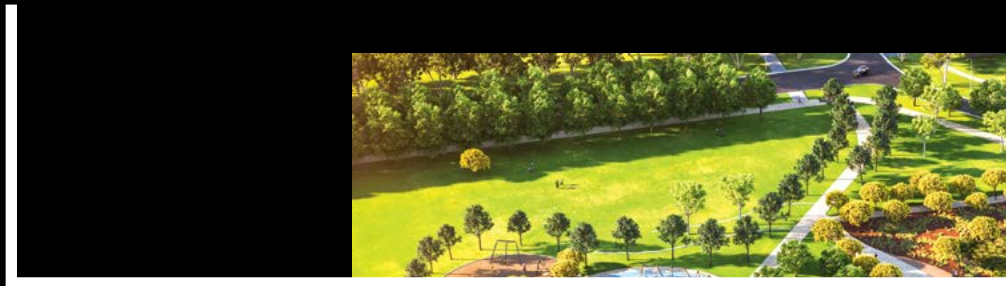


MARKET OUTLOOK TRUGANINA

Melbourne's western suburbs are set to benefit from over \$9 billion of investment into infrastructure and employment hubs, supporting Truganina's growing population.



Artist impression only

02
Location
& Amenity

03
Infrastructure
& Employment

03
Population
& Demographics

04
Residential Market
& Rental Market

Prepared exclusively for
Dennis Family Corporation
June 2024



Artist impression only





Top: Westbrook Estate - Avion Crescent Park (Artists Impression), Bottom left: Tarneit Railway Station
Bottom right: Westbrook Estate (Artist Impression)

LOCATION & AMENITY

Located within a 40-minute drive of Melbourne's CBD, Truganina is set to benefit from further improvements in infrastructure, transport, schools, parks and reserves across the Western Region.





TRUGANINA

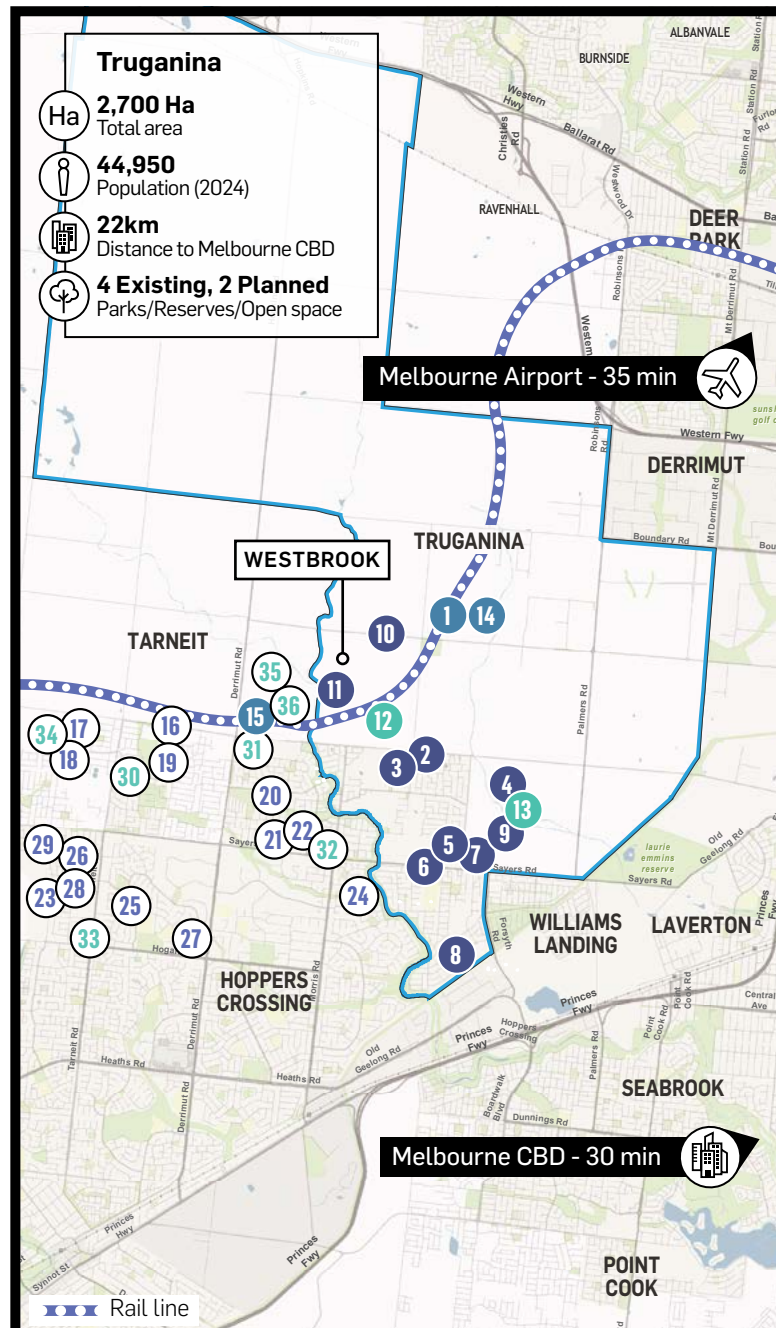
Truganina is located within two local government areas - Wyndham City Council and Melton City Council. The majority of Truganina's residential land is located within the Wyndham City Council. The suburb is rapidly growing with a variety of existing and upcoming facilities:

-  **Retail**
 - Major planned town centre.
 - 2 proposed local town centres.
 - 10 minutes drive to Wyndham Village SC.
-  **Transportation**
 - 27 minutes via Melbourne-Geelong V/Line from Tarneit Train Station to Southern Cross Station.
 - Proposed Truganina Train Station
-  **Education**
 - 8 existing schools and a precinct.
 - 4 kindergartens/early learning centres.
-  **Parks and Recreation**
 - Local parks and reserves.
 - 4 planned sports fields.

TARNEIT

Tarneit is a neighbouring suburb of Truganina, located within the Wyndham City Council.

-  **4 shopping centres/villages**
-  **Tarneit train station**
-  **13 schools, three early learning centres/kindergartens**
-  **9 local parks/reserves**



TRUGANINA

TRANSPORT

- 01 Truganina Train Station (Planned)

EDUCATION

- 02 Garrang Wilam Primary School
- 03 Truganina P-9 College
- 04 Truganina East Early Years Centre
- 05 St Clares Catholic Primary School
- 06 Al Taqwa College Truganina
- 07 Westbourne Grammar School
- 08 Truganina South Primary School
- 09 Dohertys Creek P-9 College
- 10 Bemim Educational Precinct
- 11 Aspire Early Education and Kindergarten

PARKS

- 12 Central Park Truganina
- 13 Allura Playground Kiddies Park

TOWN CENTRE

- 14 Future Town Centre

TARNEIT

TRANSPORT

- 15 Tarneit Railway Station

EDUCATION

- 16 Tarneit P-9 College
- 17 St John The Apostle School
- 18 Tarneit Rise Primary School
- 19 Tarneit Senior College
- 20 Baden Powell College - Tarneit Campus P-9
- 21 Baden Powell College - Derrimut Heath Primary School

- 22 Thomas Carr College
- 23 Islamic College of Melbourne
- 24 St Francis of Assis Catholic Primary School Tarneit
- 25 The Grange P-12 College
- 26 Good News Lutheran College
- 27 Leading Leaps Early Learning Centre
- 28 Davis Creek Primary School
- 29 Brinbeal Secondary College

TOWN CENTRE/SHOPPING CENTRES

- 30 Tarneit Gardens Shopping Centre
- 31 Tarneit Central Shopping Centre
- 32 Wyndham Village Shopping Centre
- 33 Tarneit West Village
- 34 Riverdale Village Shopping Centre
- 35 Future Town Centre
- 36 Tarneit Park Hub

INFRASTRUCTURE

Significant infrastructure investment is planned for Melbourne's west in response to the strong population growth rate.

01 TRUGANINA NORTH EDUCATION PRECINCT

Investment in educational infrastructure has been greater in the Wyndham LGA than anywhere else in Victoria, given the strong population growth. The Bemn educational precinct has recently completed and includes a Kindergarten, Primary and Secondary School.

02 MELBOURNE BUSINESS PARK

Driven by Melbourne's strong population growth, this project aims to transform a 260 hectare site in Truganina into the state's largest industrial precinct. The project will also feature a shopping centre, childcare, school and a variety of public open space.

03 TRUGANINA TOWN CENTRE AND RAILWAY STATION

To service the new population in Truganina, a major town centre incorporating open spaces is proposed. This will be complemented with the addition of two local town centres. The new proposed Truganina train station will boost transport and connectivity to these upcoming town centres.

EMPLOYMENT

Truganina residents are expected to benefit from the developing employment hubs in the west including the East Werribee Employment Precinct and Werribee National Employment and Innovation Cluster.

EMPLOYMENT PROJECTIONS

Melbourne's Western Region



FUTURE EMPLOYMENT GROWTH INDUSTRIES

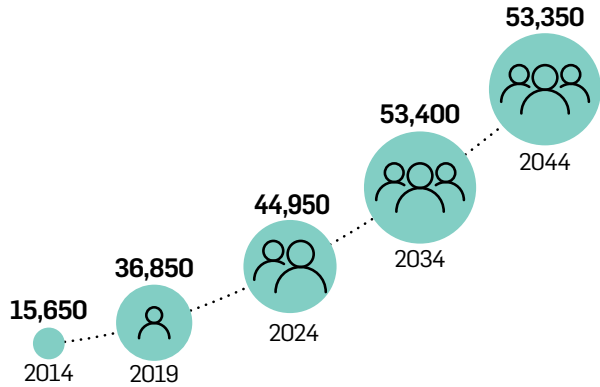


Source: Plan Melbourne

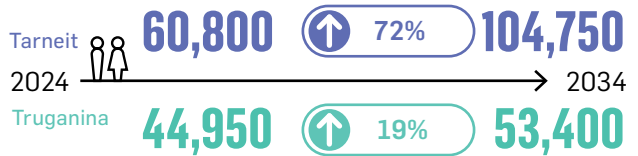
POPULATION

Population growth is projected to increase by 19% between 2024 and 2034 in Truganina due to increased internal and interstate migration. This population growth is supported by the suburb's housing affordability, nearby existing and future amenity and proximity to a range of jobs.

POPULATION OF TRUGANINA



FORECAST POPULATION GROWTH



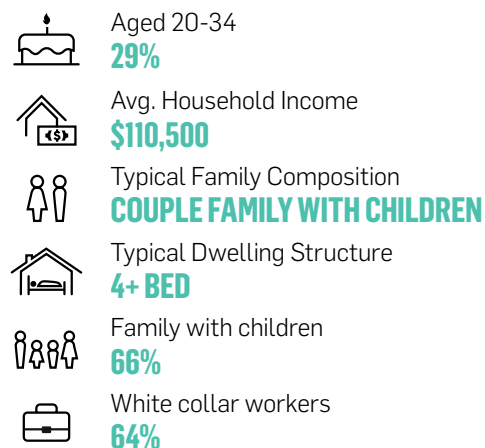
Source: Forecast id, Urbis

DEMOGRAPHICS

Truganina is characterised by a young demographic profile. The average age of residents is 30 years, compared to 37 in Greater Melbourne.

Average household incomes are almost 12% higher than the Greater Melbourne population and have increased by 47% between 2011 and 2021. The steady increase in income correlates with the growth of typical dwelling structure, suggesting that the volume of families in Truganina is increasing.

WHO LIVES IN TRUGANINA?



Source: ABS 2021, Urbis

RESIDENTIAL MARKET & RENTAL MARKET



Truganina realised favourable median price growth across house and land, in the decade to March 2024

MEDIAN PRICE

The median price for houses in Truganina was \$650,000 in the year to March 2024. The median price grew at 6.2% per annum over the last ten years, outperforming Greater Melbourne and surrounding suburbs Tarneit and Point Cook. Land in Truganina realised a median price of \$376,000, relatively more affordable when compared to surrounding suburbs and Greater Melbourne. Both house and land prices are an attractive option for first home buyers and investors, supported by favourable price growth in the last ten years.

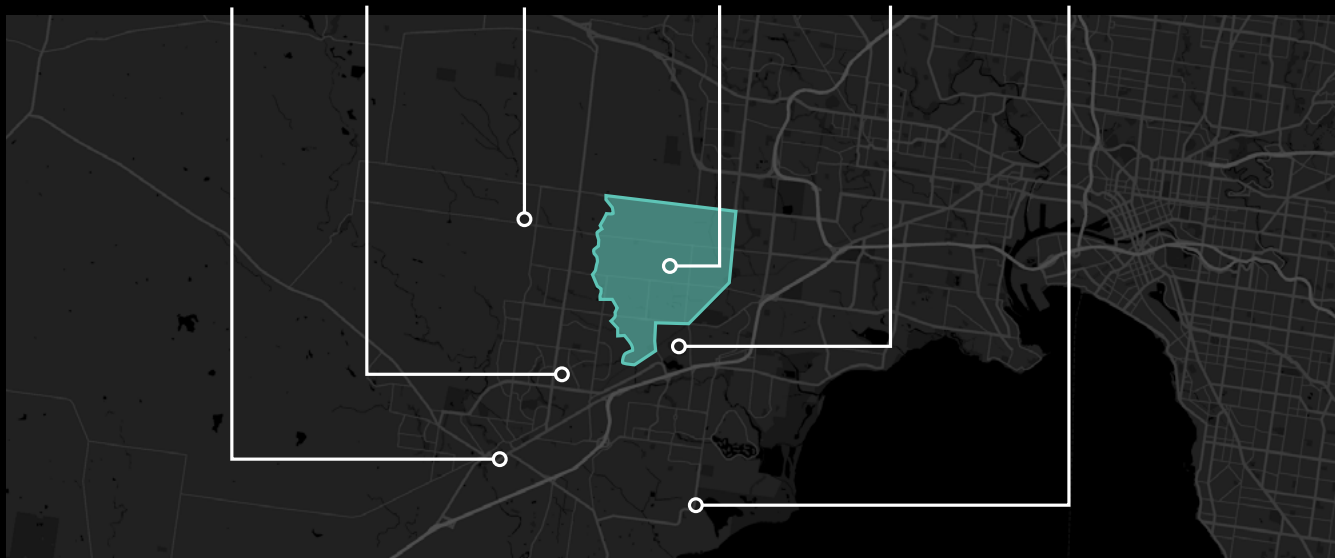
MEDIAN RENT

Houses in Truganina registered a median weekly rent of \$500 in the year to March 2024, higher than surrounding suburbs Werribee and Hoppers Crossing. Truganina also achieved a high gross rental yield of 4.0%, indicative of a positive return on investment.

MEDIAN PRICE & GROWTH COMPARISON

Year to March 2024

	Werribee	Hoppers Crossing	Tarneit	Truganina	Williams Landing	Point Cook	Greater Melbourne
Houses - Median	\$618,000	\$618,000	\$650,000	\$650,000	\$801,000	\$756,000	\$850,000
Growth (10 yrs p.a.)	7.1%	6.4%	5.8%	6.2%	6.4%	5.6%	5.1%
Townhouse - Median	\$454,000	\$459,000	\$425,000	\$490,000	\$320,000	\$583,000	-
Growth (10 yrs p.a.)	4.0%	4.0%	3.0%	4.0%	-2.0%	5.0%	-
Land - Median	\$370,00	\$690,000	\$350,000	\$376,000	\$465,000	\$647,500	\$400,000
Growth (10 yrs p.a.)	8.6%	18.6%	6.4%	6.1%	4.4%	10.0%	6.7%
Rental - Median	\$440	\$440	\$500	\$500	\$550	\$540	\$550
Indicative Gross yield	3.7%	3.7%	4.0%	4.0%	3.6%	3.7%	3.4%



Source: Pricerfinder, Urbis

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