

COMPARATIVE MARKET ANALYSIS

33 TIBERIUS ROAD, ST ANDREWS BEACH, VIC 3941

PREPARED BY PRUE JONES, AGENTS' AGENCY NETWORK PARTNERS



33 TIBERIUS ROAD, ST ANDREWS BEACH, VIC 3941



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

3 2 4

Property Type: Vacant Land - N/A
 RPD: 356/LP57781 (8455728)

Area: 864 m² (0 m²)

Land Use: DETACHED DWELLING

Area \$/m²: \$301 ()

Zoning

Water/Sewerage:

Council: MORNINGTON PENINSULA SHIRE

Property ID: 21093118 / VIC1076918

Features:

UBD Ref: UBD Ref: 504 R4

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 260,000	06/11/2013	THE PROPRIETORS	883 m ²	Normal Sale	No
\$ 12,600	01/10/1986	THE PROPRIETORS	0 m ²	Normal Sale	No

School Catchment Areas



Boneo Primary School

Prep - 6

Co-ed



Rosebud Secondary College

7 - 12

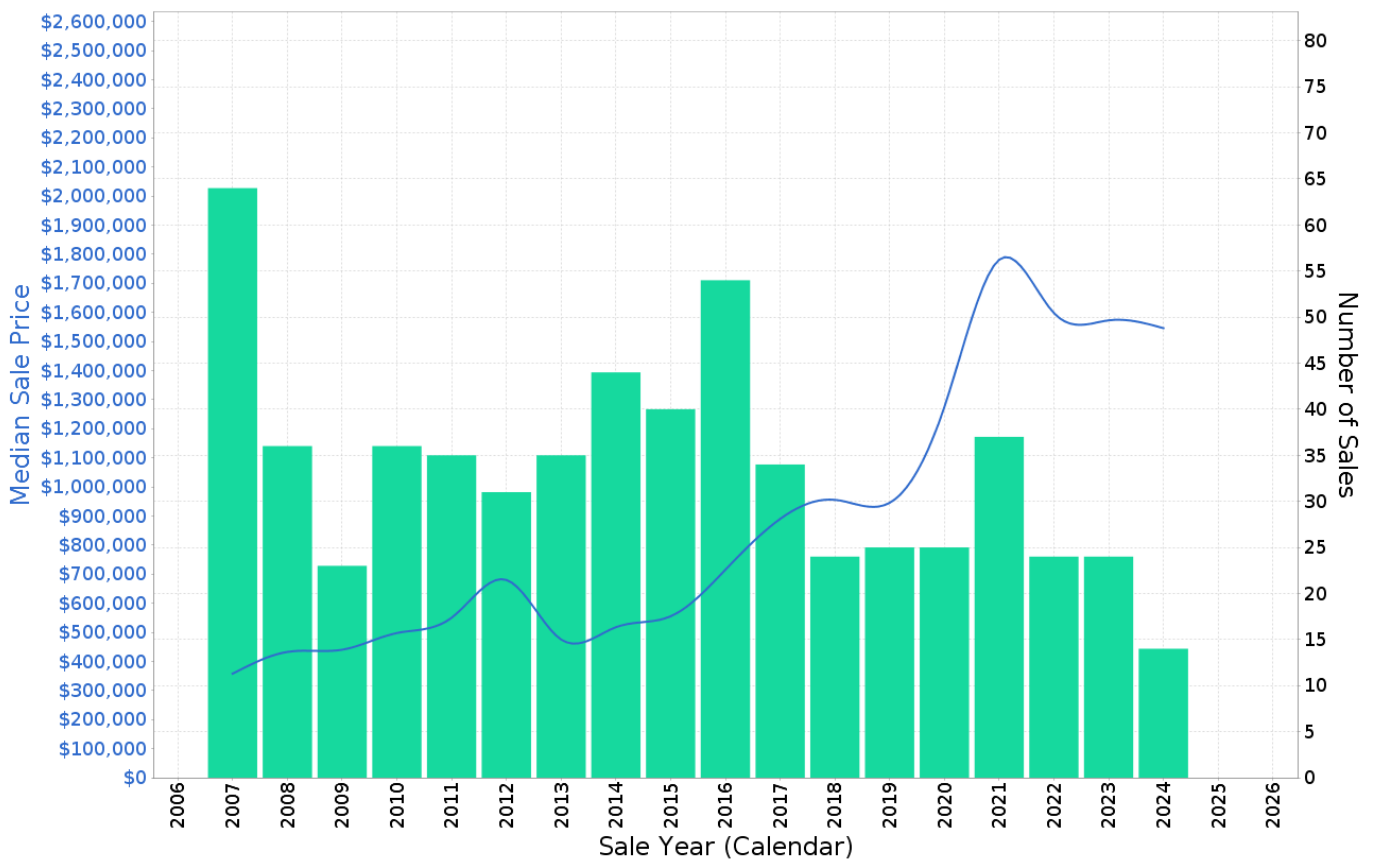
Co-ed





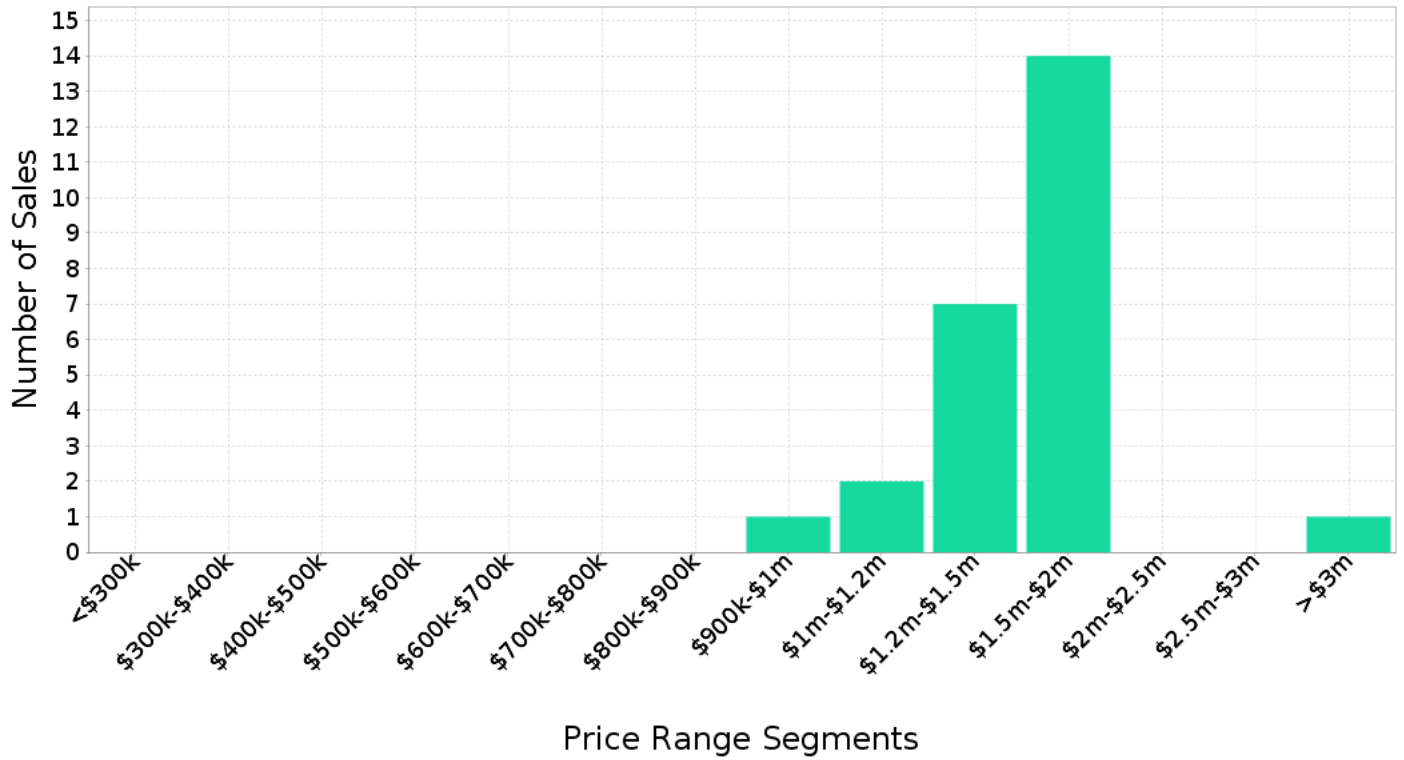
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2007	64	\$ 457,980	\$ 357,500		\$ 127,000	\$ 1,330,000
2008	36	\$ 578,688	\$ 432,500	21.0 %	\$ 115,000	\$ 2,000,000
2009	23	\$ 495,370	\$ 440,000	1.7 %	\$ 225,000	\$ 1,000,000
2010	36	\$ 582,194	\$ 497,500	13.1 %	\$ 150,500	\$ 1,300,000
2011	35	\$ 562,753	\$ 550,000	10.6 %	\$ 150,000	\$ 1,500,000
2012	31	\$ 775,423	\$ 680,000	23.6 %	\$ 300,000	\$ 2,450,000
2013	35	\$ 549,229	\$ 475,000	-30.1 %	\$ 255,000	\$ 1,480,000
2014	44	\$ 699,375	\$ 517,500	8.9 %	\$ 285,000	\$ 2,710,000
2015	40	\$ 742,725	\$ 555,000	7.2 %	\$ 190,000	\$ 3,050,000
2016	54	\$ 817,667	\$ 715,000	28.8 %	\$ 200,000	\$ 2,100,000
2017	34	\$ 1,086,706	\$ 890,000	24.5 %	\$ 300,000	\$ 4,000,000
2018	24	\$ 1,204,667	\$ 955,500	7.4 %	\$ 700,000	\$ 3,350,000
2019	25	\$ 1,019,920	\$ 945,000	-1.1 %	\$ 450,000	\$ 1,725,000
2020	25	\$ 1,516,228	\$ 1,275,000	34.9 %	\$ 740,000	\$ 4,425,000
2021	37	\$ 1,746,483	\$ 1,781,000	39.7 %	\$ 800,000	\$ 3,310,000
2022	24	\$ 1,852,125	\$ 1,597,500	-10.3 %	\$ 1,000,000	\$ 5,300,000
2023	24	\$ 1,663,292	\$ 1,572,500	-1.6 %	\$ 950,000	\$ 4,850,000
2024	14	\$ 1,636,679	\$ 1,545,500	-1.7 %	\$ 885,000	\$ 3,500,000
2025	0					

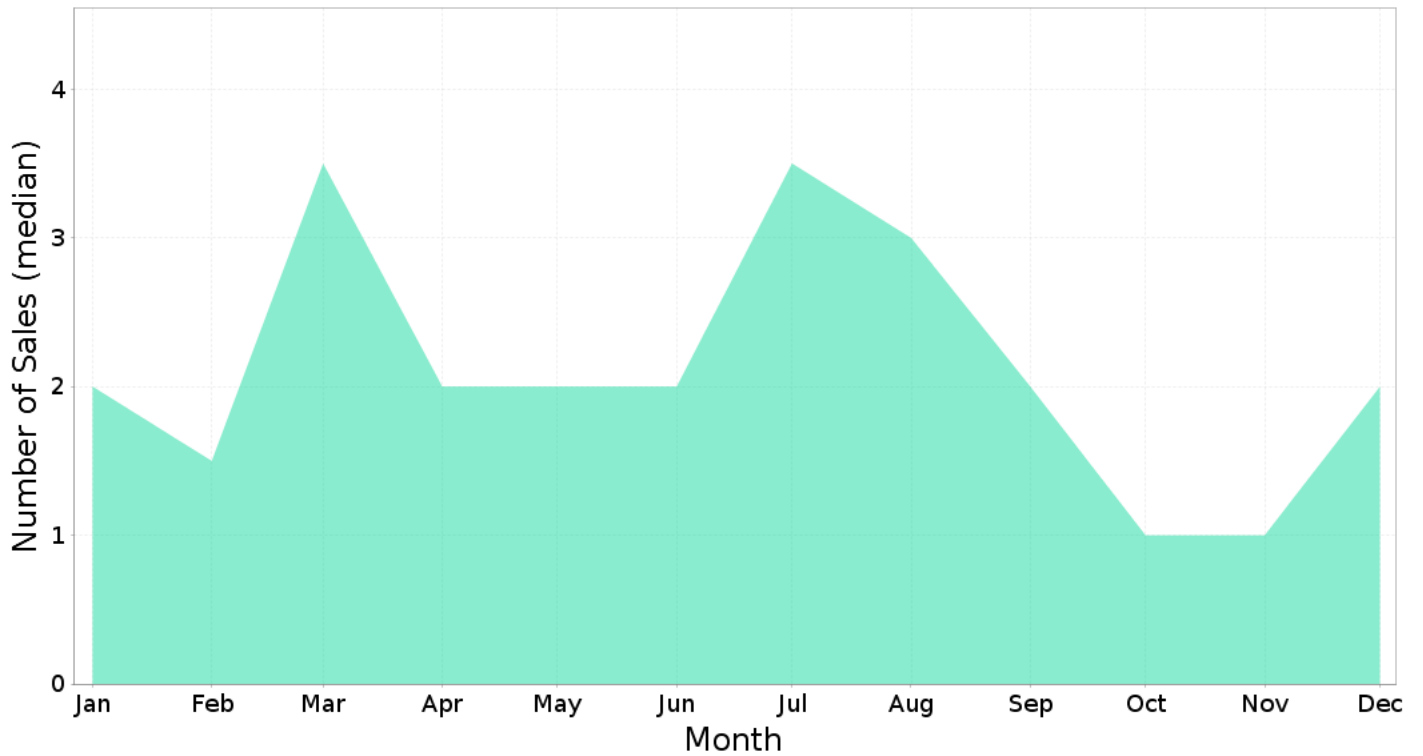


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Price Segmentation

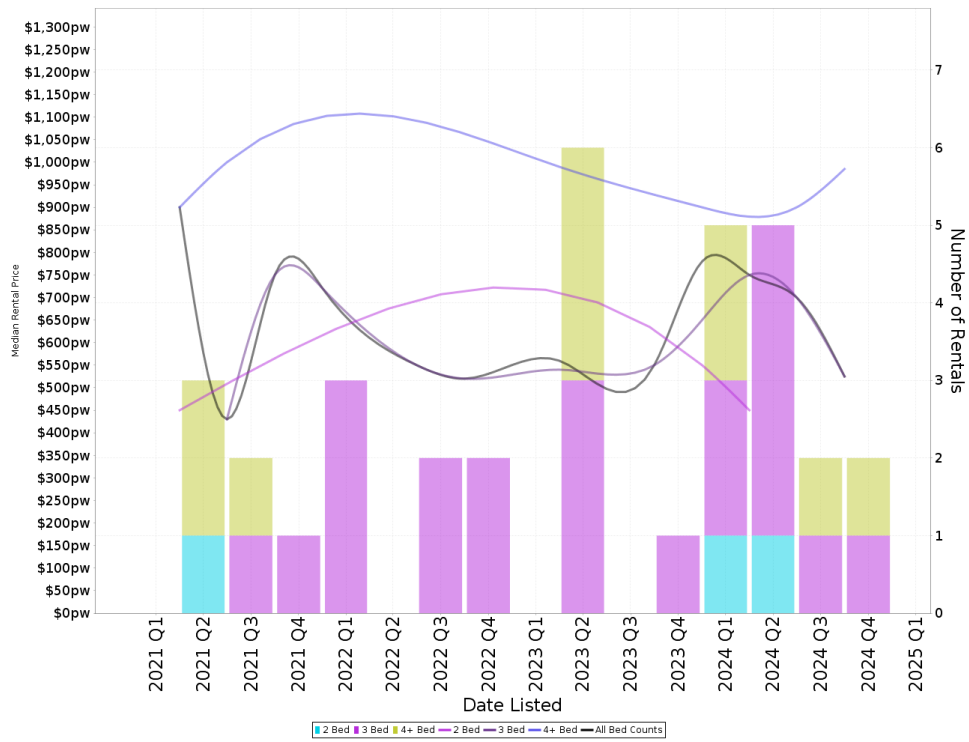


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.7%

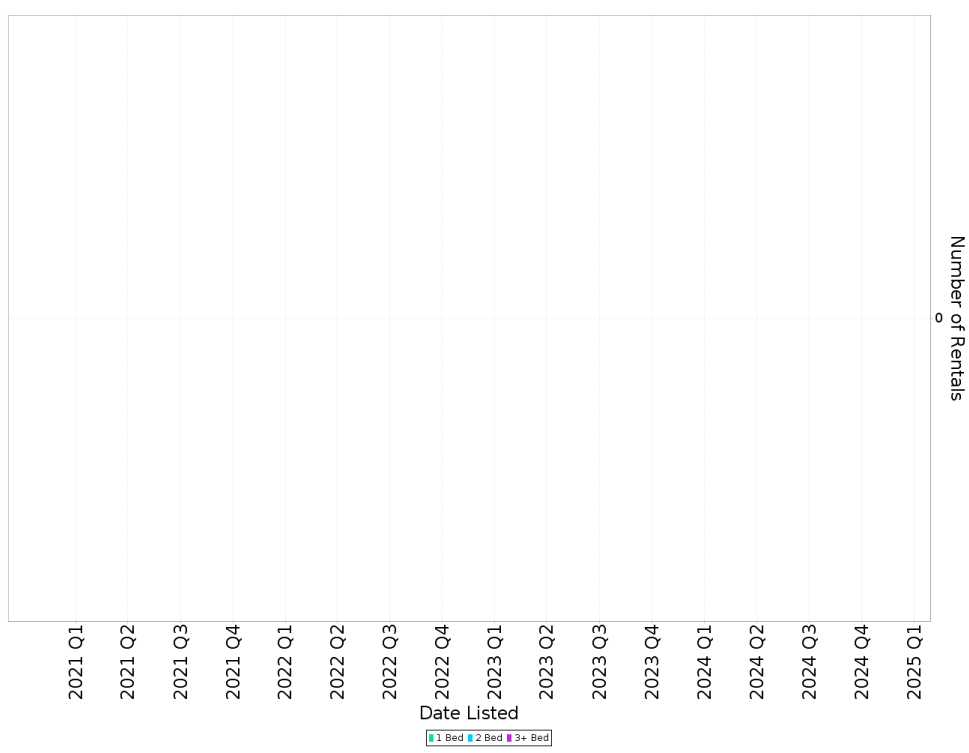
Current Median Price: \$1,545,500
 Previous Median Price: \$1,572,500
 Based on 38 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$1,545,500
 Current Median Rent: \$750
 Based on 14 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



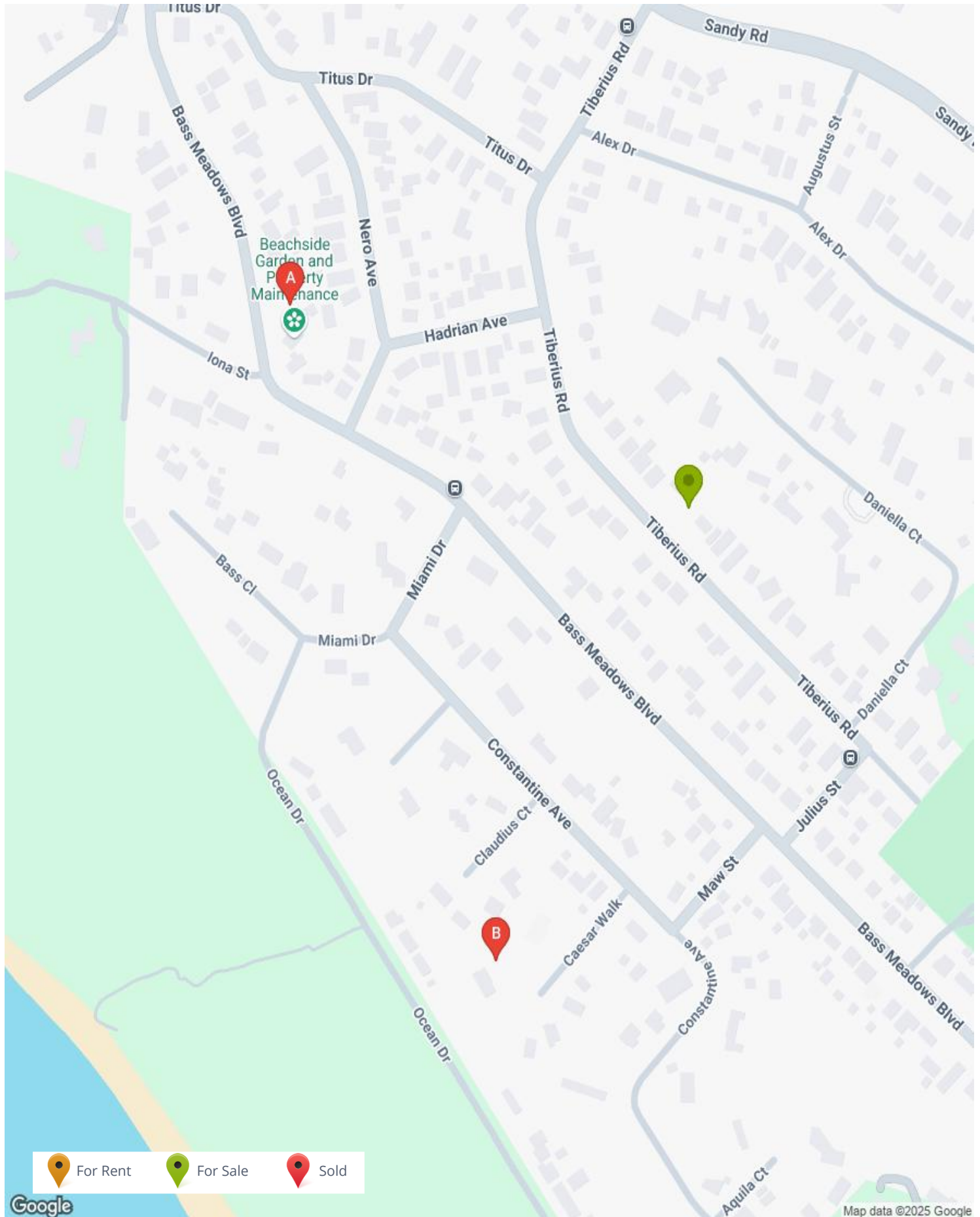
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$600,000 and the highest sale price is \$903,000 with a median sale price of \$751,500. Days listed ranges from 19 to 19 days with the average currently at 19 days for these selected properties.

31 BASS MEADOWS BVD, ST ANDREWS BEACH, VIC 3941

UBD Ref: Melbourne - 504 Q3
Distance from Property: 377m



Property Type: Vacant Land
Area: 886 m²
Area \$/m²: \$1,019
RPD: 1//TP86793

Features:

Sale Price: **\$903,000 (Normal Sale)**
Sale Date: 10/02/2023 Days to Sell: **19 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent (Under Chg %:



8 CAESAR WALK, ST ANDREWS BEACH, VIC 3941

UBD Ref: Melbourne - 504 Q5
Distance from Property: 392m



Property Type: Vacant Land
Area: 1,136 m²
Area \$/m²: \$528
RPD: 185//LP58336

Features:

Sale Price: **\$600,000 (Normal Sale)**
Sale Date: 13/04/2023 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:



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Appraisal Price

This market analysis has been prepared on 06/02/2025 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:

\$890,000 to \$940,000

Contact your agent for further information:

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