

AN OVERVIEW OF THE

CARDINIA SHIRE

AUGUST 2023



CARDINIA SHIRE

STATE OF THE MARKET

Cardinia is currently home to 11 active land projects with a median land price that is stable at \$468,000 as of July 2023, decrease of -3.4% from 12 months ago. Whilst its median land price decrease by -0.8% over the last 30 days.

Median land size is currently 406sqm, higher than the median land size in Metropolitan Melbourne of 392sqm.

Officer currently has a median land price of \$520,000 which is the most expensive land market in Cardinia, increasing by 5.3% YoY whilst Pakenham is the most affordable at \$369,500, a decrease of 6.7% year on year.

Greater Melbourne's median lot price has decreased by 1.1% to \$403,000 from last month. However, remaining higher than 12 months ago, an increase of 1.5% with an average land size of 392sqm.

Median house prices in Cardinia are \$680,000, no change from 12 months ago. Units have increased in price by 1.0% to \$482,000 year on year. (Source: Corelogic, May:'23)

According to the REIV, Metropolitan Melbourne's median house price decreased by 1.1% to \$938,000 in the June quarter of 2023, whilst units increased by 3.2% to \$631,000 in the same quarter.

Stabilising economic conditions are slowly bringing confidence to buyers. ANZ has updated its housing forecast to predict that housing prices will rise 3% in 2024 due to rising unemployment, lagged impact of the rate hikes as well as slower population increase. However, 2025 will be more prosperous with an increase of between 4% and 5%.

Median Prices and Lot Sizes | Jul.'23

1

Casey (S)

Size	400sqm
Jul.'23	\$475,000
YoY Change	-\$22,000 -4.40%

2

CARDINIA (S)

Size	406sqm
Jul.'23	\$468,000
YoY Change	-\$16,250 -3.40%

3

Hume (N)

Size	415sqm
Jul.'23	\$415,500
YoY Change	\$8,500 2.10%

4

Greater Geelong (S)

Size	419sqm
Jul.'23	\$415,450
YoY Change	\$2,000 0.50%

5

Melton (W)

Size	378sqm
Jul.'23	\$401,000
YoY Change	\$2,000 0.50%

6

Whittlesea (N)

Size	346sqm
Jul.'23	\$388,000
YoY Change	\$7,500 2.00%

7

Wyndham (W)

Size	350sqm
Jul.'23	\$384,900
YoY Change	-\$3,500 -0.90%

8

Mitchell (N)

Size	550sqm
Jul.'23	\$340,000
YoY Change	\$0 0.00%



Population in Cardinia is expected to grow to 182,833 persons by 2041 or over

2,940 persons per year.



The number of households in Cardinia is expected to grow to 66,842 households by 2041 or over

1,389 households per year.



Lone person households are anticipated to increase by

79% by 2036

whilst family with children households will grow by 47%.



Houses in Officer have a median rent of

\$500 per week

and rental yield of 3.6%.

Source: REIV (Jun.'23)



There were

\$37,277,000

worth of residential buildings approved in Jun.'23, up from \$36,919,000 in Nov.'22.



CARDINIA SHIRE

LAND BUYING 101: TOP 10 TIPS FOR SUCCESS

Buying a block of land is an exciting venture, here are the top ten tips that consumers need to consider when buying a block of land in Australia.

1. Location, Location, Location
2. Consider the Community and the Neighbourhood
3. Environmental Considerations
4. Financial Planning and Budgeting
5. Seek Professional Advice
6. Size and Shape of the Block
7. Slope or Fall
8. The Developer's Previous Estates
9. Infrastructure and Utilities
10. Future Development Potential

By considering these top ten factors, you will have a comprehensive understanding of the block of land you're considering. Armed with this knowledge, you can confidently make an informed decision that aligns with your vision for the property and maximizes its potential for growth and enjoyment.

Remember, purchasing land is a significant decision, and it pays to be thorough and diligent throughout the process. Happy land hunting!



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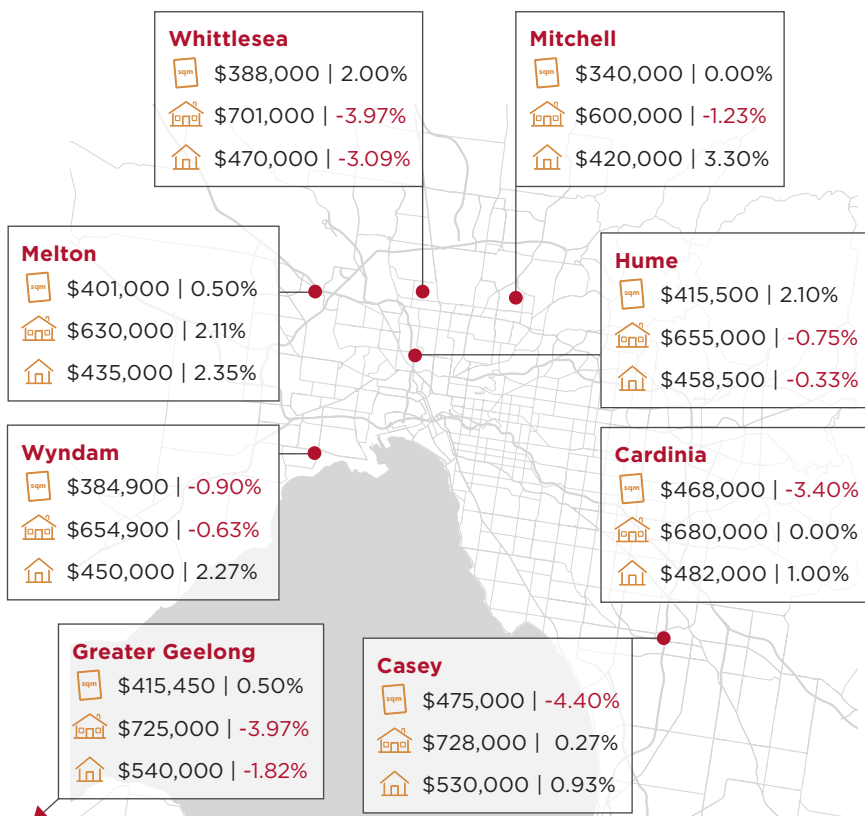
Source: REIV (Jun.'23)



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% denotes YoY change | Note: Land price as of July 2023 | House and Unit prices as at May 2023

Source: Red23, Corelogic

Key Economic Indicators - National Snapshot



Cash Rate

4.1%



Economic Growth

2.1%



Inflation

6.0%



Unemployment Rate

3.7%



Employment Growth

2.8%



Wage Growth

3.6%



Average Weekly Earnings

\$1,399¹⁰



Household Saving Ratio

3.2%



Population

26.4 million



Population Growth

2.2% YoY



Dwelling Approvals

-8.1% YoY



Household Lending Commitments

-14.1% YoY

Source: RBA (7 September 2023) | ABS National, State and Territory population (Mar'23) | ABS Building Approvals (Jul'23) | ABS Lending indicators (Jul'23)

WHAT RED23 OFFER

Red23 are a specialist sales and marketing partner for land and medium density development projects across the east coast of Australia.

We seamlessly create tailored marketing and sales strategies, based on timely and customised research to enhance new land and housing projects.

Our divisions include Acquisitions, Research, Project Marketing, New Homes, Marketing and Investments.

For more information about Red23, visit our website at www.red23.com.au or call us on 9540 0477.

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