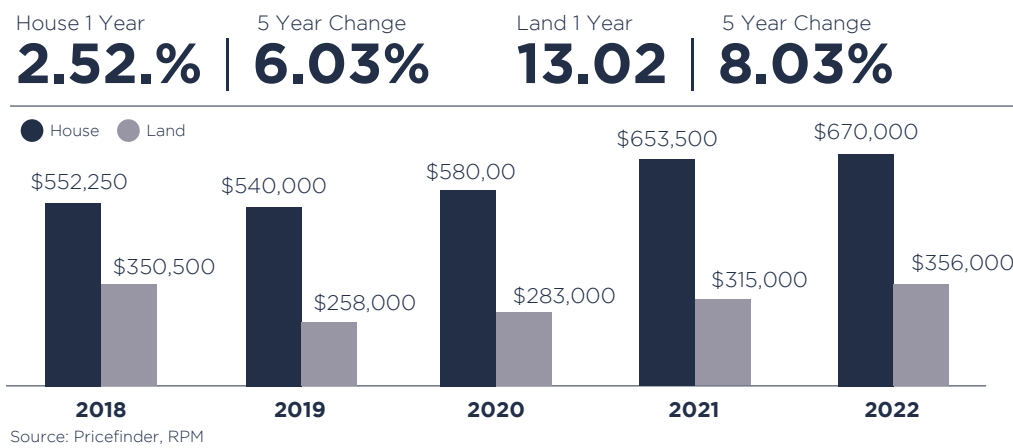


Market Update

A compelling investment destination and a great place to live

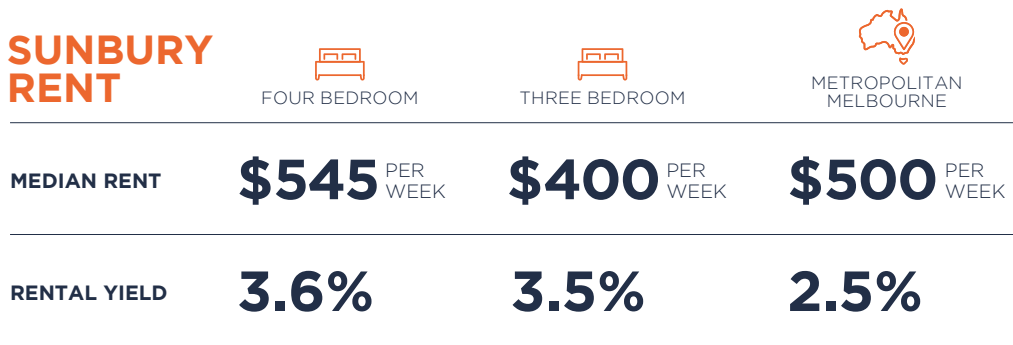
As a satellite city located 39 kilometres north-west of Melbourne's CBD, and only 17.5 kilometres from Melbourne Airport, Sunbury has become an increasingly popular choice for investors seeking a balance between an urban and regional lifestyle. With its close connection to the history and development of Victoria, Sunbury offers a rich cultural heritage and modern amenities. Along with the steady increase in population over recent years, the suburb has experienced growing local demand, cementing itself as promising investment opportunity for all buyers.

SUNBURY HOUSE & LAND PRICES



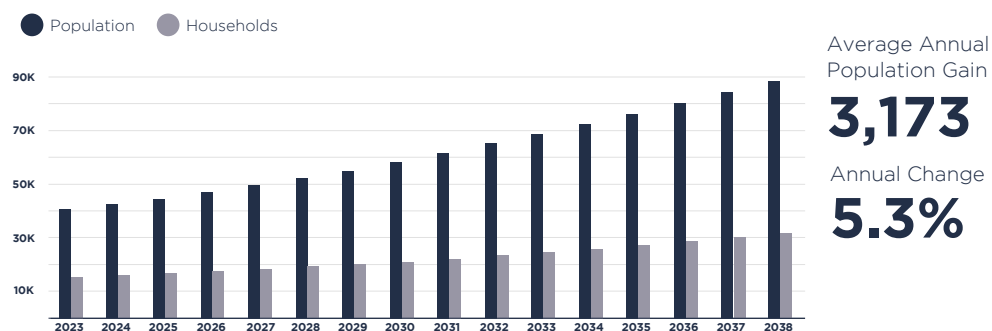
Growth in land prices has been stronger than established homes over both the short and medium term, meaning buyers of new house/land packages are seeing higher capital growth from their purchase than if they bought an established home.

SUNBURY RENT



Higher rental returns in Sunbury make it an attractive residential market for investors, helping to combat increased cash outflows in the current higher interest rate environment.

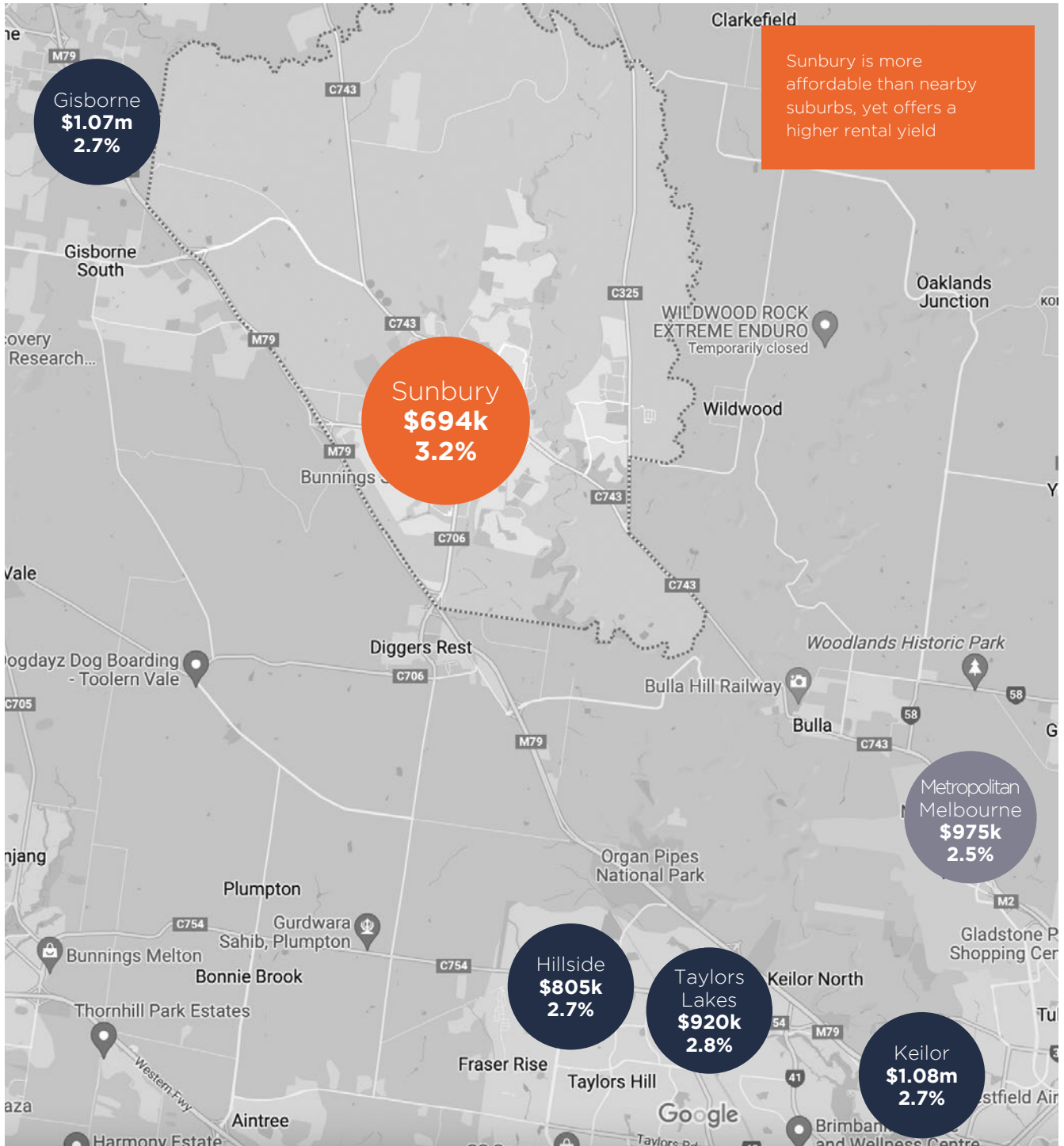
SUNBURY POPULATION & HOUSEHOLDS



Strong forecast population growth in Sunbury will underpin ongoing property demand, from both purchasers and tenants, and support property prices.

Market Update

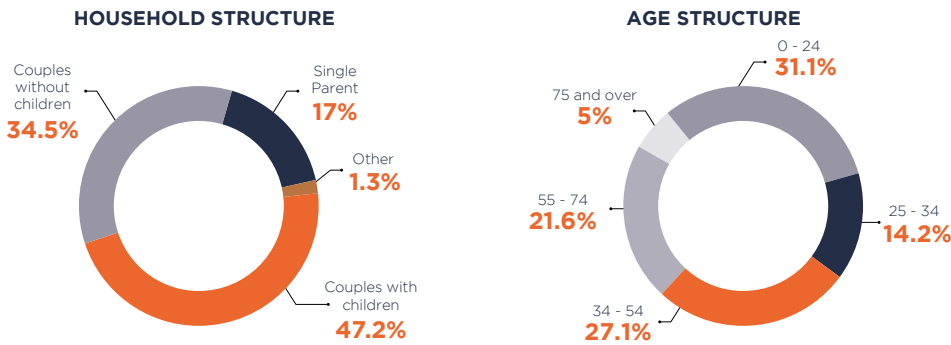
Median House Prices and Rental Yields in Surrounding Area



Source: REIV

Information is correct as of the 20 March 2023 and relates to December Quarter 2022 and is subject to change. Information provided is intended as a guide only. Readers are encouraged to conduct their own due diligence on their investment.

SUNBURY HOUSEHOLD STRUCTURE



The prominence of family households in Sunbury is evident through the household and age structure of its residents.

SUNBURY OCCUPATIONS

Managers	Professionals	Technicians and Trades	Community & Personal Service
10.3%	17.5%	15.9%	14.5%
Clerical & Admin	Sales	Machinery Operators & Drivers	Labourers
12%	7.9%	10.2%	9.6%

Source: ABS -2016; 2021

There is a relatively even mix of occupations among Sunbury residents, highlighting the suburb's wider popularity among various professions.

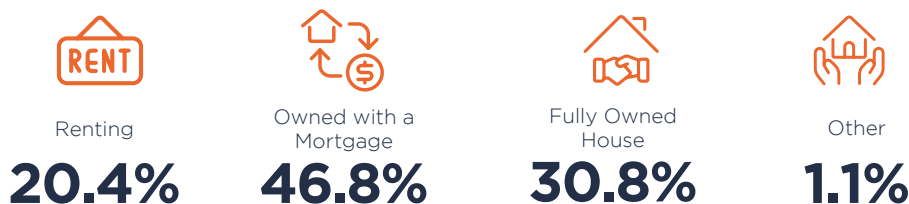
HOUSEHOLD INCOME

SUNBURY		GREATER MELBOURNE	
Median Weekly Household Income	\$2,152	Median Weekly Household Income	\$1,901
Median Yearly Household Income	\$111,904	Median Yearly Household Income	\$98,852

Source: ABS -2016; 2021

Incomes in Sunbury are higher than the metropolitan average. Therefore, Sunbury households should be more resilient to the current cost of living pressures.

SUNBURY OWNERSHIP



Source: ABS -2016; 2021

Sunbury contains a mature residential investment market, with one in five properties being rented. This proportion has increased between the Census periods.