



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





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Kings Park, VIC, 3021

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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

 3  1  2

Property Type: House - N/A
RPD: 486//LP92235 (894076)

Area: 521 m²

Area \$/m²: \$369

Land Use: DETACHED DWELLING (EXISTING)

Water/Sewerage:

Zoning

Property ID: 5847776 / VIC1231389

Council: BRIMBANK CITY

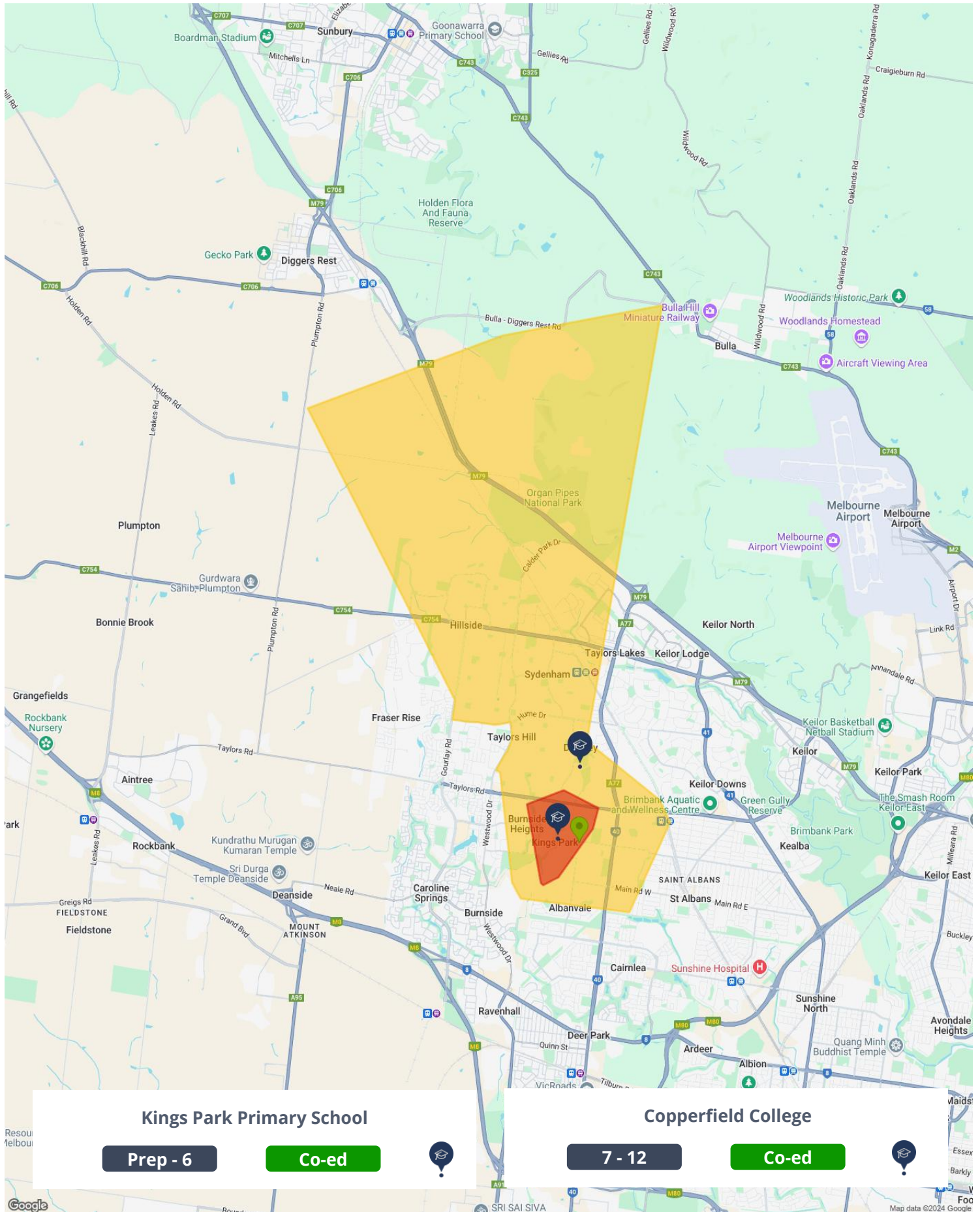
UBD Ref: UBD Ref: 189 C20

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

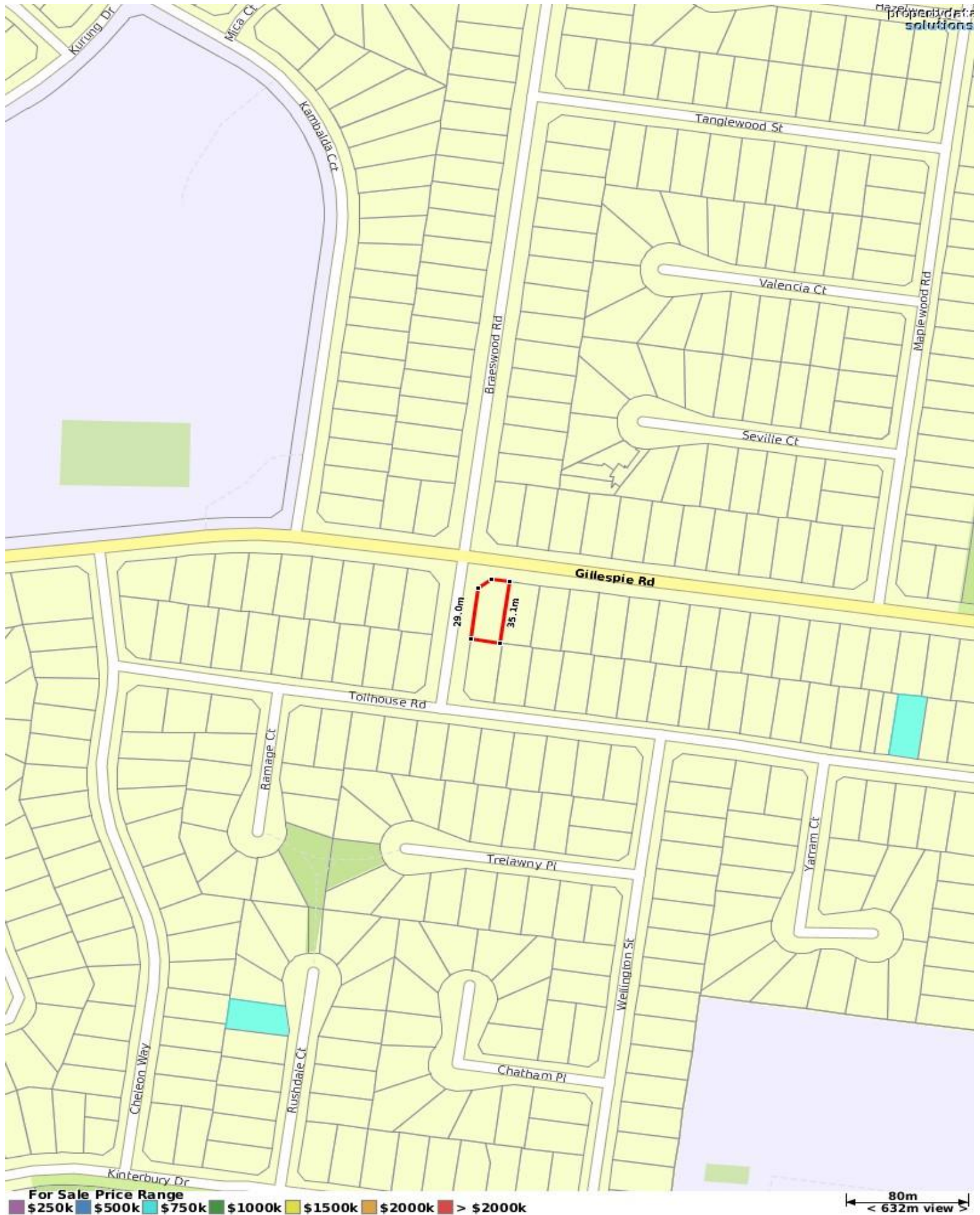
Sales History

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

School Catchment Areas

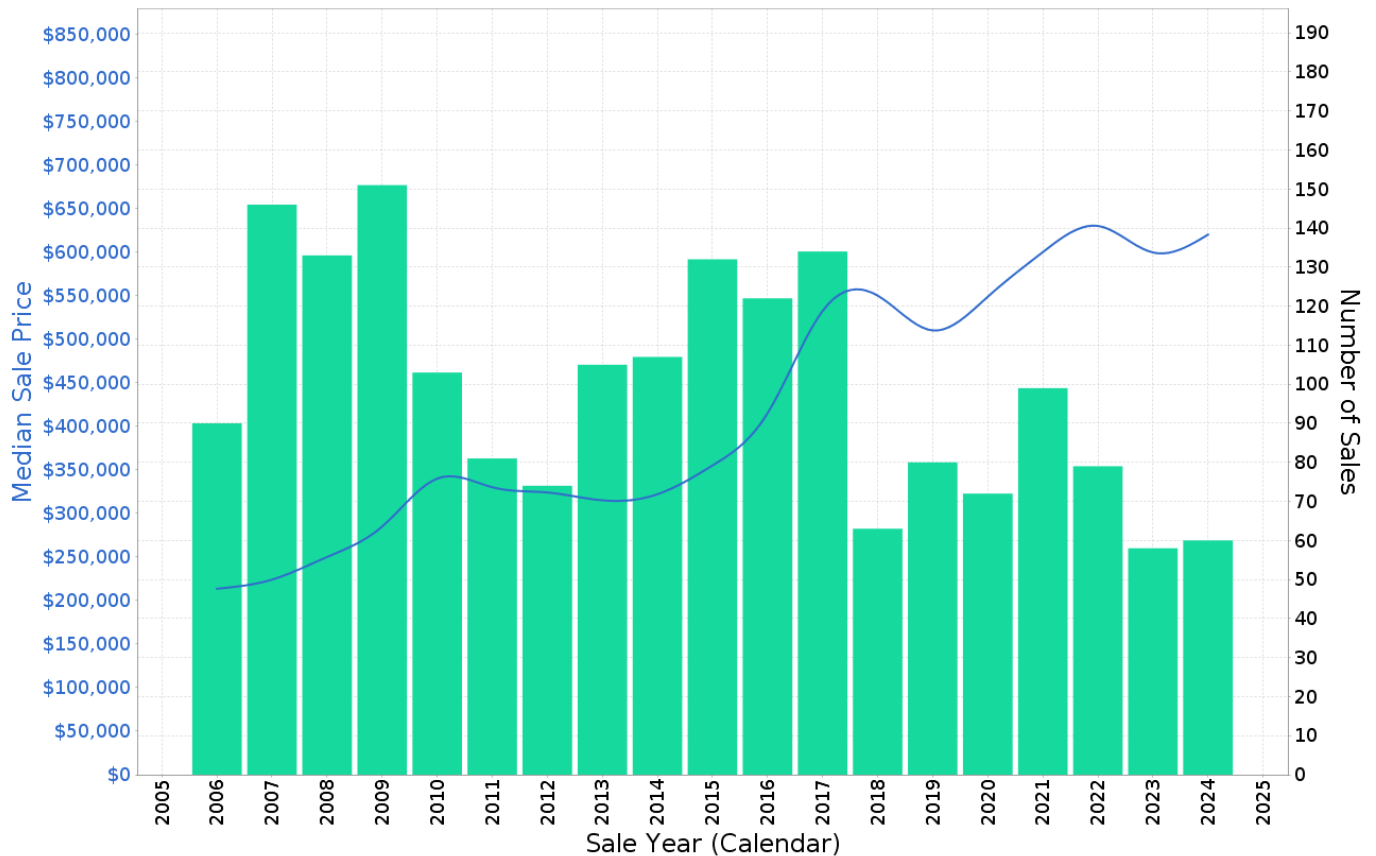


Nearby Properties For Sale

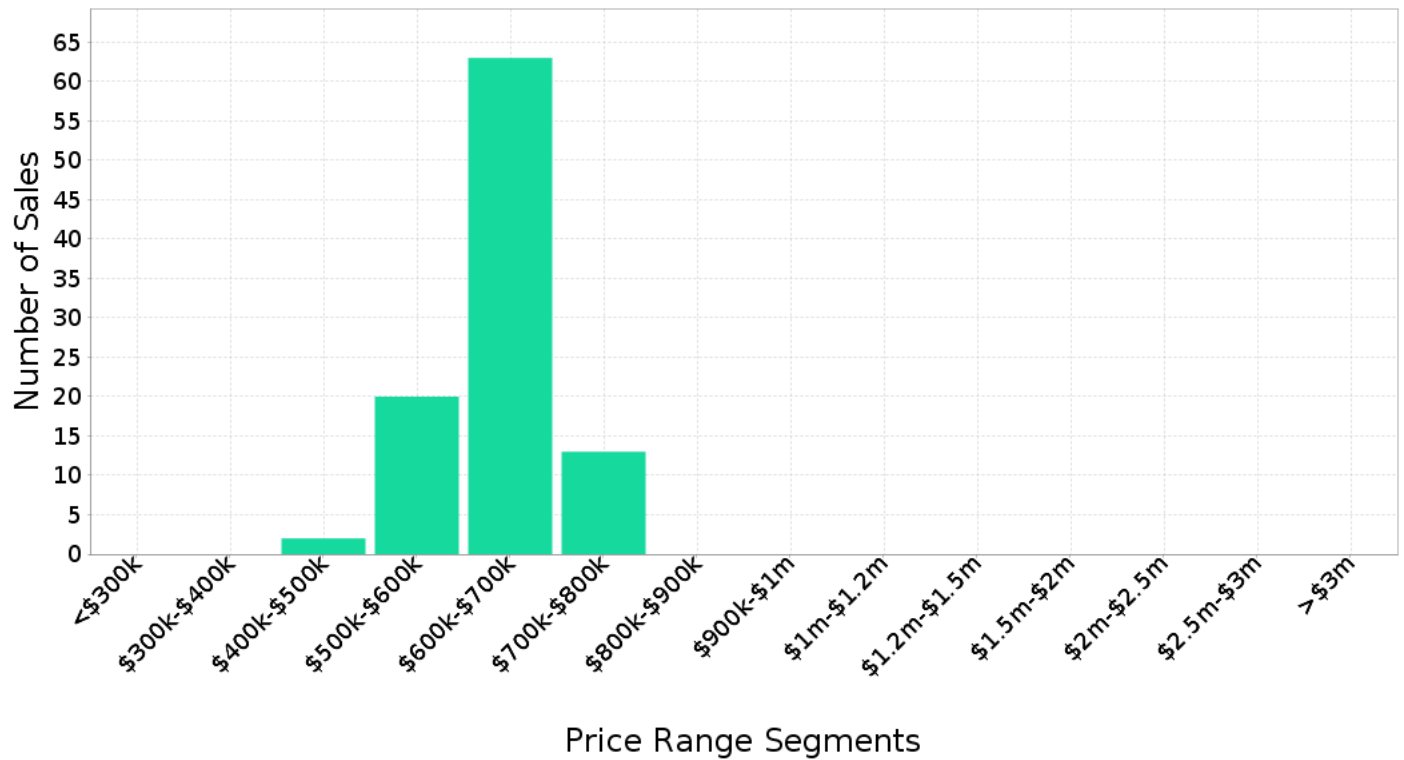


Sales & Growth Chart (House)

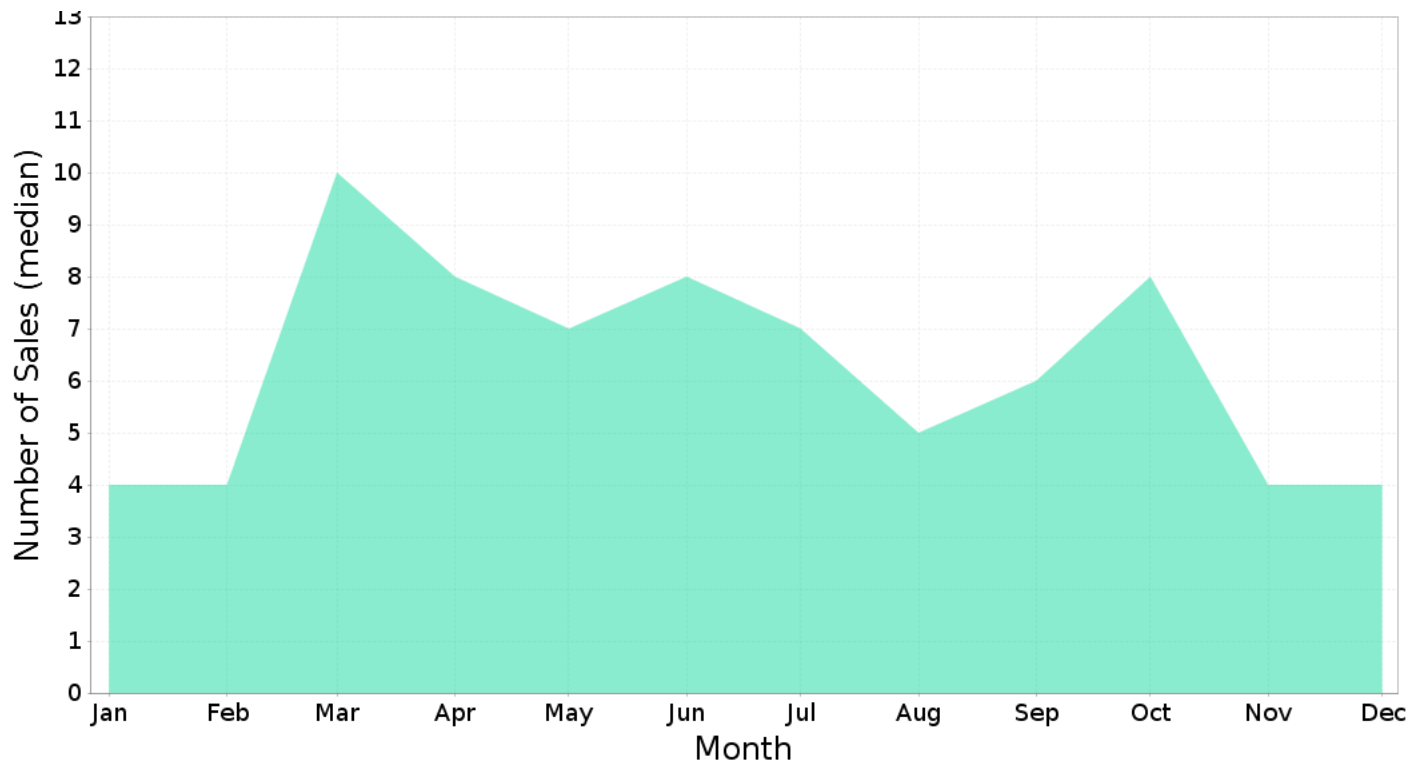
Year	No. of Sales	Average	Median	Growth	Low	High
2006	90	\$ 219,566	\$ 213,500		\$ 160,000	\$ 500,000
2007	146	\$ 226,539	\$ 224,000	4.9 %	\$ 72,194	\$ 400,000
2008	133	\$ 254,062	\$ 250,000	11.6 %	\$ 130,000	\$ 350,000
2009	151	\$ 286,818	\$ 285,000	14.0 %	\$ 120,000	\$ 493,000
2010	103	\$ 336,785	\$ 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



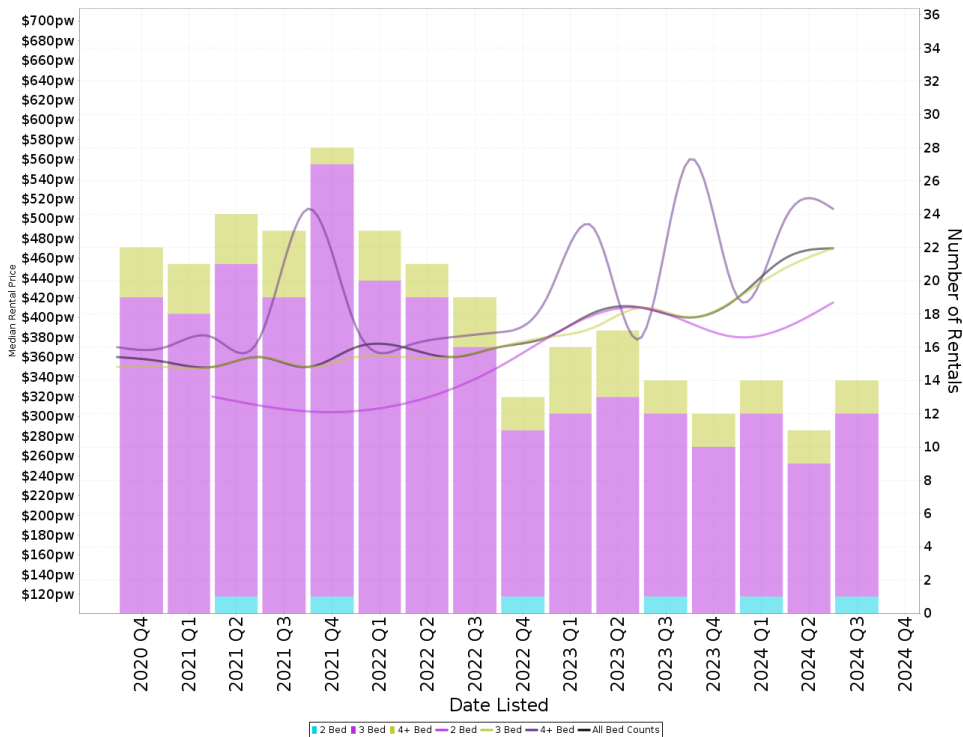
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.3%

Current Median Price: \$620,000
Previous Median Price: \$600,000

Based on 129 registered House sales compared over the last two rolling 12 month periods.

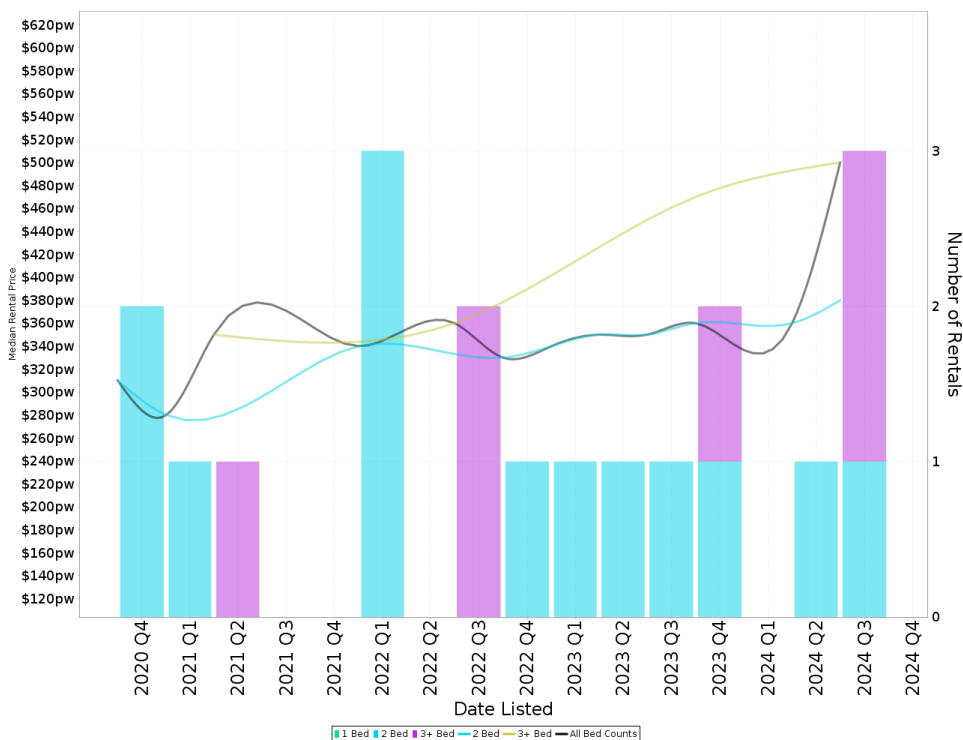
Suburb Rental Yield

+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.

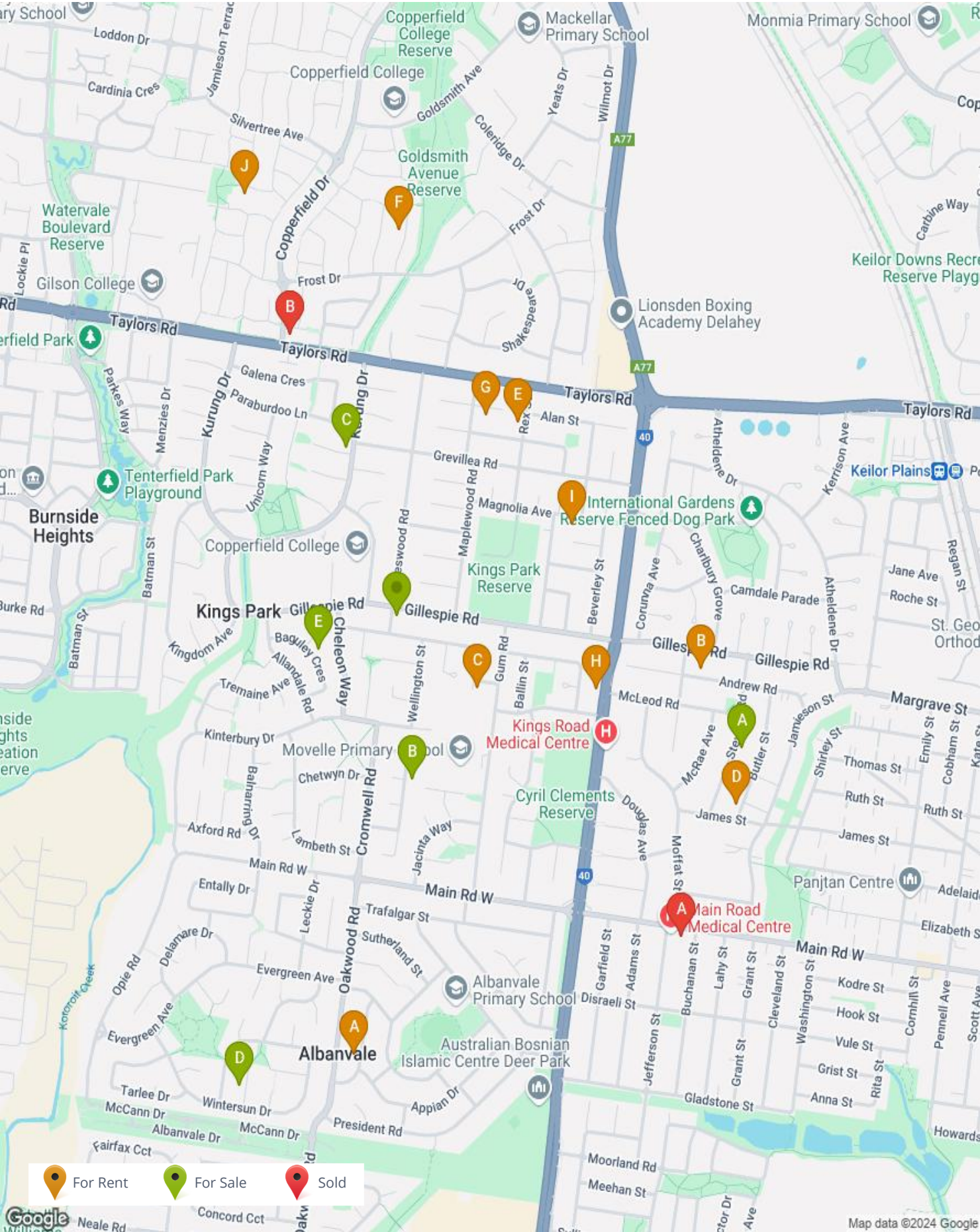
Suburb Rental Yield

+4.4%

Current Median Price: \$452,500
Current Median Rent: \$380

Based on 6 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



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

UBD Ref: Melbourne - 219 B5



Property Type: House
Area: 540 m²
RPD: 451//LP111881

Current Rent Price: **\$430**
First Rent Price: **\$430**
Month Listed: **October 2024**
Days on Market: **4 Days**

Features:



46 ANDREW RD, ST ALBANS 3021

UBD Ref: Melbourne - 189 G20



Property Type: House
Area: 600 m² (12 m²)
RPD: 260//LP54644

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

UBD Ref: Melbourne - 189 D20



Property Type: House
Area: 529 m²
RPD: 13//LP114434

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **October 2024**
Days on Market: **12 Days**

Features:



1/5 BUTLER ST, ST ALBANS 3021

UBD Ref: Melbourne - 219 H2



Property Type: House
Area: 303 m²
RPD: 1//PS818441

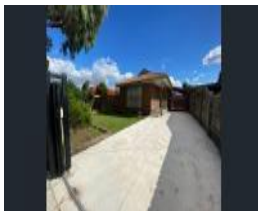
Current Rent Price: **\$460**
First Rent Price: **\$460**
Month Listed: **October 2024**
Days on Market: **17 Days**

Features:



23 REX ST, KINGS PARK 3021

UBD Ref: Melbourne - 189 D17



Property Type: House
Area: 536 m²
RPD: 369//LP97516

Current Rent Price: **\$450pw / \$1955pcm**
First Rent Price: **\$450pw / \$1955pcm**
Month Listed: **October 2024**
Days on Market: **17 Days**

Features:



15 LEMCO WALK, DELAHEY 3037

UBD Ref: Melbourne - 189 C15



Property Type: House
Area: 530 m²
RPD: 23//LP217279

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

UBD Ref: Melbourne - 189 D17



Property Type: House
Area: 534 m²
RPD: 773//LP93283

Current Rent Price: **\$500**
First Rent Price: **\$540**
Month Listed: **October 2024* (Rented)**
Days on Market: **18 Days**

Features:



55 KINGS RD, KINGS PARK 3021

UBD Ref: Melbourne - 189 F20



Property Type: House
Area: 532 m²
RPD: 8//LP110514

Current Rent Price: **\$570 Per Week**
First Rent Price: **\$570 Per Week**
Month Listed: **October 2024* (Rented)**
Days on Market: **13 Days**

Features:



13 MAGNOLIA AVE, KINGS PARK 3021

UBD Ref: Melbourne - 189 E18



Property Type: House
Area: 532 m²
RPD: 179//LP95073

Current Rent Price: **UNDER APPLICATION**
First Rent Price: **\$540 per week**
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

UBD Ref: Melbourne - 189 A14



Property Type: House
Area: 358 m²
RPD: 577//PS319357

Current Rent Price: **\$480 pw /\$2086 pcm**
First Rent Price: **\$480 pw /\$2086 pcm**
Month Listed: **September 2024* (Rented)**
Days on Market: **14 Days**

Features: BRICK AND TILE



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

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

 3  1  2



Property Type: House
Area: 607 m²
RPD: 453//LP54646

Features:

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

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

 3  2  2



Property Type: House
Area: 535 m²
RPD: 46//LP118496

Features:

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

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

 3  2  2



Property Type: House
Area: 518 m²
RPD: 226//LP131249

Features:

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

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

 3  1  2



Property Type: House
Area: 530 m²
RPD: 855//LP117314

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

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

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

 3  2  3



Property Type: House
Area: 533 m²
RPD: 293//LP139891

Features:

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:



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

UBD Ref: Melbourne - 219 G4
Distance from Property: 1.4km



3



1



1



Property Type: House
Area: 805 m²
Area \$/m²: \$913
RPD: 1//TP171118

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 %:

Features:



17 THISTLE CRT, DELAHEY, VIC 3037

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



3



2



4



Property Type: House
Area: 566 m²
Area \$/m²: \$1,223
RPD: 181//PS308038

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 %:

Features: STUDY, IMPROVEMENTS: FLOORBOARDS



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:



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