

An overview of

Cardinia Shire

May 2025

red23

State of the market.

Cardinia is currently home to 16 active land projects with a median land price of \$487,000 as of Mar'25, 1.8% fall over the last 30 days and a 1.9% increase annually.

Cardinia has a median land size of 400sqm, 5sqm more than 9 months ago and slightly higher than the Metro. Melbourne median land size of 398sqm.

The median land price in Officer is \$515,000, an increase of 1.6% annually whilst the median land price in Pakenham/ Pakenham East is \$418,000, an annual increase of 8%.

With ongoing infrastructure investments and strategic planning, Cardinia's land market is poised for continued growth. The combination of stable land prices, active development projects, and government support positions the region as an attractive option for both developers and homebuyers seeking affordable land in Melbourne's expanding outer suburbs.



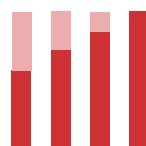
400m²

Median lot size,
March 2025.



\$487K

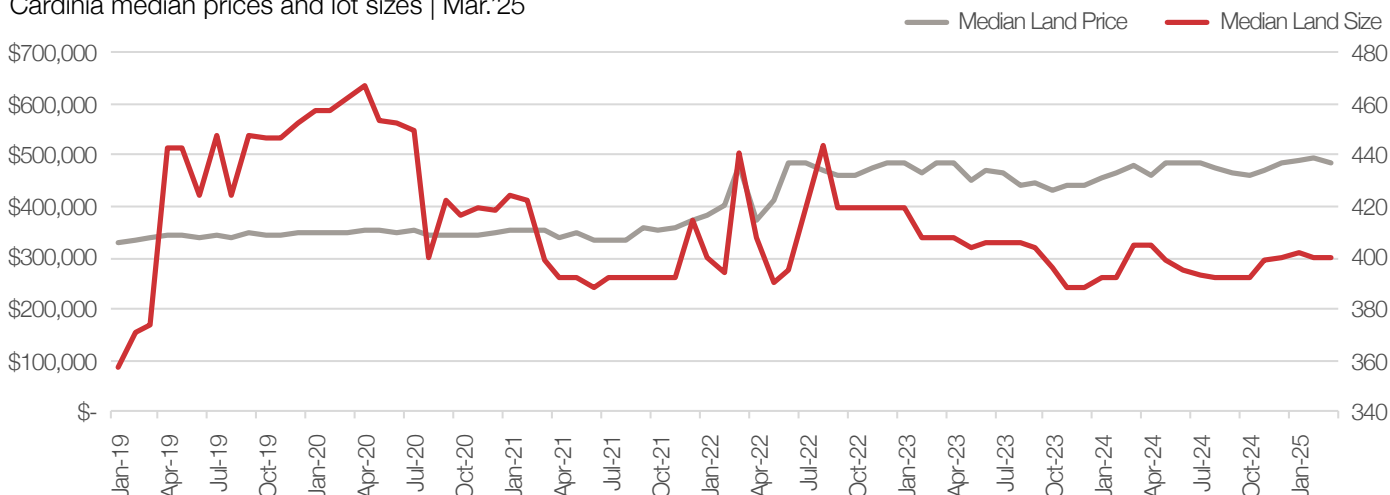
Median lot price,
March 2025.



\$515K

Median land price in
Officer, March 2025.

Cardinia median prices and lot sizes | Mar.'25



Planning to build your dream home? Before construction begins, it's important to consider a few key factors that will ensure your new space is comfortable, efficient, and perfectly tailored to your lifestyle.

Here are 5 considerations available for your new property.

1. Energy Efficiency = Happy Wallet
2. Smarten Up Your Space
3. Tailor Your Home to Your Personal Style
4. Security: Ensuring Peace of Mind
5. Prioritize Durability and Sustainability

Select materials that are not only durable but also environmentally responsible. Investing in a robust security system will provide long-term peace of mind for you and your family. Automated lighting and intelligent thermostats to security cameras and smart appliances, these systems can adapt to your lifestyle and daily routines. Opt for energy saving appliances, good insulation and windows that keep the heat in (or out)!

Lastly, your home should be a reflection of your unique preferences and needs.

167,989

Expected population by 2041.

Cardinia's population is expected to grow by 27% by 2046.

\$1,858_{pw}

Median weekly household income.

Lower than Greater Melbourne's median of \$1,866pw.

22%

Households renting.

Lower than Greater Melbourne's median of 29%.

\$595_{pw}

Officer's median rent.

Houses in Officer have a median rent of \$595 per week and rental yield of 4.2%.

Source: REIV (Mar.'25)

1,023

Residential buildings approved.

There were 1,023 residential buildings approved in the 2024-2025 financial year to date (February) whilst there were 1,092 in the 2023-2024 financial year.

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