

An overview of

# City Of Melton

May 2025

red23

# State of the market.

Melton is currently home to 33 active land projects with a median land price of \$406,000 as of Mar'25, 2.2% fall over the last 30 days and an 1.7% decrease annually.

Melton has a median land size of 392sqm, no change to 9 months ago and lower than the Metro. Melbourne median land size of 398sqm.

The median land price in Deanside is \$437,000, a decrease of 0.9% annually whilst the median land price in Fraser Rise is \$417,900 with an annual increase of 4.0%.

The Melton 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.



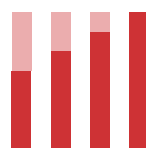
## 392m<sup>2</sup>

Median lot size,  
March 2025.



## \$406K

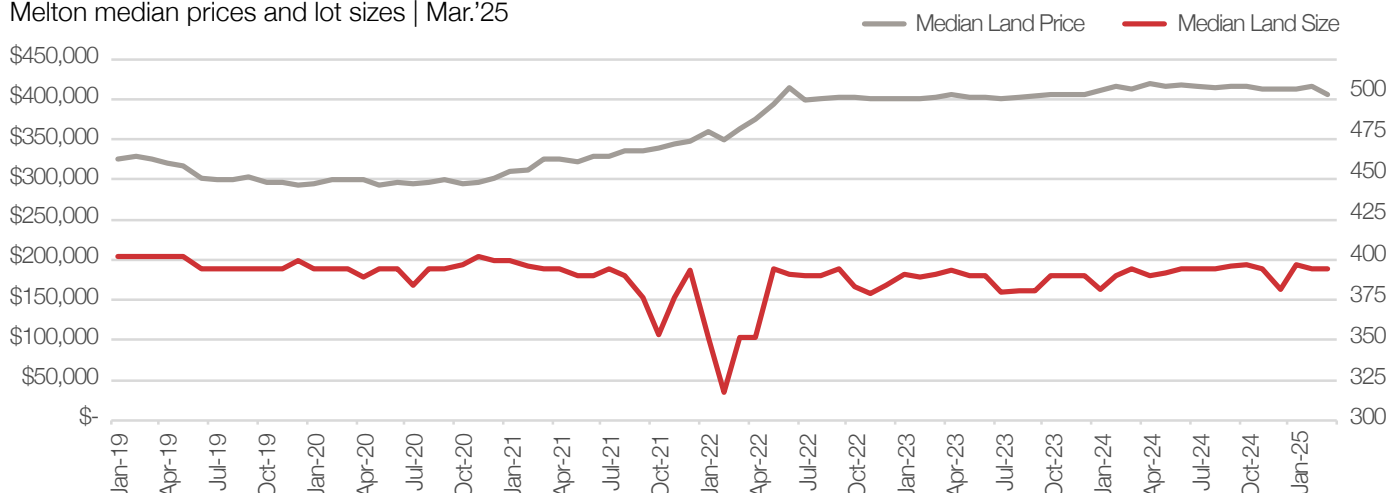
Median lot price,  
March 2025.



## \$437K

Median land price in  
Deanside, March 2025.

Melton 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.

445,980

**Expected population by 2046.**

Melton's population is expected to grow by 89% by 2046.

\$1,866<sub>pw</sub>

**Median weekly household income.**

Same as Greater Melbourne's median of \$1,866pw.

22%

**Households renting.**

Lower than Greater Melbourne's median of 29%.

\$540<sub>pw</sub>

**Deanside's median rent.**

Houses in Deanside have a median rent of \$540 per week and rental yield of 3.9%.

Source: REIV (Mar.'25)

3,069

**Residential buildings approved.**

There were 3,069 residential buildings approved in the 2024-2025 financial year to date (February) whilst there were 4,452 in the 2023-2024 financial year.

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