

An overview of

# City Of Casey

May 2025



# State of the market.

Casey is currently home to 24 active land projects with a median land price of \$470,000 as of Mar'25, 0.5% fall over the last 30 days and an 8.8% decrease annually.

Casey has a median land size of 400sqm, no change to 9 months ago and slightly higher than the Metro. Melbourne median land size of 398sqm.

The median land price in Clyde North is \$455,000, a decrease of 3.3% annually whilst the median land price in Cranbourne East is \$439,000, an annual increase of 2.1%.

The Casey land market is expected to experience continued growth, albeit at a moderated pace. Affordability challenges may persist, but government initiatives and policy reforms could provide support.



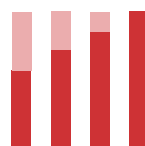
## 400m<sup>2</sup>

Median lot size,  
March 2025.



## \$470K

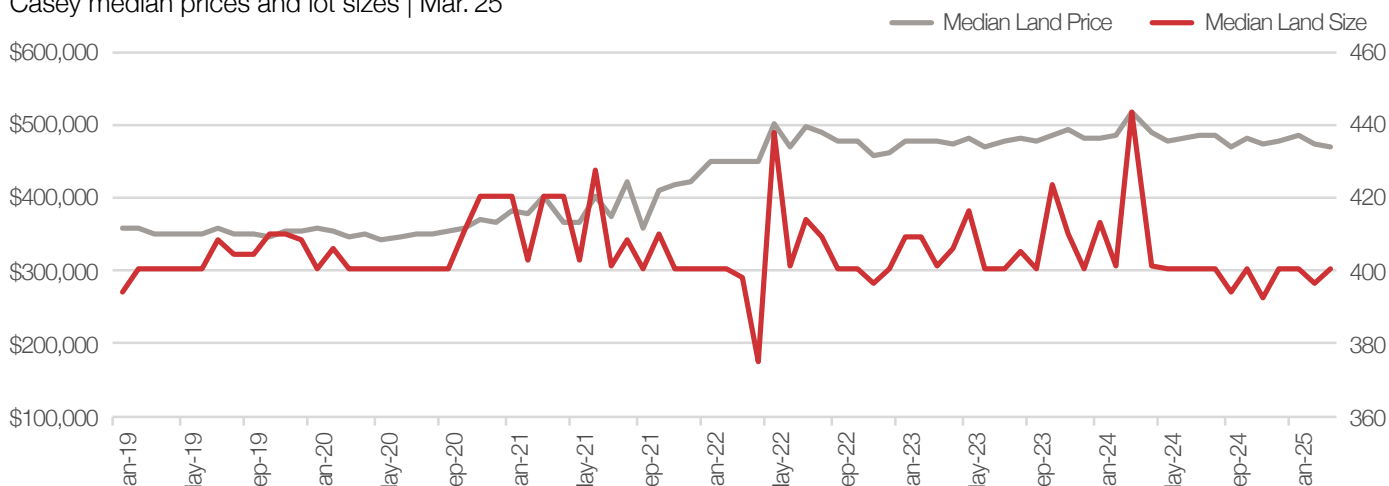
Median lot price,  
March 2025.



## \$455K

Median land price  
in Clyde North,  
March 2025.

Casey 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.

614,075

**Expected population by 2046.**

Population of Casey is expected to grow by 42% by 2046.

\$1,867<sub>pw</sub>

**Median weekly household income.**

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

22%

**Households renting.**

Lower than Greater Melbourne's median of 29%.

\$595<sub>pw</sub>

**Clyde North's median rent.**

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

Source: REIV (Mar.'25)

2,426

**Residential buildings approved.**

There were 2,426 residential buildings approved in the 2024-2025 financial year to date (February) whilst there were 4,685 in the 2023-2024 financial year.

Level 1, Suite 5, 150 Chestnut St  
Cremorne, VIC 3121  
03 9540 0477  
red23.com.au

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