPD: 13//LP114434

Features:

UBD Ref: Melbourne - 189 D20









Days on Market: 12 Days



#### 1/5 BUTLER ST, ST ALBANS 3021



Property Type: House Area: 303 m<sup>2</sup> RPD: 1//PS818441

Features:

UBD Ref: Melbourne - 219 H2



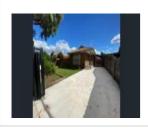




Current Rent Price: \$460 First Rent Price: \$460 Month Listed: October 2024 Days on Market: 17 Days



#### 23 REX ST, KINGS PARK 3021



Property Type: House Area: 536 m<sup>2</sup> RPD: 369//LP97516

Features:

UBD Ref: Melbourne - 189 D17 A 3







Current Rent Price: \$450pw / \$1955pcm First Rent Price: \$450pw / \$1955pcm

Month Listed: October 2024 Days on Market: 17 Days





#### **15 LEMCO WALK, DELAHEY 3037**



Current Rent Price: \$500 Per Week First Rent Price: \$500 Per Week

UBD Ref: Melbourne - 189 C15

Month Listed: October 2024
Days on Market: 19 Days

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,

IMPROVEMENTS: CLOSE TO SHOPS



#### 1 SANDLEWOOD CRT, KINGS PARK 3021



Property Type: House Area: 534 m<sup>2</sup> RPD: 773//LP93283

Features:

UBD Ref: Melbourne - 189 D17





(<del>-</del> 1



€ 3

Current Rent Price: \$500 First Rent Price: \$540

Month Listed: October 2024\* (Rented)

Days on Market: 18 Days



#### 55 KINGS RD, KINGS PARK 3021



Property Type: House Area: 532 m<sup>2</sup> RPD: 8//LP110514

Features:

UBD Ref: Melbourne - 189 F20







Current Rent Price: \$570 Per Week
First Rent Price: \$570 Per Week
Month Listed: October 2024\* (Rented)

Days on Market: 13 Days

UBD Ref: Melbourne - 189 E18



#### 13 MAGNOLIA AVE, KINGS PARK 3021



Property Type: House

Area: 532 m<sup>2</sup> RPD: 179//LP95073

First Rent Price: \$540 per week



Current Rent Price: UNDER APPLICATION



**₹** 2

Month Listed: September 2024
Days on Market: 45 Days

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: DISHWASHER, CLOSE TO SHOPS



#### 23 POA CRT, DELAHEY 3037



Property Type: House

Area: 358 m<sup>2</sup>

RPD: 577//PS319357

Features: BRICK AND TILE

UBD Ref: Melbourne - 189 A14







Current Rent Price: \$480 pw /\$2086 pcm
First Rent Price: \$480 pw /\$2086 pcm
Month Listed: September 2024\* (Rented)

Days on Market: 14 Days





### **Nearby Comparable For Sale Properties**

There are 5 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$600,000 and the highest for sale price is \$715,000 with a median sale price of \$650,000. Days listed ranges from 1 to 713 days with the average currently at 183 days for these selected properties.

#### 26 STEVENS RD, ST ALBANS 3021



Property Type: House Area: 607 m<sup>2</sup> RPD: 453//LP54646

Features:

UBD Ref: Melbourne - 219 H1 Distance from Property: 1.3km







Current List Price:**\$660,000 - \$699,000**First List Price:**\$660,000 - \$699,000** 

Date Listed: 04/11/2024 Days Listed: 1 Day

Listed Price Change:



#### 24 ALDERGATE CRES, KINGS PARK 3021



Property Type: House Area: 535 m<sup>2</sup> RPD: 46//LP118496

Features:

UBD Ref: Melbourne - 219 C2 Distance from Property: 516m







Current List Price:**Private Sale | \$640,000 -**First List Price:Private Sale | \$650,000 - \$690,000
Date Listed: **10/10/2024** Days Listed: **25 Days** 

Listed Price Change: -1.5%



#### 31 KURUNG DR, KINGS PARK 3021



Property Type: House Area: 518 m<sup>2</sup> RPD: 226//LP131249

Features:

UBD Ref: Melbourne - 189 B18 Distance from Property: 556m







Current List Price:**\$650,000 - \$695,000** First List Price:**\$650,000 - \$695,000** 

Date Listed: 23/09/2024 Days Listed: 42 Days

Listed Price Change:



#### 2 WITCHWOOD CL, ALBANVALE 3021



Property Type: House Area: 530 m<sup>2</sup> RPD: 855//LP117314

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

UBD Ref: Melbourne - 219 A6 Distance from Property: 1.6km







Current List Price:**\$660,000-\$710,000** 

First List Price: Contact Agent

Date Listed: 24/06/2024 Days Listed: 134 Days Listed Price Change:

\_\_\_\_\_



#### 25 BAGULEY CRES, KINGS PARK 3021



Property Type: House Area: 533 m<sup>2</sup> RPD: 293//LP139891

Features:

UBD Ref: Melbourne - 189 B20 Distance from Property: 288m







Current List Price: **Price on Application**First List Price: \$690,000 - \$750,000

Date Listed: 22/11/2022 Days Listed: 713 Days

Listed Price Change:



© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



# **Nearby Comparable Sold Properties**

There are 2 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is \$692,000 and the highest sale price is \$735,000 with a median sale price of \$713,500. Days listed ranges from 25 to 29 days with the average currently at 27 days for these selected properties.

#### 249 MAIN RD, ST ALBANS, VIC 3021



Property Type: House Area: 805 m<sup>2</sup> Area \$/m2: \$913 RPD: 1//TP171118

Features:

UBD Ref: Melbourne - 219 G4 A 3 5 1







Sale Price: \$735,000 (Agents Advice - Sale) Sale Date: 26/10/2024 Days to Sell: 25 Days Last Price: \$690,000 to \$750,000 Chg %: First Price: \$690,000 to \$750,000 Chg %:



#### 17 THISTLE CRT, DELAHEY, VIC 3037



Property Type: House Area: 566 m<sup>2</sup> Area \$/m2: \$1,223 RPD: 181//PS308038

Features: STUDY, IMPROVEMENTS: FLOORBOARDS

UBD Ref: Melbourne - 189 A16 Distance from Property: 958m







Sale Price: \$692,000 (Normal Sale)

Sale Date: 17/08/2024 Days to Sell: 29 Days Last Price: \$600,000 to \$650,000 Chg %: First Price: \$600,000 to \$650,000 Chg %:





# 163 GILLESPIE ROAD, KINGS PARK, VIC 3021



### **Appraisal Price**

This market analysis has been prepared on 04/11/2024 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$690,000

### Contact your agent for further information:



Agent Name: Mitch (Hung) Nguyen

Mobile: +61 478 77 6666

Office: Professionals St Albans

Office Phone: 03 9364686

Email: mitch.nguyen@professionalsstalbans.com.au

Website: professionalsstalbans.com.au