

An overview of

# Hume City

May 2025

red23

# State of the market.

Hume is currently home to 18 active land projects with a median land price of \$419,000 as of Mar'25, 6.4% fall over the last 30 days and an 0.5% decrease annually.

Hume has a median land size of 400sqm, 44sqm less than 9 months ago and higher than the Metro. Melbourne median land size of 398sqm.

The median land price in Sunbury is \$393,000, a decrease of 3.4% annually whilst the median land price in Greenvale is \$565,000 an annual increase of 0.8%.

The Hume land market is expected to experience continued growth supported by strategic planning, infrastructure development and resilient buyer demand. 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.



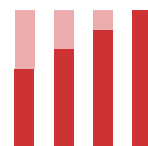
## 400m<sup>2</sup>

Median lot size,  
March 2025.



## \$419K

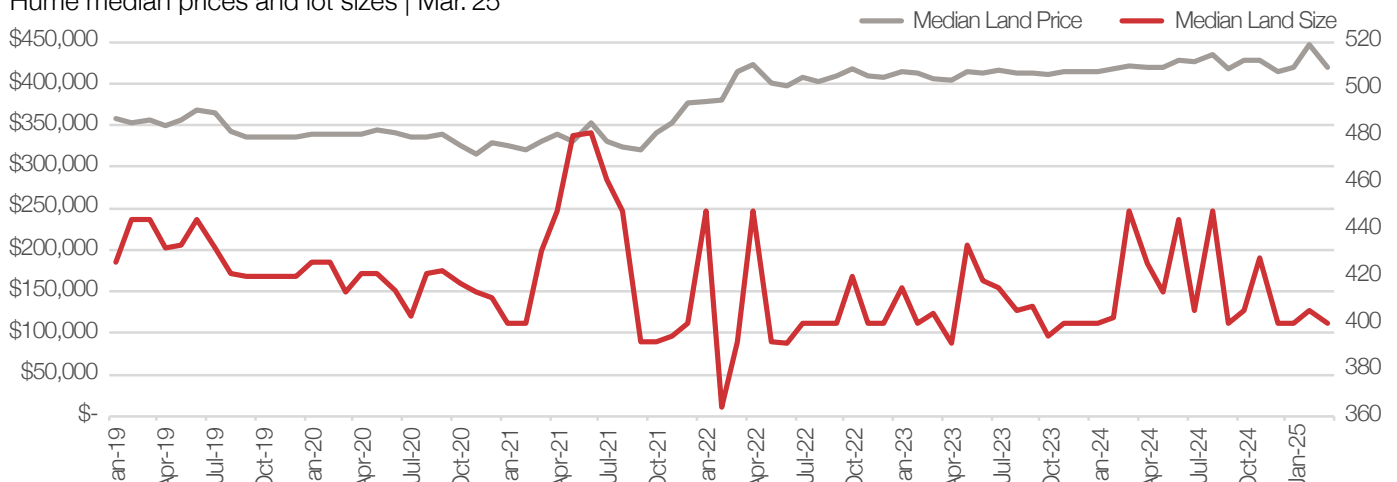
Median land price,  
March 2025.



## \$393K

Median land price in  
Sunbury, March 2025.

Hume 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.

411,674

**Expected population by 2046.**

Hume's population is expected to grow by 48% by 2046.

\$1,678<sub>pw</sub>

**Median weekly household income.**

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

24%

**Households renting.**

Lower than Greater Melbourne's median of 29%.

\$530<sub>pw</sub>

**Sunbury's median rent.**

Houses in Sunbury have a median rent of \$530 per week and rental yield of 4.1%.

Source: REIV (Mar.'25)

2,622

**Residential buildings approved.**

There were 2,622 residential buildings approved in the 2024-2025 financial year to date (February) whilst there were 3,049 in the 2023-2024 financial year.

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