

# COMPARATIVE MARKET ANALYSIS

47 LANGFORD ROAD, DONNYBROOK, VIC 3064

PREPARED BY CAPITAL 8 REAL ESTATE



Sukhvinder Singh  
47 Langford Road  
Donnybrook, VIC, 3064

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Capital 8 Real Estate  
2/360 hume hwy, Craigieburn 3064, vic  
Email: [dev@capital8realestate.com.au](mailto:dev@capital8realestate.com.au)  
Phone: 0425102033

## 47 LANGFORD ROAD, DONNYBROOK, VIC 3064



### Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

### Property Details

Property Type: Vacant Land - N/A

RPD: 2214//PS900893 (12516647)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: WHITTLESEA CITY

Features: Post War



Area: 489 m²

Area \$/m²: \$842

Water/Sewerage:

Property ID: 1515347721 /

UBD Ref: UBD Ref:

### Sales History

Sale Amount: Sale Date: Vendor:

\$ 411,000 16/12/2021 THE PROPRIETORS

Area:

488 m²

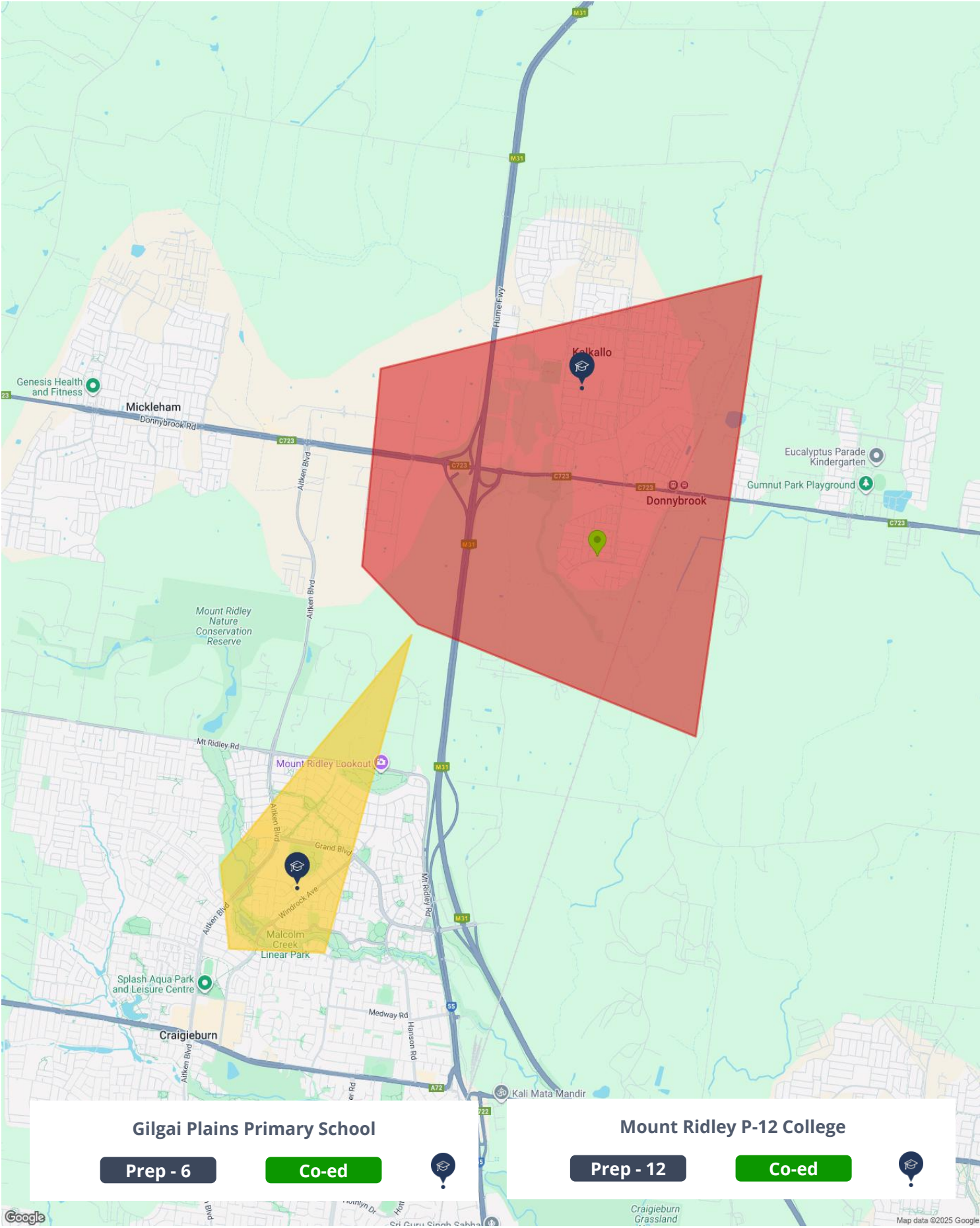
Sale Type:

Normal Sale

Related:

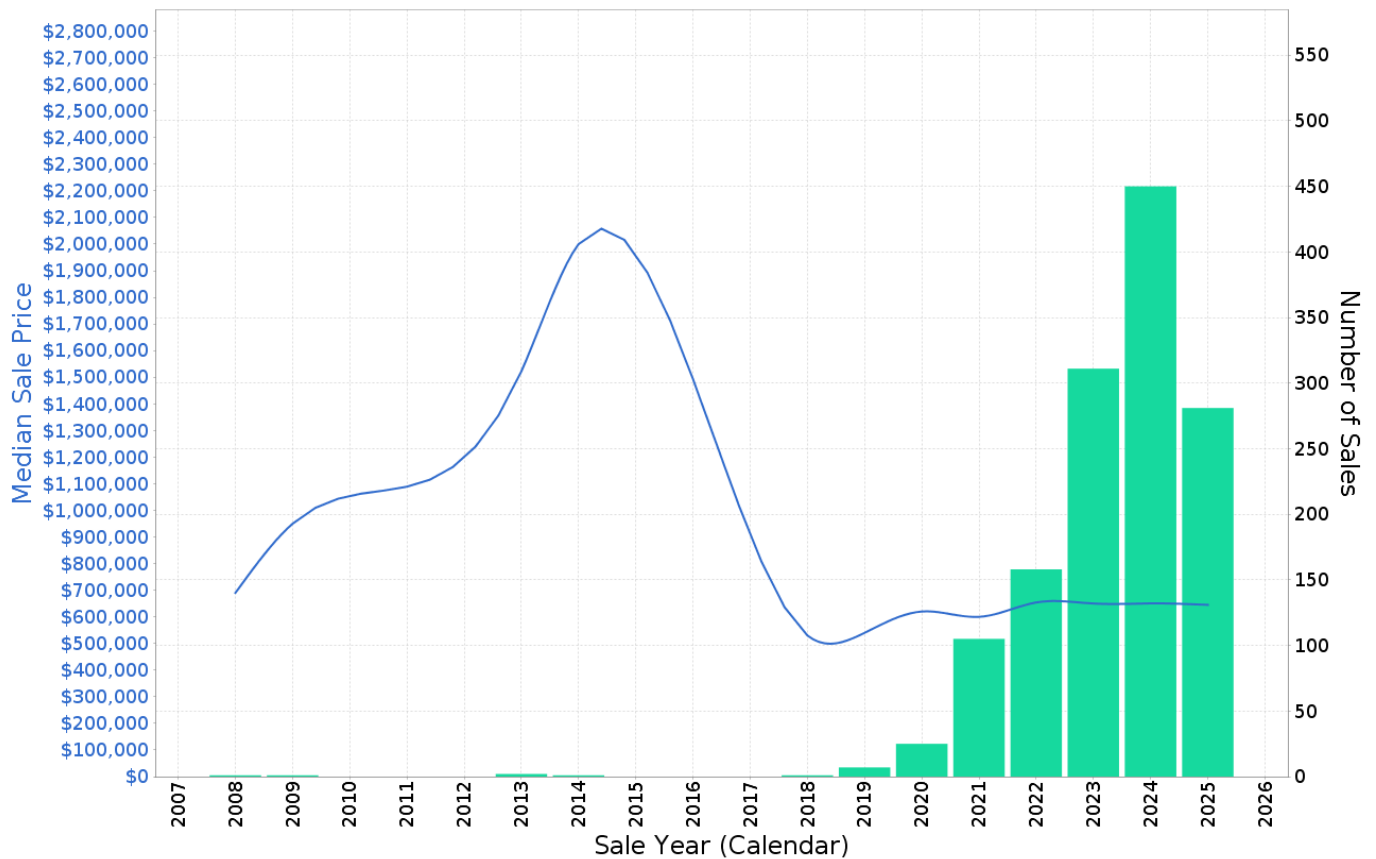
No

# School Catchment Areas

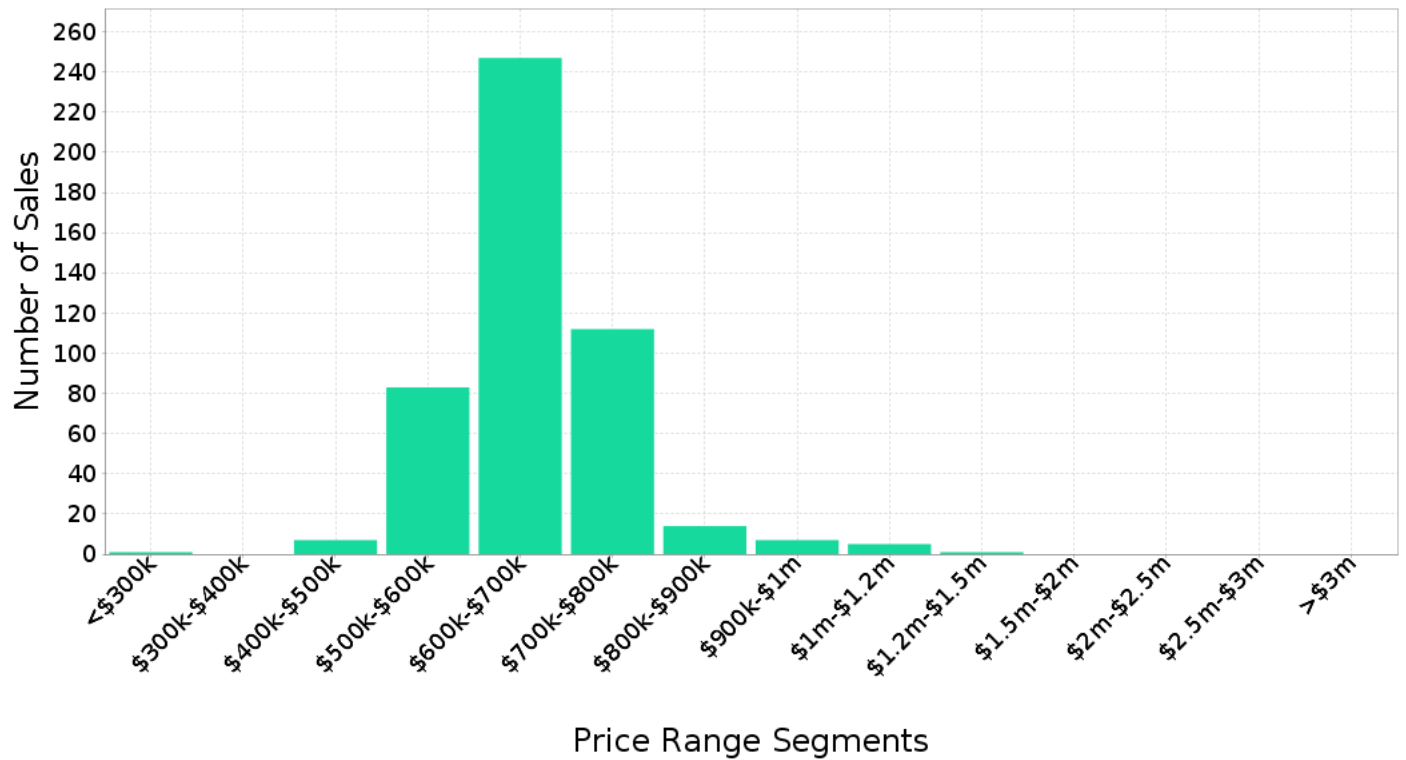


## Sales & Growth Chart (House)

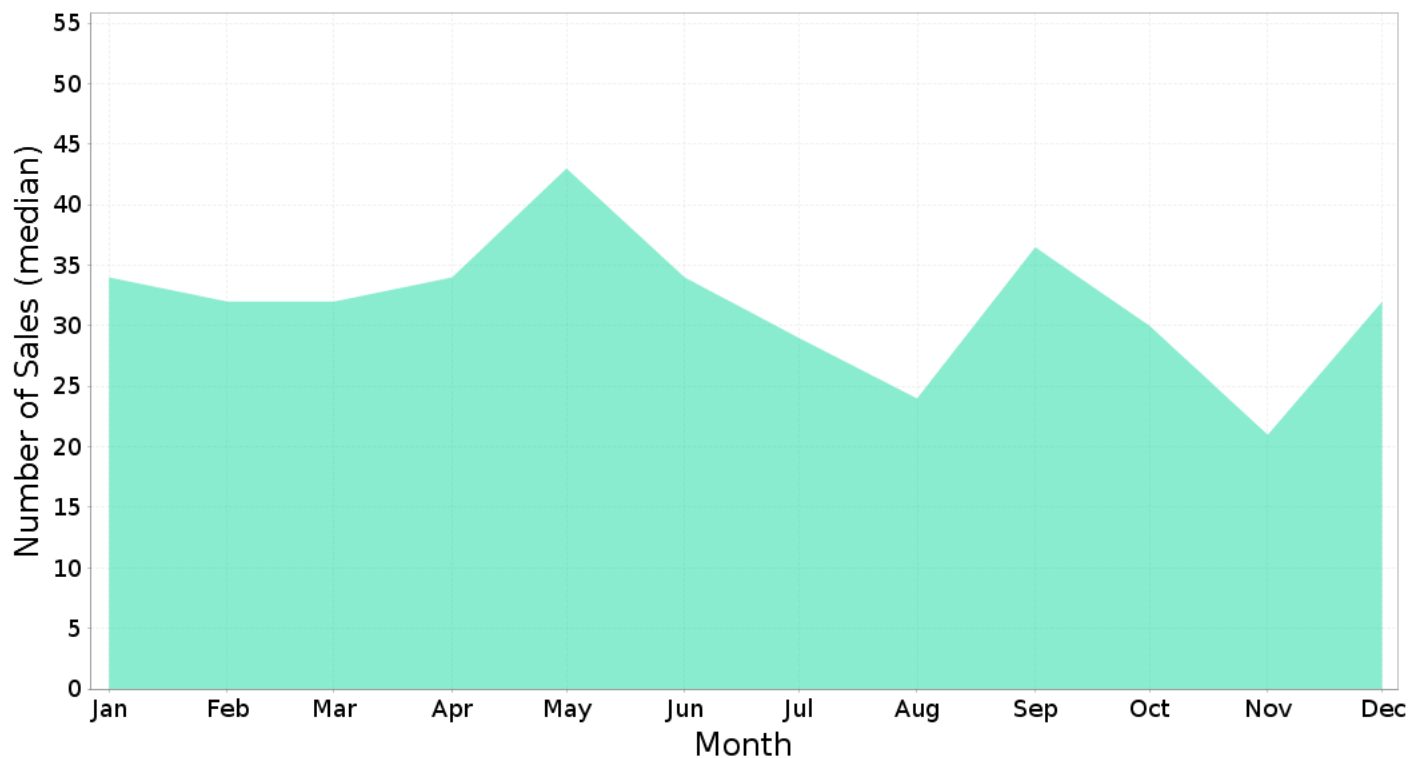
| Year | No. of Sales | Average      | Median       | Growth | Low          | High         |
|------|--------------|--------------|--------------|--------|--------------|--------------|
| 2008 | 1            | \$ 690,000   | \$ 690,000   |        | \$ 690,000   | \$ 690,000   |
| 2009 | 1            | \$ 950,000   | \$ 950,000   | 37.7 % | \$ 950,000   | \$ 950,000   |
| 2010 | 0            |              |              |        |              |              |
| 2011 | 0            |              |              |        |              |              |
| 2012 | 0            |              |              |        |              |              |
| 2013 | 2            | \$ 1,522,500 | \$ 1,522,500 |        | \$ 625,000   | \$ 2,420,000 |
| 2014 | 1            | \$ 2,000,000 | \$ 2,000,000 | 31.4 % | \$ 2,000,000 | \$ 2,000,000 |
| 2015 | 0            |              |              |        |              |              |
| 2016 | 0            |              |              |        |              |              |
| 2017 | 0            |              |              |        |              |              |
| 2018 | 1            | \$ 530,000   | \$ 530,000   |        | \$ 530,000   | \$ 530,000   |
| 2019 | 7            | \$ 641,286   | \$ 540,000   | 1.9 %  | \$ 505,000   | \$ 1,100,000 |
| 2020 | 25           | \$ 629,972   | \$ 620,000   | 14.8 % | \$ 479,900   | \$ 890,000   |
| 2021 | 105          | \$ 622,848   | \$ 600,000   | -3.2 % | \$ 250,000   | \$ 2,000,000 |
| 2022 | 158          | \$ 680,045   | \$ 654,000   | 9.0 %  | \$ 470,000   | \$ 1,335,000 |
| 2023 | 311          | \$ 666,777   | \$ 650,000   | -0.6 % | \$ 57,900    | \$ 2,400,000 |
| 2024 | 450          | \$ 664,122   | \$ 650,500   | 0.1 %  | \$ 365,000   | \$ 1,075,000 |
| 2025 | 281          | \$ 654,020   | \$ 645,000   | -0.8 % | \$ 218,780   | \$ 1,262,500 |



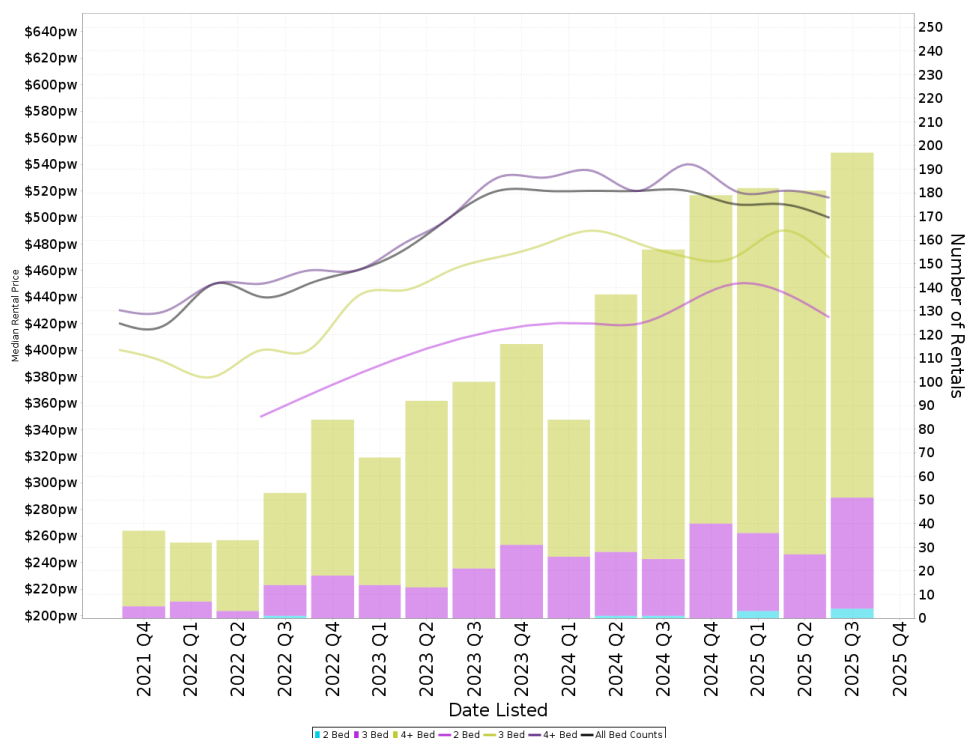
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.1%**

Current Median Price: \$645,000  
Previous Median Price: \$652,500

Based on 819 registered House sales compared over the last two rolling 12 month periods.

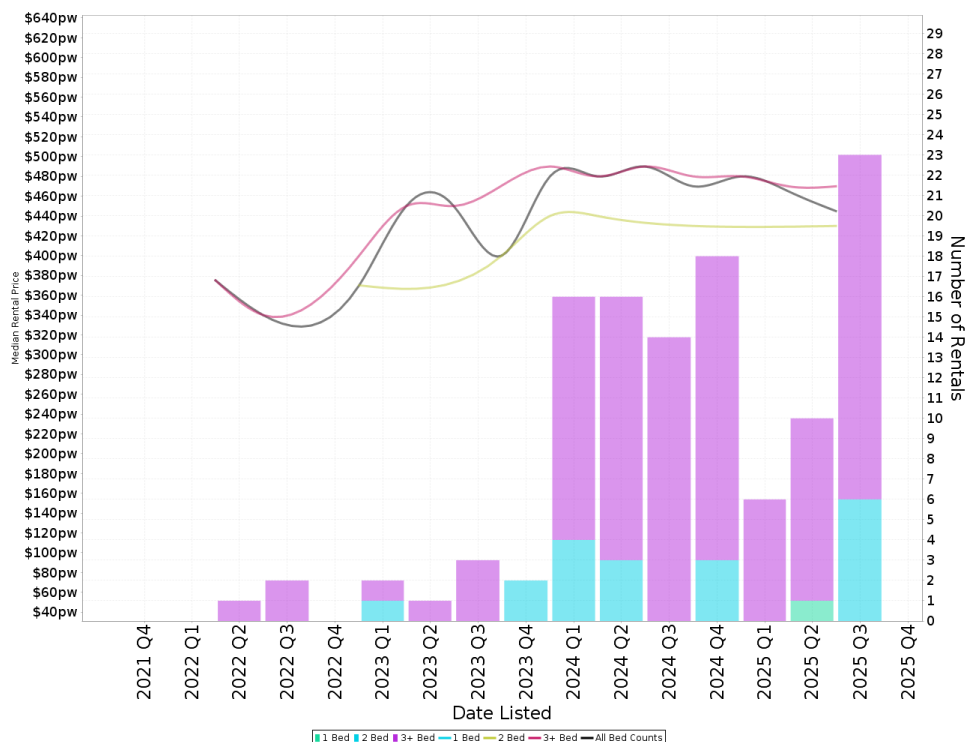
### Suburb Rental Yield

**+4.1%**

Current Median Price: \$645,000  
Current Median Rent: \$510

Based on 739 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+10.5%**

Current Median Price: \$591,000  
Previous Median Price: \$534,650

Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

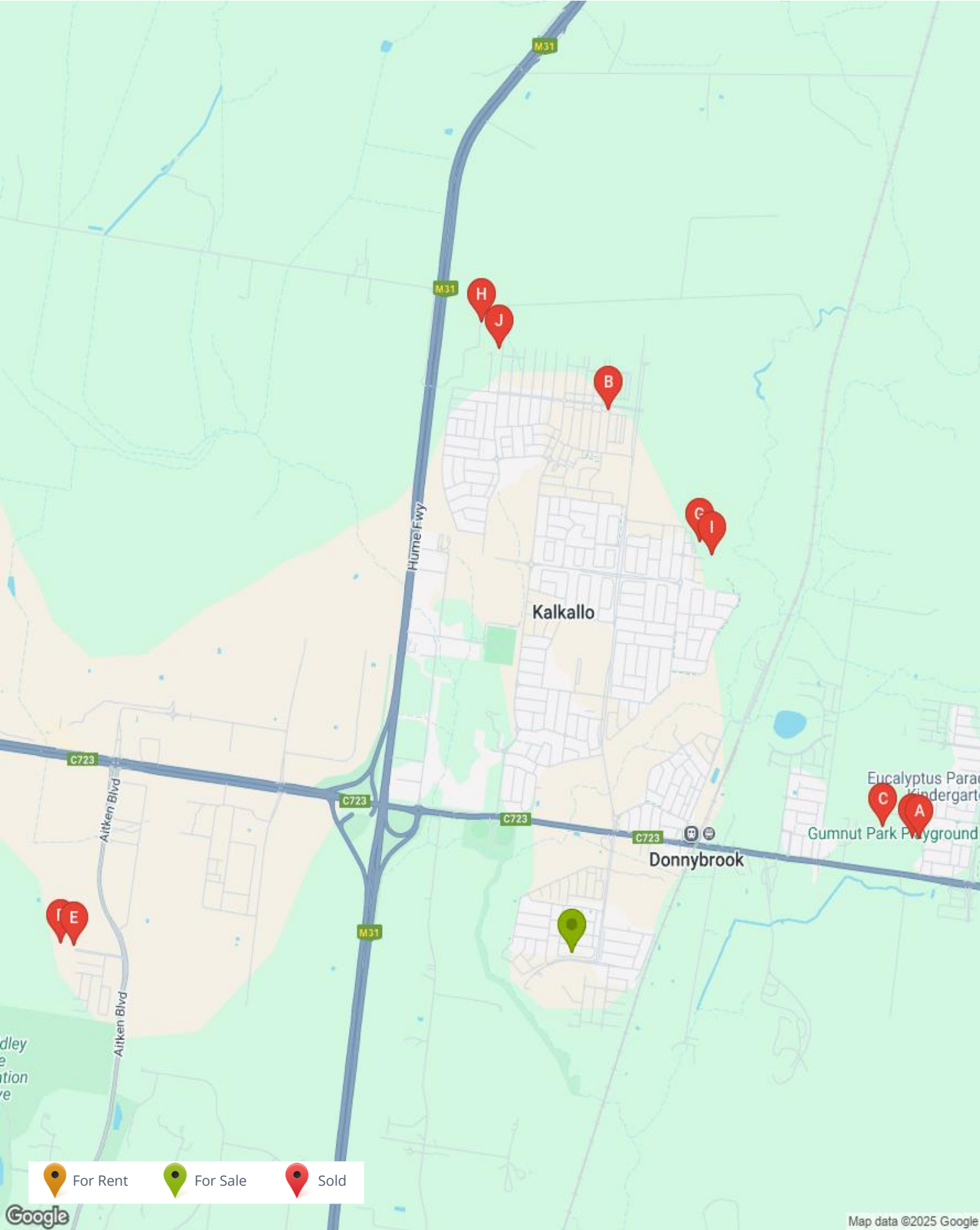
### Suburb Rental Yield

**+4.1%**

Current Median Price: \$591,000  
Current Median Rent: \$470

Based on 57 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map



## Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$129,926 and the highest sale price is \$568,000 with a median sale price of \$175,500.

### 6 BRUSHY WAY, DONNYBROOK, VIC 3064

Distance from Property: 2.5km  -  -  -



Property Type: Vacant Land  
Area: 133 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,000  
RPD: 21147//PS918640

Features:

Sale Price: **\$133,000 (Normal Sale)**  
Sale Date: 31/03/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 156 RAILWAY PDE, KALKALLO, VIC 3064

Distance from Property: 3.4km  -  -  -



Property Type: Vacant Land  
Area: 174 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$833  
RPD: 35811//PS900002

Features:

Sale Price: **\$145,000 (Normal Sale)**  
Sale Date: 31/03/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 11 BASALT ST, DONNYBROOK, VIC 3064

Distance from Property: 2.3km  -  -  -



Property Type: Vacant Land  
Area: 313 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,098  
RPD: 21209//PS923554

Features:

Sale Price: **\$343,000 (Normal Sale)**  
Sale Date: 31/03/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 14 BRUSHY WAY, DONNYBROOK, VIC 3064

Distance from Property: 2.4km  -  -  -



Property Type: Vacant Land  
Area: 166 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$783  
RPD: 21143//PS918640

Features:

Sale Price: **\$129,926 (Normal Sale)**  
Sale Date: 31/03/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 10 BEEWAR ST, MICKLEHAM, VIC 3064

Distance from Property: 3.4km  -  -  -



Property Type: Vacant Land  
Area: 263 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,224  
RPD: 439//PS906449

Features:

Sale Price: **\$322,000 (Normal Sale)**  
Sale Date: 31/03/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 18 BEEWAR ST, MICKLEHAM, VIC 3064

Distance from Property: 3.5km  -  -  -



Property Type: Vacant Land  
Area: 263 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,224  
RPD: 435//PS906449

Features:

Sale Price: **\$322,000 (Normal Sale)**  
Sale Date: 31/03/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 80 BITTERSWEET DR, KALKALLO, VIC 3064

Distance from Property: 2.7km  -  -  -



Property Type: Vacant Land  
Area: 150 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$903  
RPD: 34638//PS913248

Features:

Sale Price: **\$135,500 (Normal Sale)**  
Sale Date: 01/04/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 96 MURRUMBIDGEE CCT, KALKALLO, VIC 3064

Distance from Property: 4km  -  -  -



Property Type: Vacant Land  
Area: 206 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$897  
RPD: 37825//PS920921

Features:

Sale Price: **\$185,000 (Normal Sale)**  
Sale Date: 01/04/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 53 BITTERSWEET DR, KALKALLO, VIC 3064

Distance from Property: 2.7km  -  -  -



Property Type: Vacant Land  
Area: 831 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$684  
RPD: 34410//PS835660

Features:

Sale Price: **\$568,000 (Normal Sale)**  
Sale Date: 01/04/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 5 KARTHIKAI WALK, KALKALLO, VIC 3064

Distance from Property: 3.8km  -  -  -



Property Type: Vacant Land  
Area: 175 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$949  
RPD: 37758//PS920920

Features:

Sale Price: **\$166,000 (Normal Sale)**  
Sale Date: 01/04/2025 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 47 LANGFORD ROAD, DONNYBROOK, VIC 3064



### Appraisal Price

This market analysis has been prepared on 03/10/2025 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:

**\$450,000 to \$490,000**

\$450pw to \$550pw

Yield Estimate: 5.2% to 5.8%

### Contact your agent for further information:

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Email: jodawathitendra@gmail.com