



COMPARATIVE MARKET ANALYSIS

23 LANNING WAY, DEANSIDE, VIC 3336

PREPARED BY AAMER KIANI, AREA SPECIALIST MELTON

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Nishaan Pty Ltd
23 Lanning Way
Deanside, VIC, 3336

Aamer Kiani
Area Specialist Melton
Phone: 0434 131 501
Office Phone: 03 87327931
Email: aamerk@areaspecialist.com.au

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23 LANNING WAY, DEANSIDE, VIC 3336



Owner Details

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

Property Details

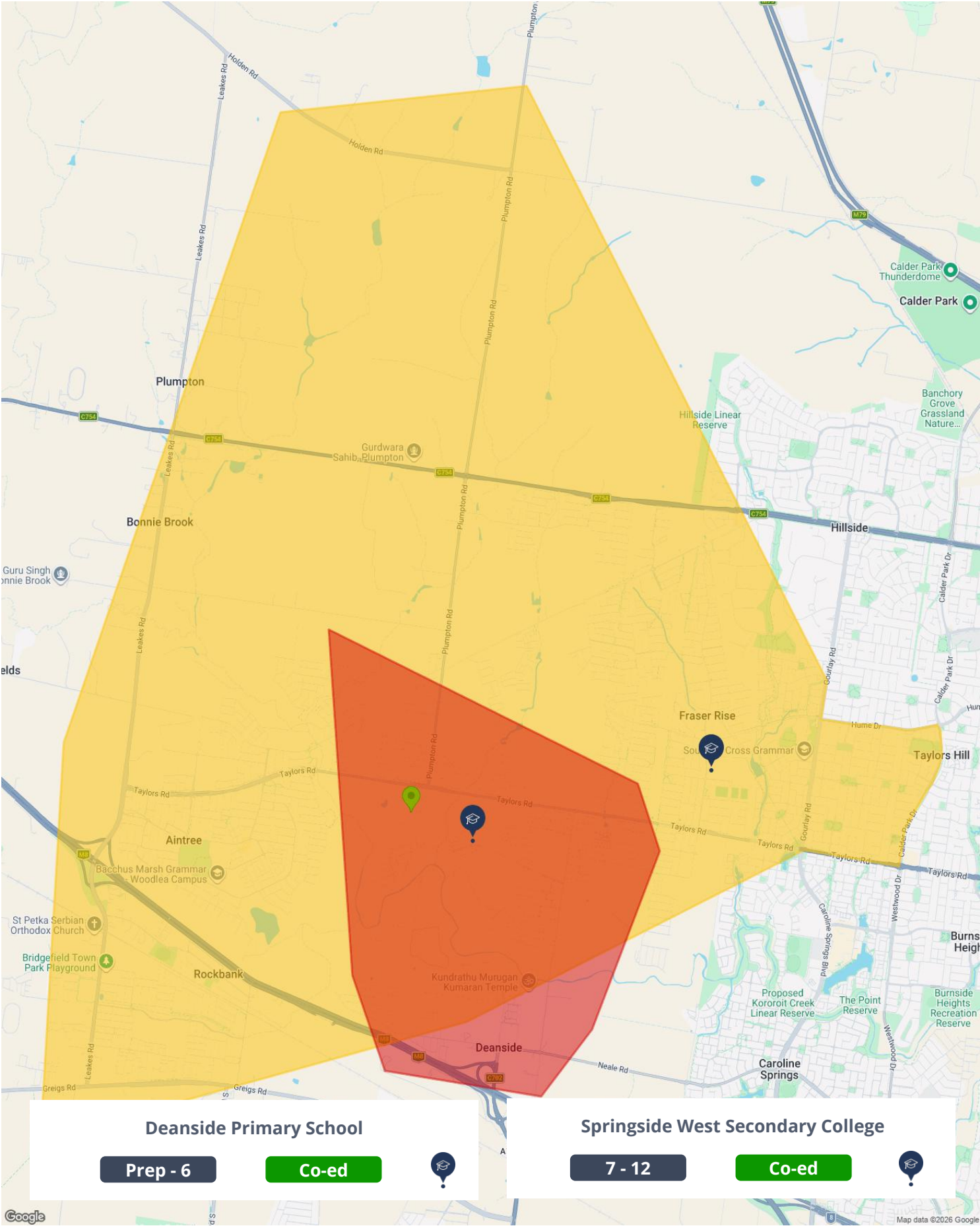
Property Type:	Vacant Land - N/A	Area:	289 m²
RPD:	324//PS914921 (12606196)	Area \$/m2:	\$1,104
Land Use:	VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT	Water/Sewerage:	
Zoning:		Property ID:	1519879012 /
Council:	MELTON CITY	UBD Ref:	UBD Ref: 187 F14
Features:			

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 319,000	18/11/2025	THE PROPRIETORS	289 m²	Normal Sale	No

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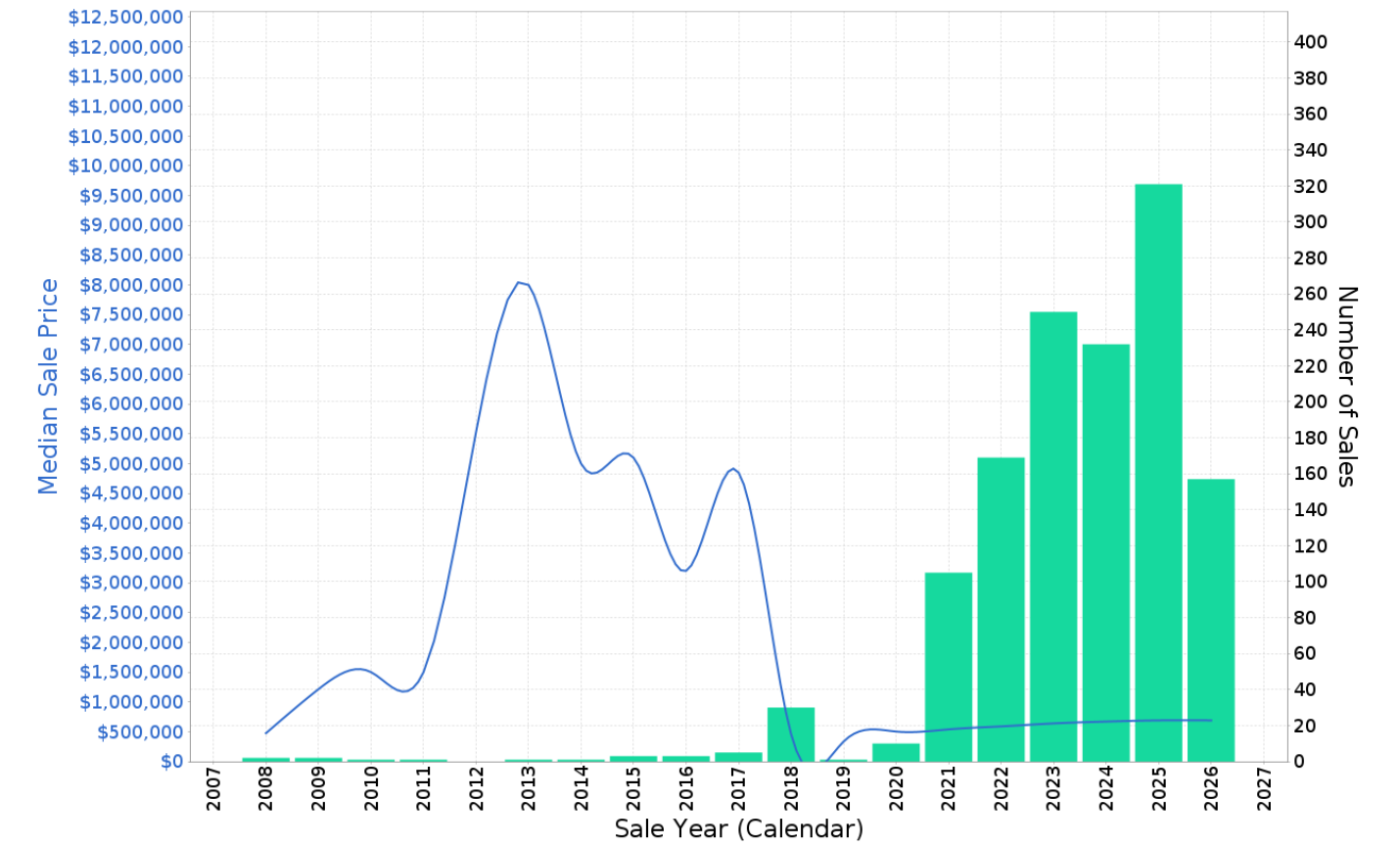
School Catchment Areas



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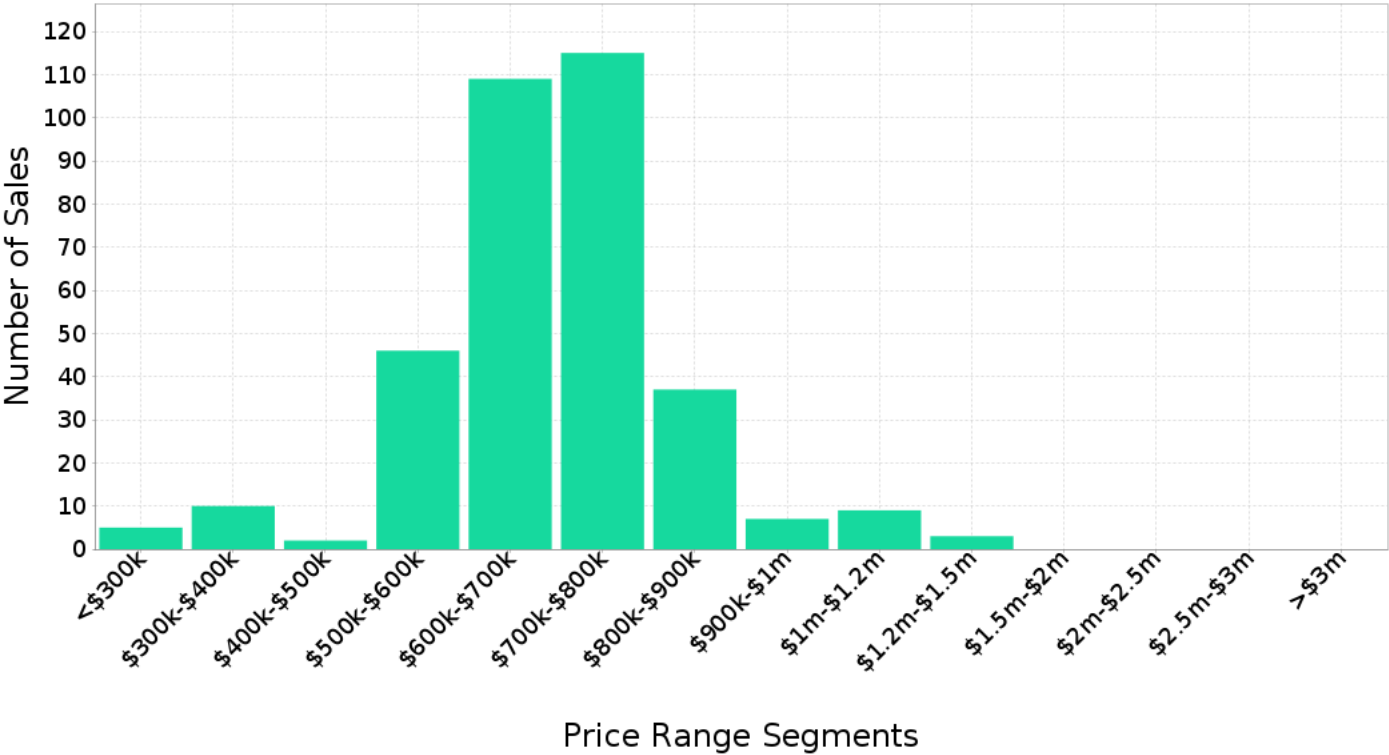
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2008	2	\$ 475,000	\$ 475,000		\$ 200,000	\$ 750,000
2009	2	\$ 1,215,000	\$ 1,215,000	155.8 %	\$ 980,000	\$ 1,450,000
2010	1	\$ 1,500,000	\$ 1,500,000	23.5 %	\$ 1,500,000	\$ 1,500,000
2011	1	\$ 1,500,000	\$ 1,500,000		\$ 1,500,000	\$ 1,500,000
2012	0					
2013	1	\$ 8,000,000	\$ 8,000,000		\$ 8,000,000	\$ 8,000,000
2014	1	\$ 5,000,000	\$ 5,000,000	-37.5 %	\$ 5,000,000	\$ 5,000,000
2015	3	\$ 5,103,333	\$ 5,100,000	2.0 %	\$ 1,210,000	\$ 9,000,000
2016	3	\$ 3,433,333	\$ 3,200,000	-37.3 %	\$ 1,100,000	\$ 6,000,000
2017	5	\$ 7,797,998	\$ 4,850,000	51.6 %	\$ 340,000	\$ 16,499,989
2018	30	\$ 1,047,492	\$ 459,000	-90.5 %	\$ 263,000	\$ 6,800,000
2019	1	\$ 335,000	\$ 335,000	-27.0 %	\$ 335,000	\$ 335,000
2020	10	\$ 3,088,000	\$ 502,250	49.9 %	\$ 317,500	\$ 22,500,000
2021	105	\$ 559,888	\$ 539,000	7.3 %	\$ 260,000	\$ 900,000
2022	169	\$ 606,304	\$ 589,000	9.3 %	\$ 356,000	\$ 1,370,000
2023	250	\$ 654,552	\$ 639,000	8.5 %	\$ 352,000	\$ 1,200,000
2024	232	\$ 675,276	\$ 670,000	4.9 %	\$ 354,350	\$ 1,450,000
2025	321	\$ 729,118	\$ 690,000	3.0 %	\$ 145,000	\$ 16,443,377
2026	157	\$ 696,616	\$ 690,000		\$ 289,000	\$ 1,300,000

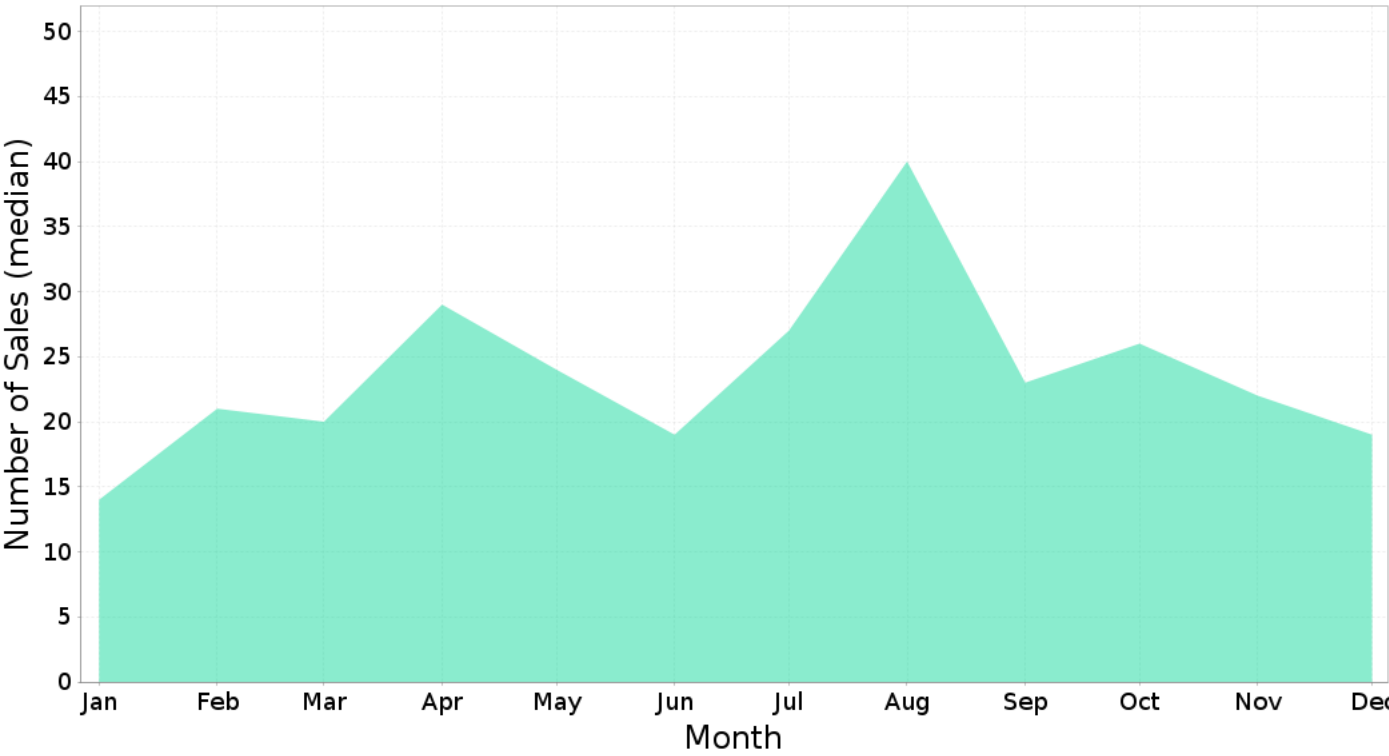


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Price Segmentation

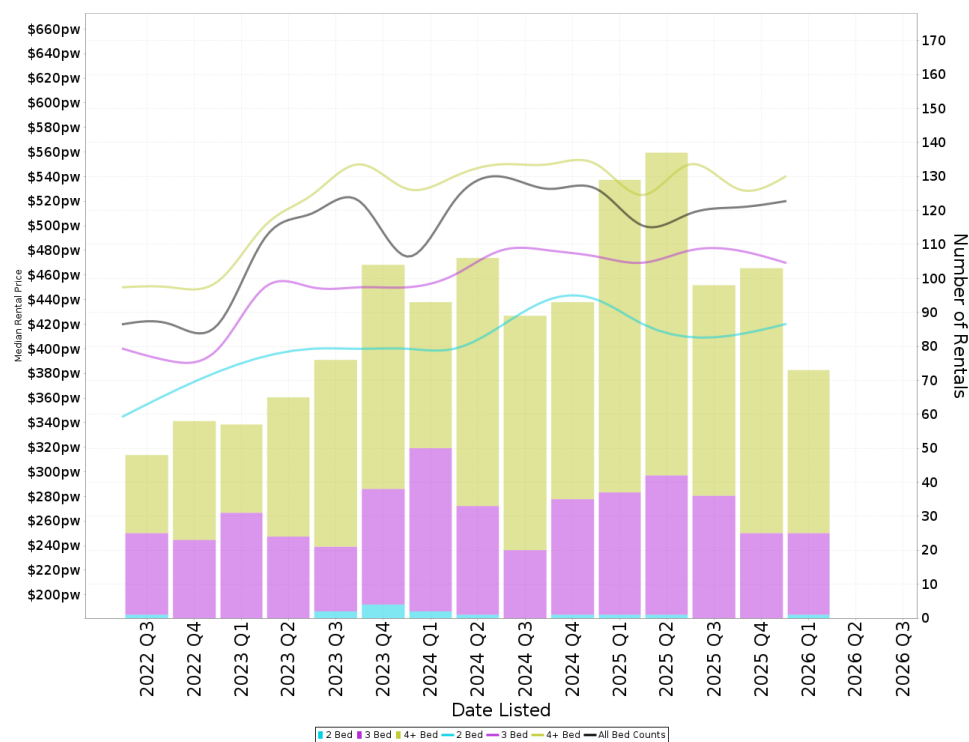


Peak Selling Periods



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.5%

Current Median Price: \$699,000
Previous Median Price: \$682,000

Based on 592 registered House sales compared over the last two rolling 12 month periods.

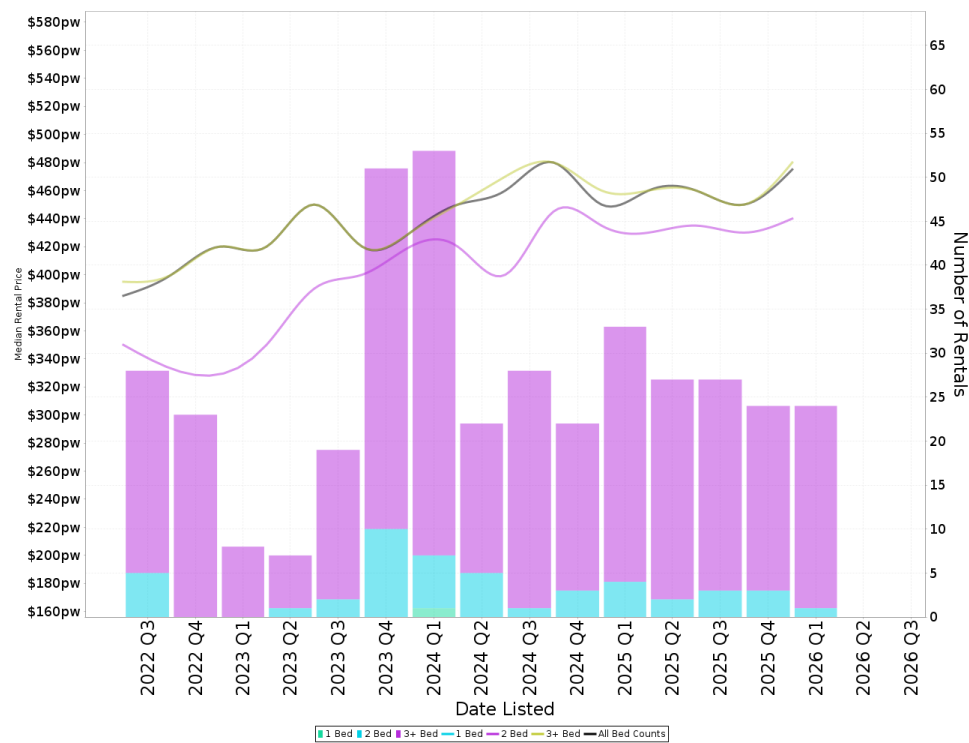
Suburb Rental Yield

+3.8%

Current Median Price: \$699,000
Current Median Rent: \$510

Based on 274 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.9%

Current Median Price: \$553,750
Previous Median Price: \$495,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

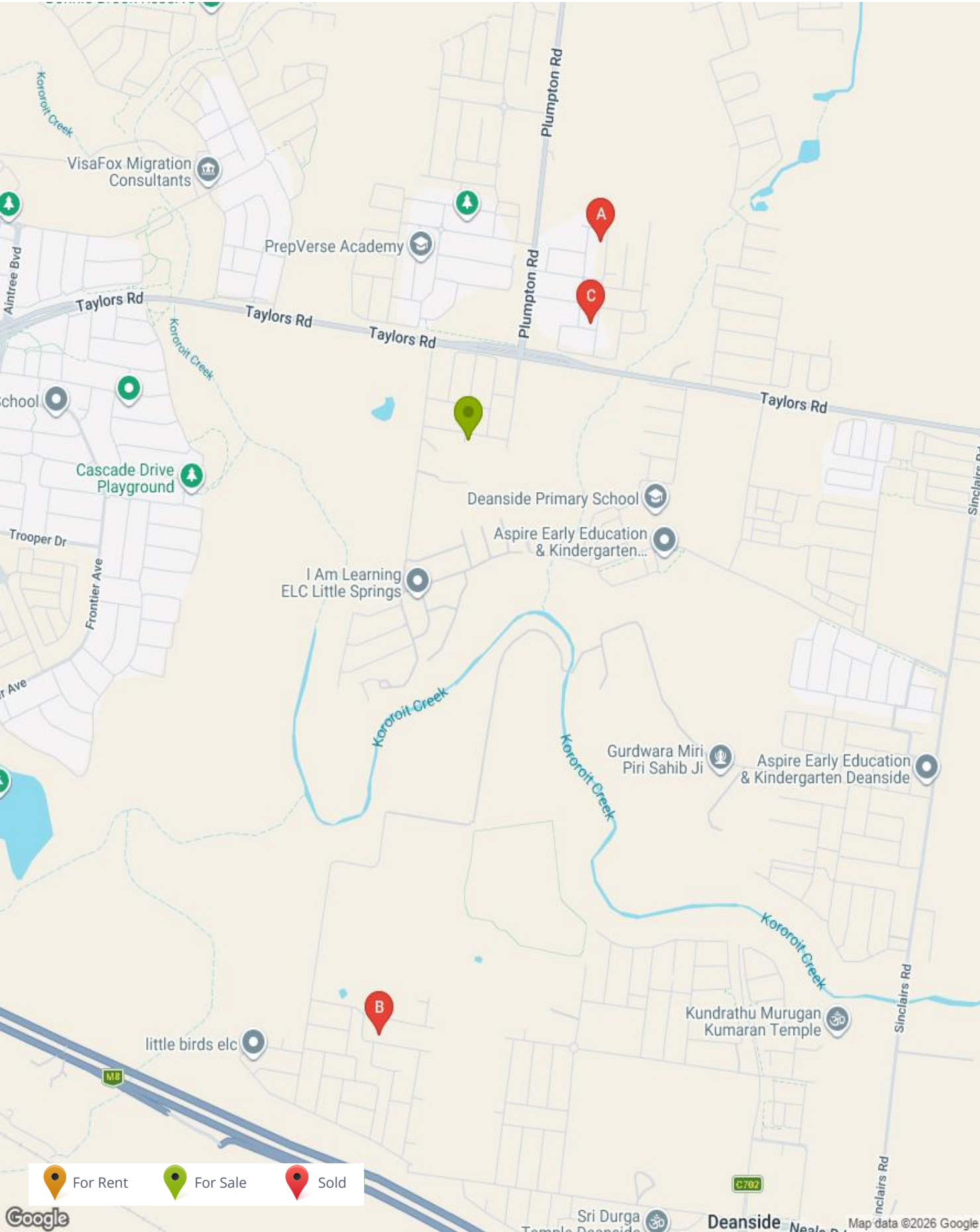
+4.3%

Current Median Price: \$553,750
Current Median Rent: \$460

Based on 75 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



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Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$700,000 and the highest sale price is \$730,000 with a median sale price of \$715,000. Days listed ranges from 22 to 277 days with the average currently at 150 days for these selected properties.

35 ANGHOR DR, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 H11
Distance from Property: 769m



4



2



2



Property Type: House
Area: 350 m²
Area \$/m²: \$2,043
RPD: 408//PS848513

Sale Price: **\$715,000 (Normal Sale)**
Sale Date: 14/03/2026 Days to Sell: **277 Days**
Last Price: UNDER OFFER : Chg %:
First Price: THURSDAY 6PM-6.30 Chg %:

Features: STUDY, IMPROVEMENTS: FLOORBOARDS, DISHWASHER



21 CROTONE AVE, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 E1
Distance from Property: 1.9km



4



3



-



Property Type: House
Area: 293 m²
Area \$/m²: \$2,389
RPD: 2133//PS913462

Sale Price: **\$700,000 (Normal Sale)**
Sale Date: 15/03/2026 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



10 EMILIA CCT, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 G12
Distance from Property: 554m



4



3



2



Property Type: House
Area: 365 m²
Area \$/m²: \$2,000
RPD: 110//PS836034

Sale Price: **\$730,000 (Normal Sale)**
Sale Date: 20/03/2026 Days to Sell: **22 Days**
Last Price: \$730,000 Chg %:
First Price: Awaiting Price Guide Chg %: **-1.2%**

Features:



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Appraisal Price

This market analysis has been prepared on 15/09/2026 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:

\$689,000 to \$739,000

Contact your agent for further information:

Agent Name: Aamer Kiani
Mobile: 0434 131 501
Office: Area Specialist Melton
Office Phone: 03 87327931
Email: aamerk@areaspecialist.com.au