

COMPARATIVE MARKET ANALYSIS

47 LANGFORD ROAD, DONNYBROOK, VIC 3064

PREPARED BY CAPITAL 8 REAL ESTATE



Sukhvinder Singh
47 Langford Road
Donnybrook, VIC, 3064

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Capital 8 Real Estate
2/360 hume hwy, Craigieburn 3064, vic
Email: dev@capital8realestate.com.au
Phone: 0425102033

47 LANGFORD ROAD, DONNYBROOK, VIC 3064



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Vacant Land - N/A

RPD: 2214//PS900893 (12516647)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: WHITTLESEA CITY

Features: Post War



Area: 489 m²

Area \$/m²: \$842

Water/Sewerage:

Property ID: 1515347721 /

UBD Ref: UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 411,000 16/12/2021 THE PROPRIETORS

Area:

488 m²

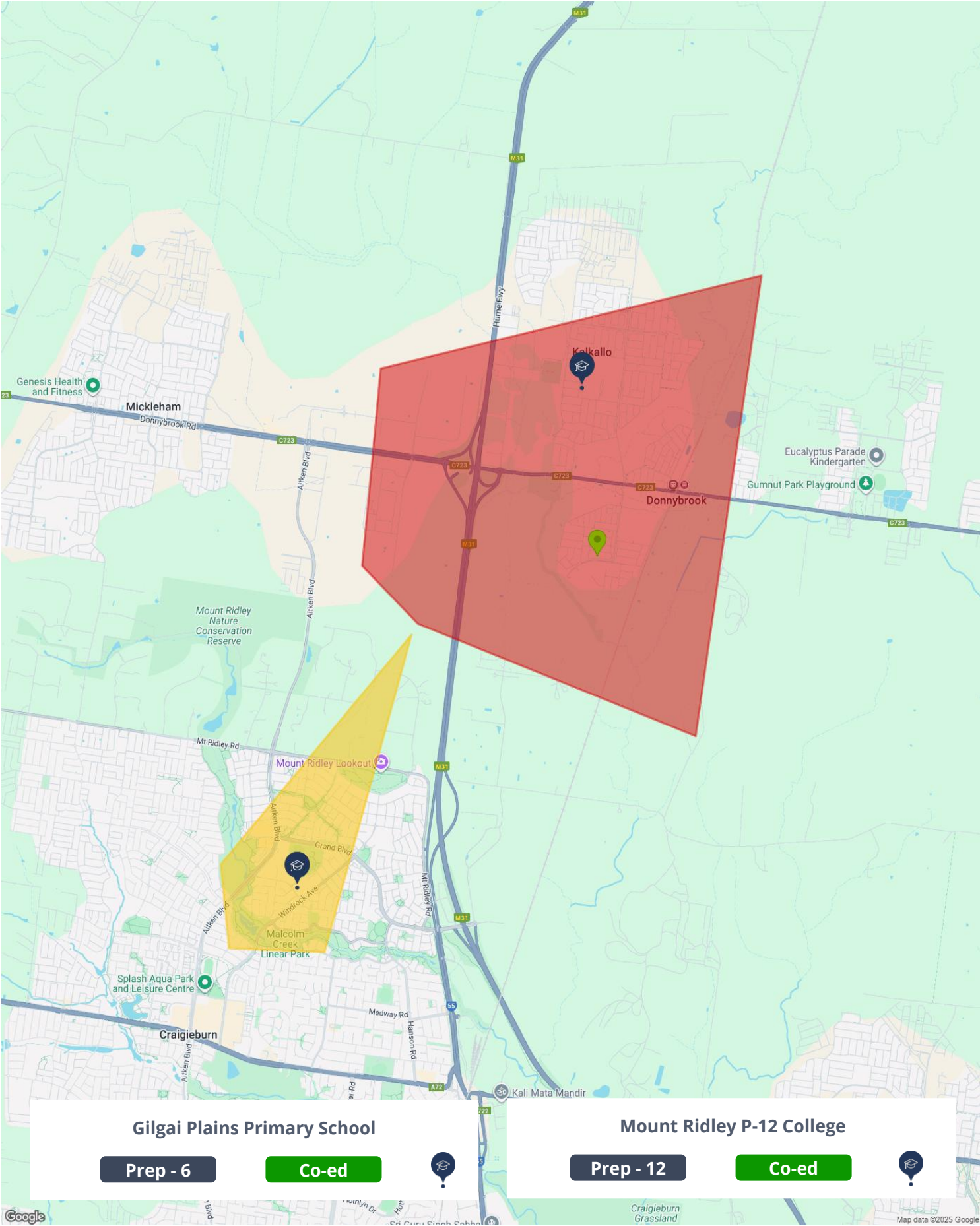
Sale Type:

Normal Sale

Related:

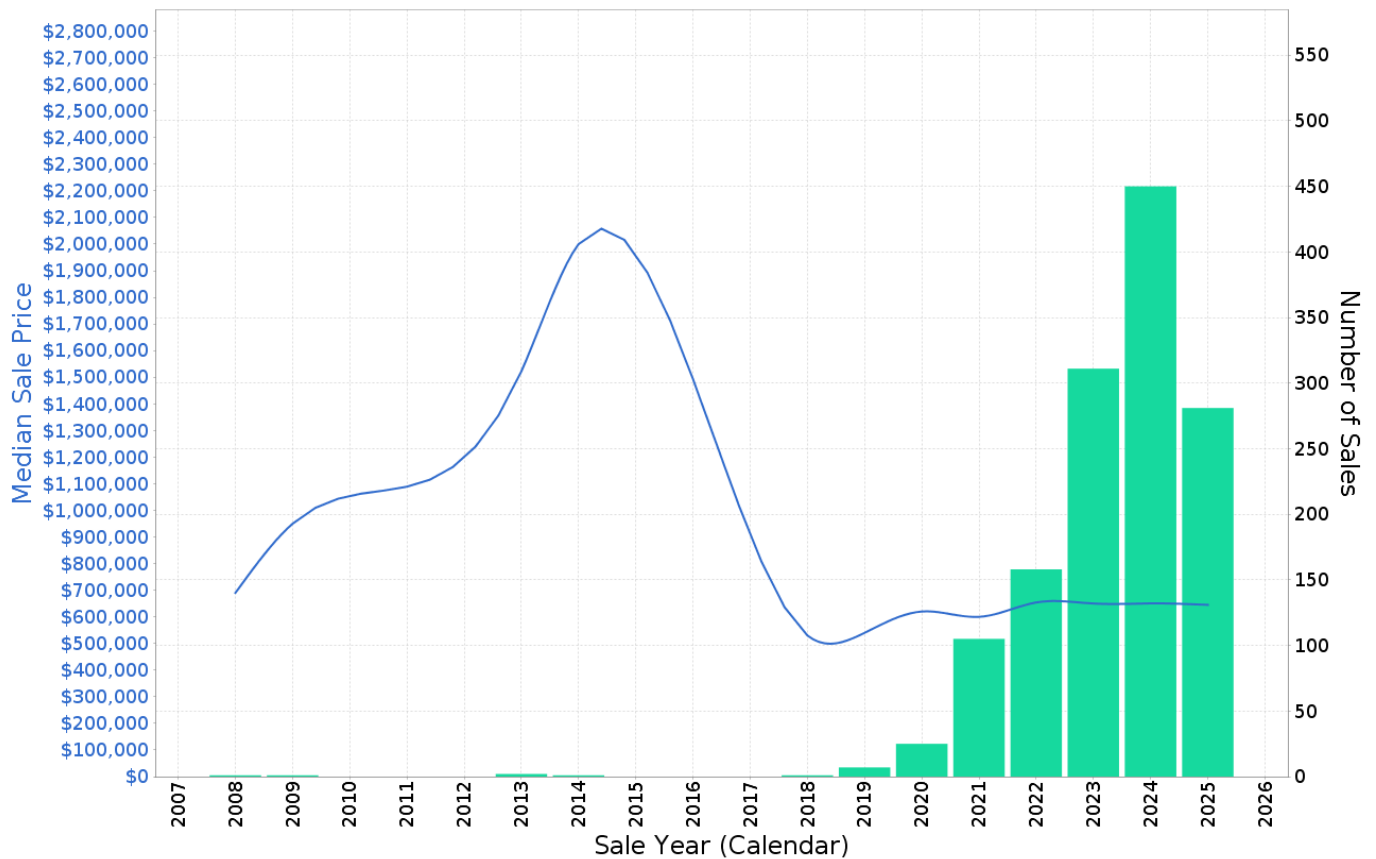
No

School Catchment Areas

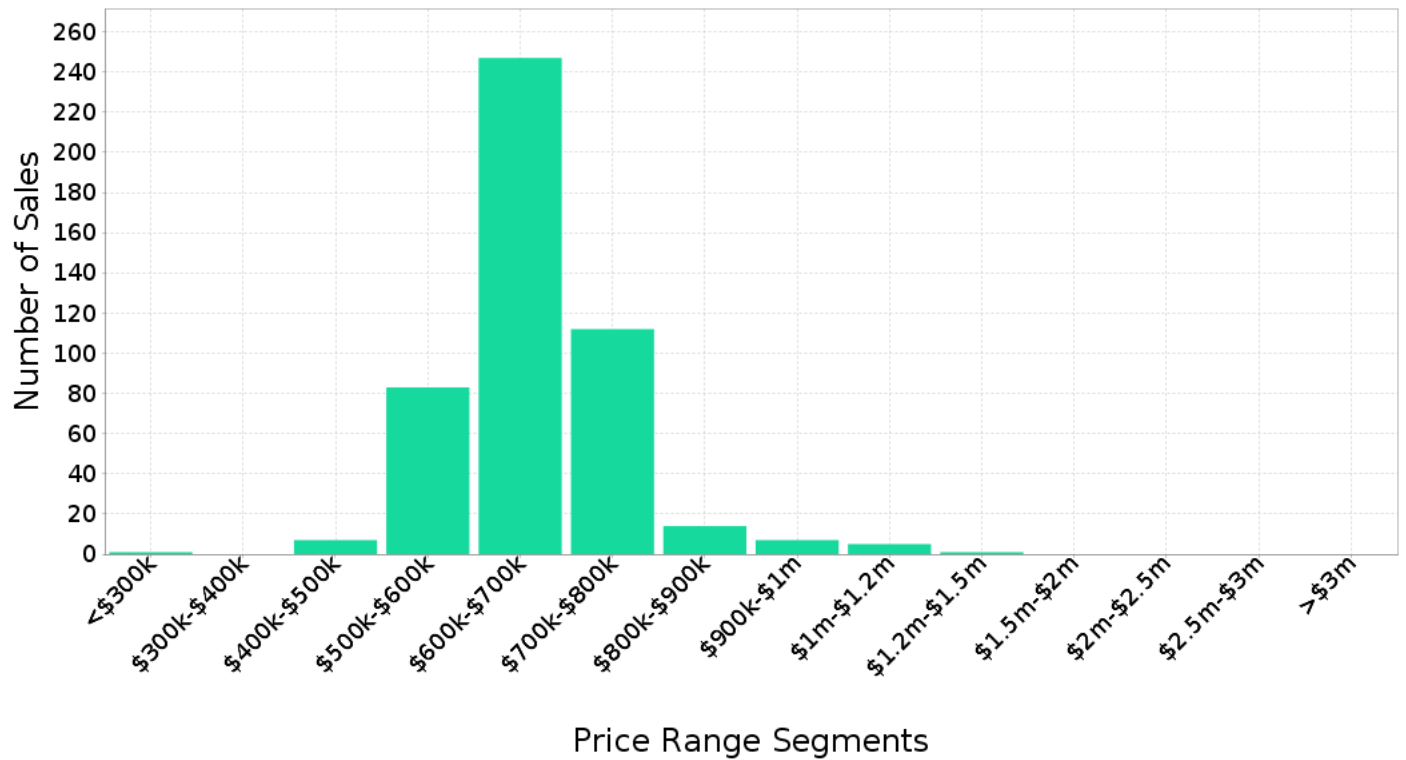


Sales & Growth Chart (House)

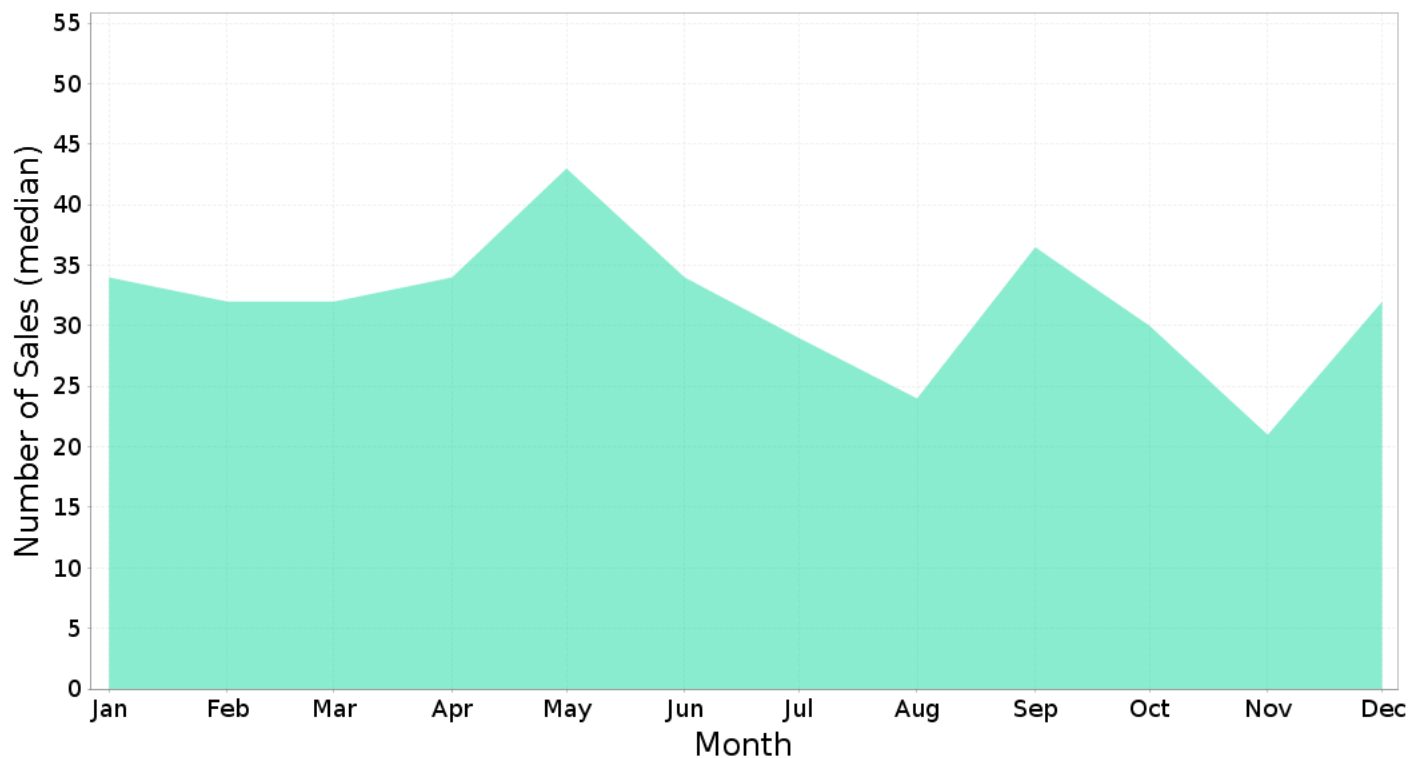
Year	No. of Sales	Average	Median	Growth	Low	High
2008	1	\$ 690,000	\$ 690,000		\$ 690,000	\$ 690,000
2009	1	\$ 950,000	\$ 950,000	37.7 %	\$ 950,000	\$ 950,000
2010	0					
2011	0					
2012	0					
2013	2	\$ 1,522,500	\$ 1,522,500		\$ 625,000	\$ 2,420,000
2014	1	\$ 2,000,000	\$ 2,000,000	31.4 %	\$ 2,000,000	\$ 2,000,000
2015	0					
2016	0					
2017	0					
2018	1	\$ 530,000	\$ 530,000		\$ 530,000	\$ 530,000
2019	7	\$ 641,286	\$ 540,000	1.9 %	\$ 505,000	\$ 1,100,000
2020	25	\$ 629,972	\$ 620,000	14.8 %	\$ 479,900	\$ 890,000
2021	105	\$ 622,848	\$ 600,000	-3.2 %	\$ 250,000	\$ 2,000,000
2022	158	\$ 680,045	\$ 654,000	9.0 %	\$ 470,000	\$ 1,335,000
2023	311	\$ 666,777	\$ 650,000	-0.6 %	\$ 57,900	\$ 2,400,000
2024	450	\$ 664,122	\$ 650,500	0.1 %	\$ 365,000	\$ 1,075,000
2025	281	\$ 654,020	\$ 645,000	-0.8 %	\$ 218,780	\$ 1,262,500



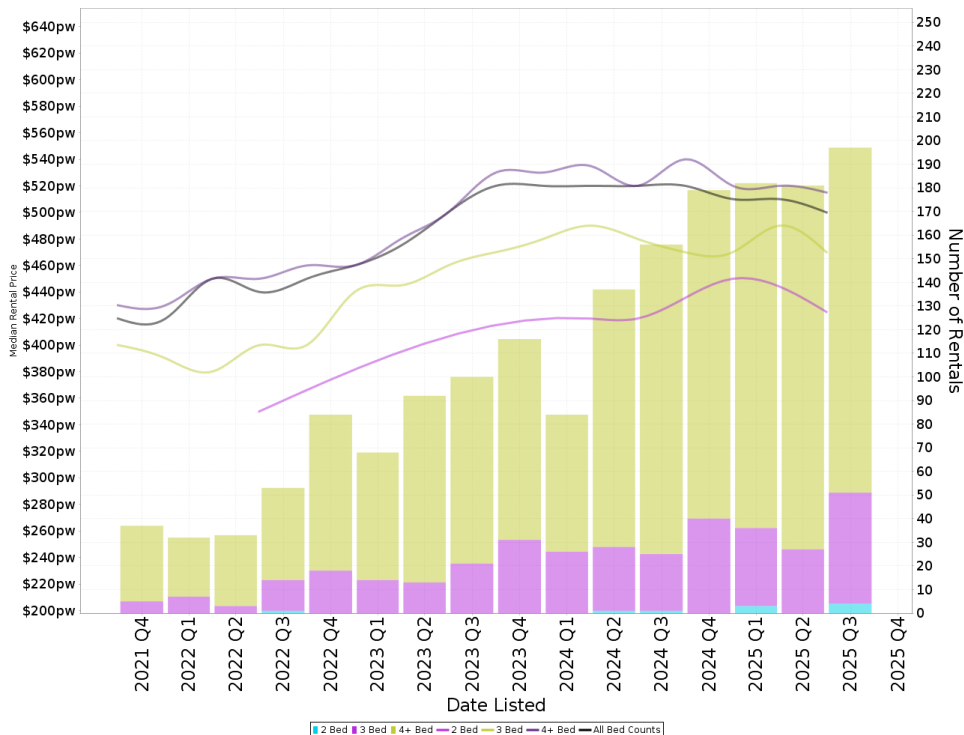
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.1%

Current Median Price: \$645,000
Previous Median Price: \$652,500

Based on 819 registered House sales compared over the last two rolling 12 month periods.

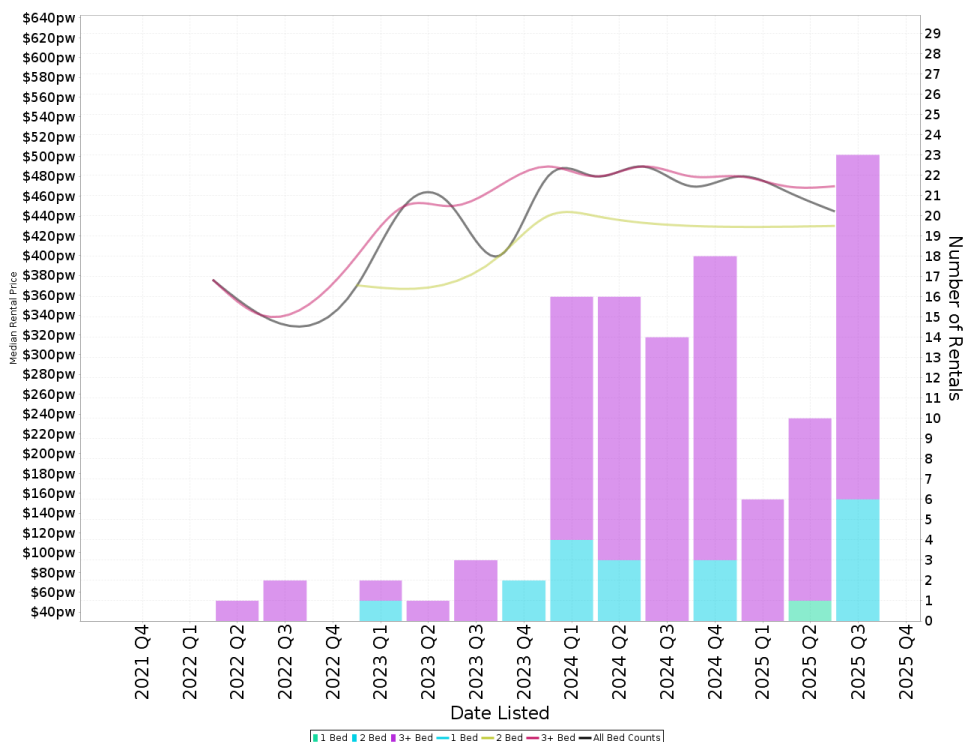
Suburb Rental Yield

+4.1%

Current Median Price: \$645,000
Current Median Rent: \$510

Based on 739 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.5%

Current Median Price: \$591,000
Previous Median Price: \$534,650

Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

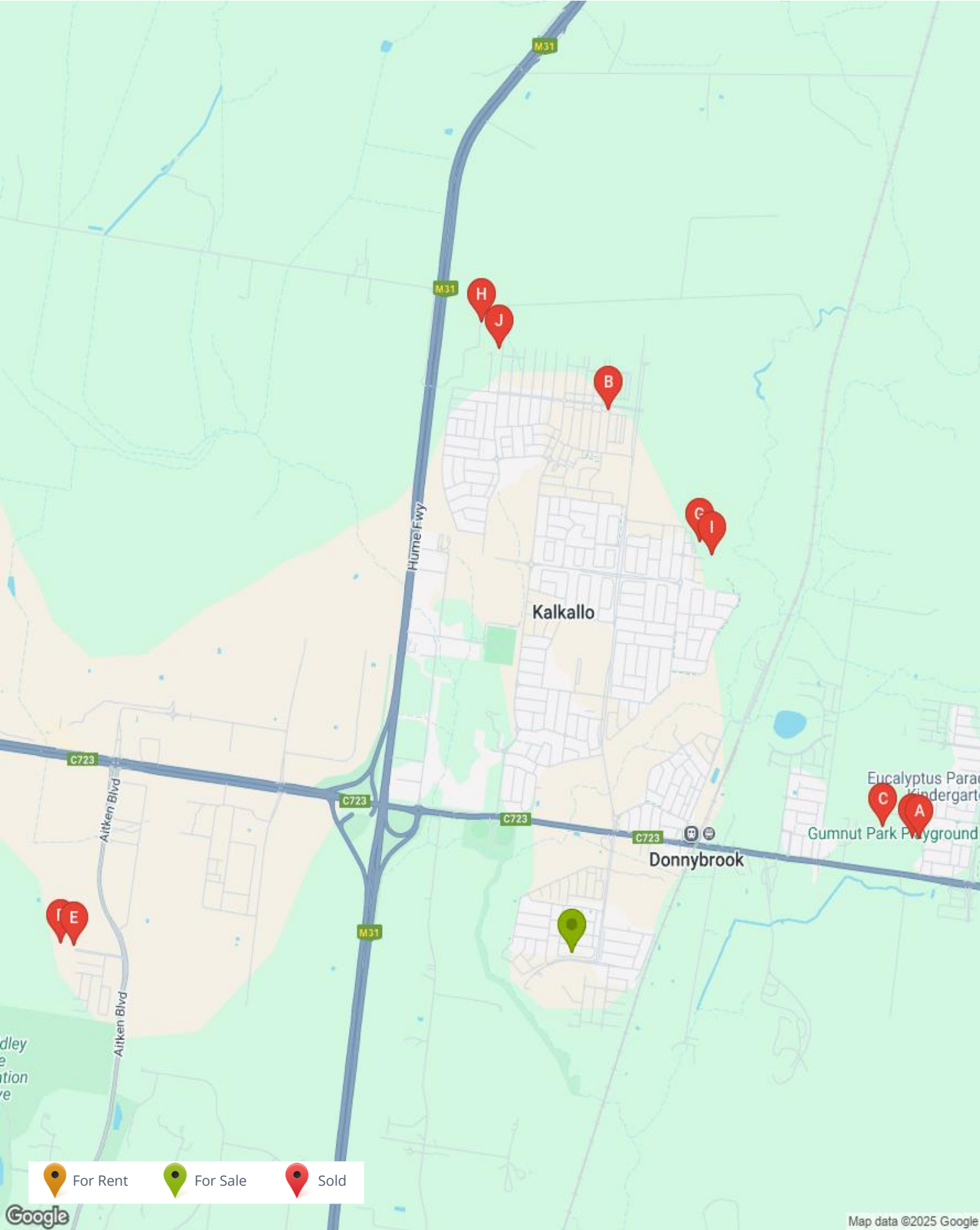
Suburb Rental Yield

+4.1%

Current Median Price: \$591,000
Current Median Rent: \$470

Based on 57 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$129,926 and the highest sale price is \$568,000 with a median sale price of \$175,500.

6 BRUSHY WAY, DONNYBROOK, VIC 3064

Distance from Property: 2.5km  -  -  -



Property Type: Vacant Land
Area: 133 m²
Area \$/m²: \$1,000
RPD: 21147//PS918640

Features:

Sale Price: **\$133,000 (Normal Sale)**
Sale Date: 31/03/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



156 RAILWAY PDE, KALKALLO, VIC 3064

Distance from Property: 3.4km  -  -  -



Property Type: Vacant Land
Area: 174 m²
Area \$/m²: \$833
RPD: 35811//PS900002

Features:

Sale Price: **\$145,000 (Normal Sale)**
Sale Date: 31/03/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



11 BASALT ST, DONNYBROOK, VIC 3064

Distance from Property: 2.3km  -  -  -



Property Type: Vacant Land
Area: 313 m²
Area \$/m²: \$1,098
RPD: 21209//PS923554

Features:

Sale Price: **\$343,000 (Normal Sale)**
Sale Date: 31/03/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



14 BRUSHY WAY, DONNYBROOK, VIC 3064

Distance from Property: 2.4km  -  -  -



Property Type: Vacant Land
Area: 166 m²
Area \$/m²: \$783
RPD: 21143//PS918640

Features:

Sale Price: **\$129,926 (Normal Sale)**
Sale Date: 31/03/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



10 BEEWAR ST, MICKLEHAM, VIC 3064

Distance from Property: 3.4km  -  -  -



Property Type: Vacant Land
Area: 263 m²
Area \$/m²: \$1,224
RPD: 439//PS906449

Features:

Sale Price: **\$322,000 (Normal Sale)**
Sale Date: 31/03/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



18 BEEWAR ST, MICKLEHAM, VIC 3064

Distance from Property: 3.5km  -  -  -



Property Type: Vacant Land
Area: 263 m²
Area \$/m²: \$1,224
RPD: 435//PS906449

Features:

Sale Price: **\$322,000 (Normal Sale)**
Sale Date: 31/03/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



80 BITTERSWEET DR, KALKALLO, VIC 3064

Distance from Property: 2.7km  -  -  -



Property Type: Vacant Land
Area: 150 m²
Area \$/m²: \$903
RPD: 34638//PS913248

Features:

Sale Price: **\$135,500 (Normal Sale)**
Sale Date: 01/04/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



96 MURRUMBIDGEE CCT, KALKALLO, VIC 3064

Distance from Property: 4km  -  -  -



Property Type: Vacant Land
Area: 206 m²
Area \$/m²: \$897
RPD: 37825//PS920921

Features:

Sale Price: **\$185,000 (Normal Sale)**
Sale Date: 01/04/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



53 BITTERSWEET DR, KALKALLO, VIC 3064

Distance from Property: 2.7km  -  -  -



Property Type: Vacant Land
Area: 831 m²
Area \$/m²: \$684
RPD: 34410//PS835660

Features:

Sale Price: **\$568,000 (Normal Sale)**
Sale Date: 01/04/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



5 KARTHIKAI WALK, KALKALLO, VIC 3064

Distance from Property: 3.8km  -  -  -



Property Type: Vacant Land
Area: 175 m²
Area \$/m²: \$949
RPD: 37758//PS920920

Features:

Sale Price: **\$166,000 (Normal Sale)**
Sale Date: 01/04/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



47 LANGFORD ROAD, DONNYBROOK, VIC 3064



Appraisal Price

This market analysis has been prepared on 03/10/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$450,000 to \$490,000

\$450pw to \$550pw

Yield Estimate: 5.2% to 5.8%

Contact your agent for further information:

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