

# **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

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:

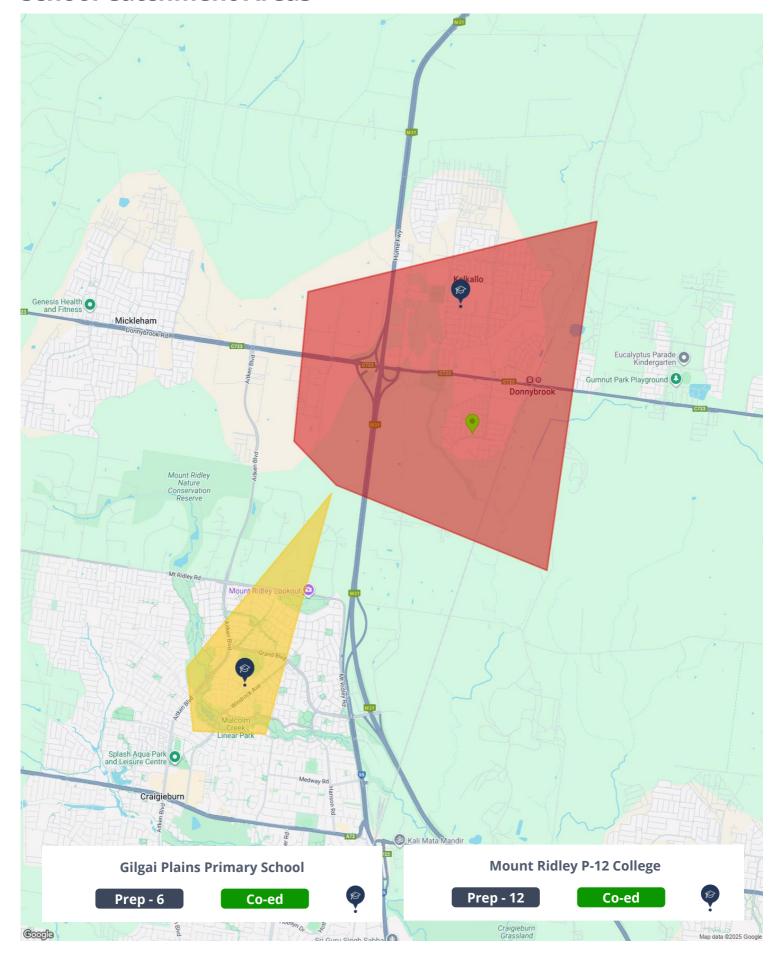
Property ID: 1515347721 / UBD Ref: UBD Ref:

#### **Sales History**

Sale Amount:Sale Date:Vendor:Area:Sale Type:Related:\$ 411,00016/12/2021THE PROPRIETORS488 m²Normal SaleNo

# pricefinder

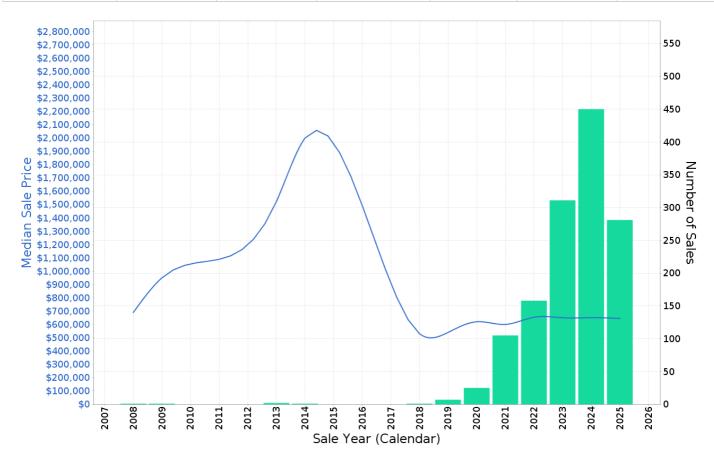
## **School Catchment Areas**





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

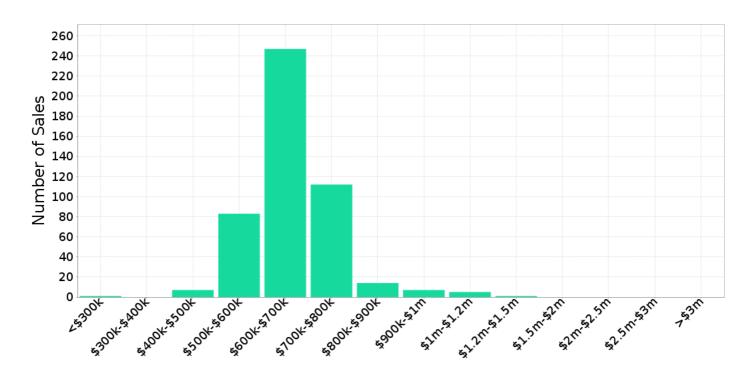
Year	No. of Sales	Average	Median	Growth	Low	High
2008	1	\$ 690,000	\$ 690,000		\$ 690,000	\$ 690,000
2009	1	\$ 950,000	\$ 950,000	37.7 %	\$ 950,000	\$ 950,000
2010	0					
2011	0					
2012	0					
2013	2	\$ 1,522,500	\$ 1,522,500		\$ 625,000	\$ 2,420,000
2014	1	\$ 2,000,000	\$ 2,000,000	31.4 %	\$ 2,000,000	\$ 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



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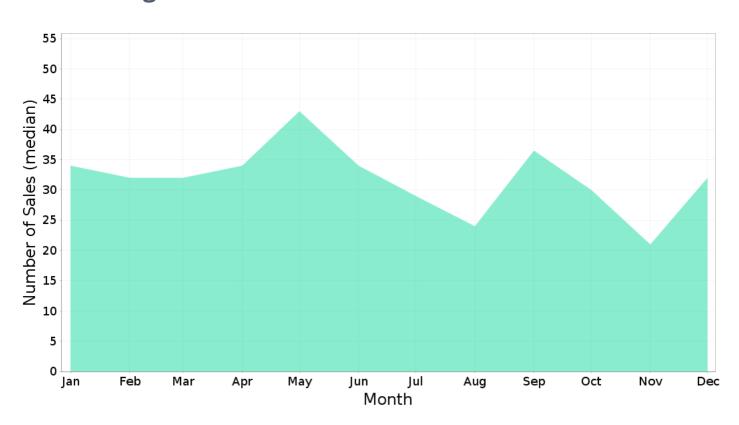


# **Price Segmentation**



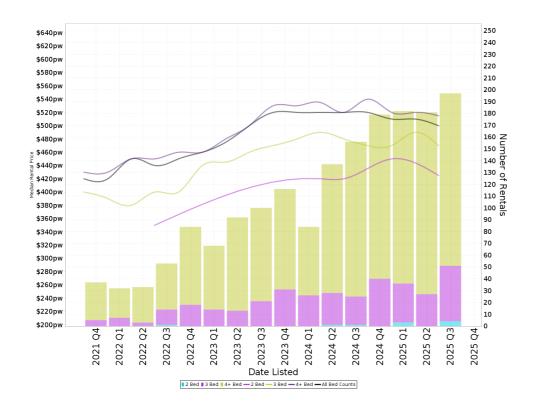
Price Range Segments

# **Peak Selling Periods**





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



**Suburb Sale Price Growth** 

-1.1%

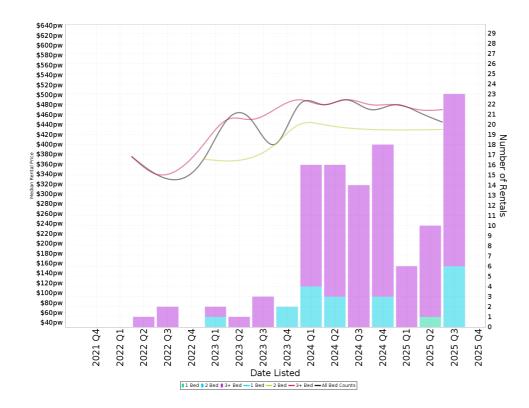
Current Median Price: \$645,000 Previous Median Price: \$652,500 Based on 819 registered House sales compared over the last two rolling 12 month periods.

**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.

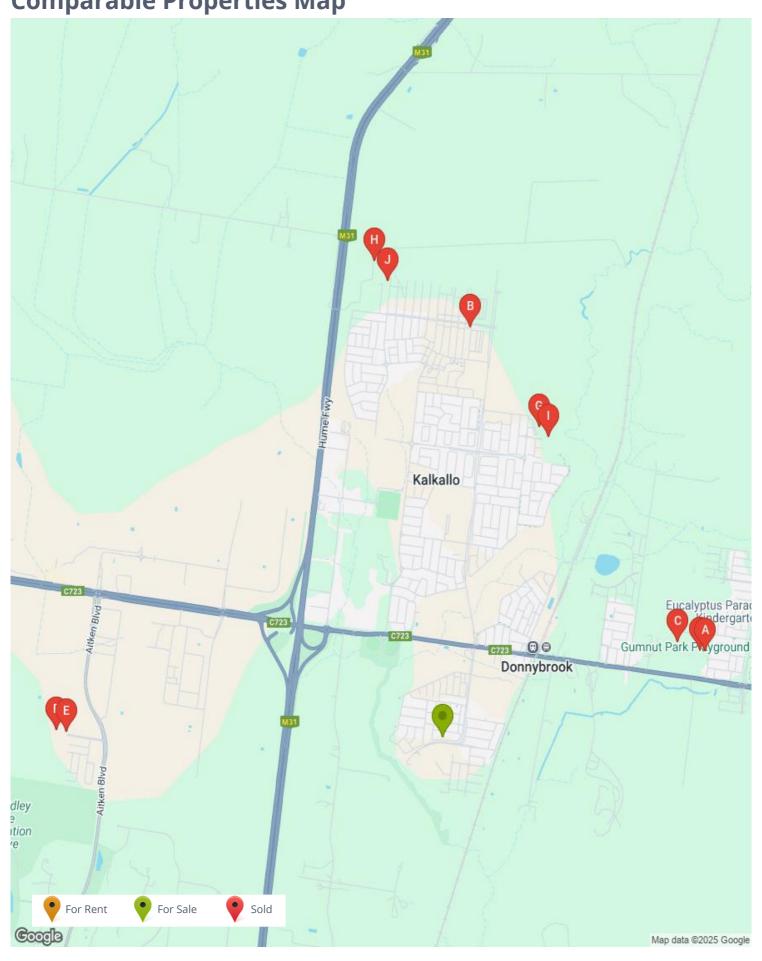
**Suburb Rental Yield** 

+4.1%

Current Median Price: \$591,000 Current Median Rent: \$470 Based on 57 registered Unit rentals compared over the last 12 months.

# pricefinder

**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



Property Type: Vacant Land

Area: 133 m<sup>2</sup> Area \$/m2: \$1,000 RPD: 21147//PS918640

Features:

Distance from Property: 2.5km =







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



Property Type: Vacant Land

Area: 174 m<sup>2</sup> Area \$/m2: \$833

RPD: 35811//PS900002

Features:

Distance from Property: 3.4km







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



Property Type: Vacant Land

Area: 313 m<sup>2</sup> Area \$/m2: \$1,098 RPD: 21209//PS923554

Features:

Distance from Property: 2.3km = -







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



Property Type: Vacant Land

Area: 166 m<sup>2</sup> Area \$/m2: \$783 RPD: 21143//PS918640

Features:

Distance from Property: 2.4km







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



Property Type: Vacant Land Area: 263 m<sup>2</sup>

Area \$/m2: \$1,224 RPD: 439//PS906449

Features:

Distance from Property: 3.4km







Sale Price: \$322,000 (Normal Sale) Sale Date: 31/03/2025 Days to Sell:

Last Price: Chg %: First Price: Chg %:



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#### 18 BEEWAR ST, MICKLEHAM, VIC 3064



Property Type: Vacant Land Area: 263 m<sup>2</sup>

Area \$/m2: \$1,224 RPD: 435//PS906449

Features:

Distance from Property: 3.5km = -







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



Property Type: Vacant Land

Area: 150 m<sup>2</sup> Area \$/m2: \$903

RPD: 34638//PS913248

Features:

Distance from Property: 2.7km = -







Sale Price: \$135,500 (Normal Sale) Sale Date: 01/04/2025 Days to Sell:

Last Price: First Price: Chg %:



#### 96 MURRUMBIDGEE CCT, KALKALLO, VIC 3064



Property Type: Vacant Land

Area: 206 m<sup>2</sup> Area \$/m2: \$897 RPD: 37825//PS920921

Features:

Distance from Property: 4km =







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



Property Type: Vacant Land

Area: 831 m<sup>2</sup> Area \$/m2: \$684

RPD: 34410//PS835660

Features:

Distance from Property: 2.7km = - - -







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**



Property Type: Vacant Land

Area: 175 m<sup>2</sup> Area \$/m2: \$949

RPD: 37758//PS920920

Features:

Distance from Property: 3.8km =







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:

Name: Capital 8 Real Estate

Mobile:

Office: Capital 8 Real Estate

Office Phone: 0430841868

Email: jodawathitendra@gmail.com