

An overview of

City Of Wyndham

May 2025

State of the market.

Wyndham is currently home to 29 active land projects with a median land price of \$409,000 as of Mar,'25, 0.9% increase over the last 30 days and 4.1% annually.

Wyndham has a median land size of 392sqm, 25sqm more than 9 months ago and lower than the Metro. Melbourne median land size of 398sqm.

The median land price in Werribee is \$393,000, an increase of 8.7% annually whilst the median land price in Tarneit is \$412,500 with an annual increase of 3.1%.

The Wyndham 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.



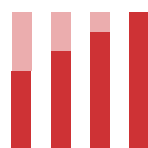
392m²

Median lot size,
March 2025.



\$409K

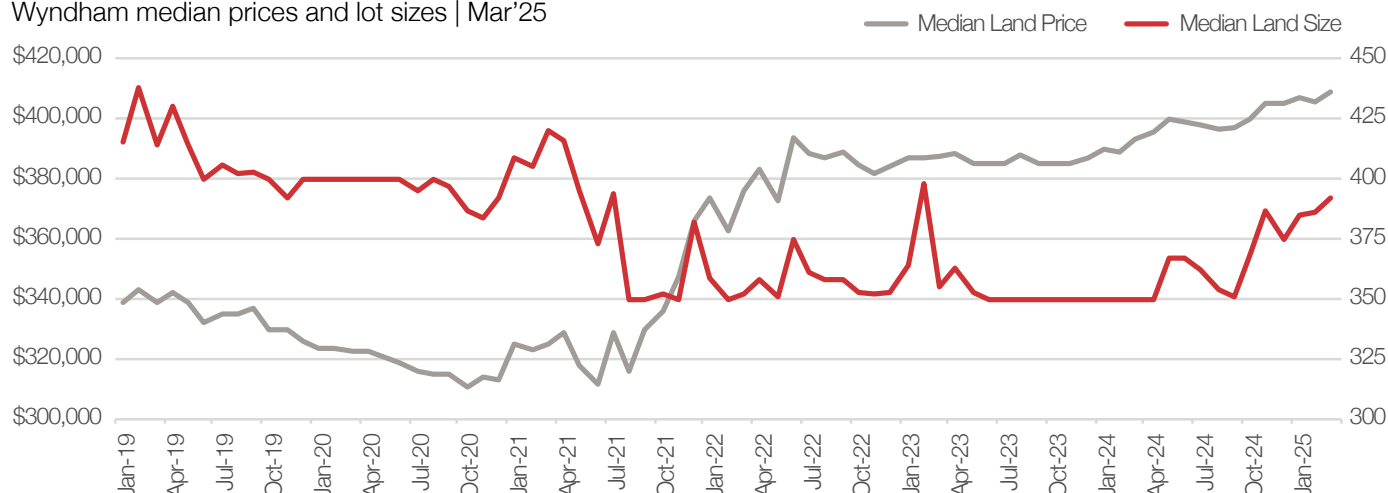
Median lot price,
March 2025.



\$393K

Median land price in
Werribee, March 2025.

Wyndham 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.

488,572

Expected population by 2046.

Wyndham's population is expected to grow by 46% by 2046.

\$2,015_{pw}

Median weekly household income.

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

30%

Households renting.

Higher than Greater Melbourne's median of 29%.

\$470_{pw}

Werribee's median rent.

Houses in Werribee have a median rent of \$470 per week and a rental yield of 4%.

Source: REIV (Mar.'25)

3,133

Residential buildings approved.

There were 3,133 residential buildings approved in the 2024-2025 financial year to date (February) whilst there were 4,217 in the 2023-2024 financial year.

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