

# 19 GRESFORD ROAD

WANTIRNA VIC 3152



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# Executive Summary

19 GRESFORD ROAD, WANTIRNA VIC 3152



## 19 GRESFORD ROAD, WANTIRNA VIC 3152

EST. VALUE

**\$1.10M – \$1.22M**

|                                         |                      |                               |                              |                        |
|-----------------------------------------|----------------------|-------------------------------|------------------------------|------------------------|
| LAND SIZE<br><b>1,007 m<sup>2</sup></b> | BEDROOMS<br><b>4</b> | LAST SOLD<br><b>\$148,000</b> | SALE DATE<br><b>Mar 1996</b> | COUNCIL<br><b>KNOX</b> |
|-----------------------------------------|----------------------|-------------------------------|------------------------------|------------------------|

| Risk Indicators |                  |                  |                   |                    |                   |                          |
|-----------------|------------------|------------------|-------------------|--------------------|-------------------|--------------------------|
| Flood<br>● Yes  | Heritage<br>● No | Bushfire<br>● No | Easement<br>● Yes | Mine Shaft<br>● No | EPA Audit<br>● No | Nearby Planning<br>● Yes |

| Planning Snapshot                                                  |                               |
|--------------------------------------------------------------------|-------------------------------|
| PLANNING ZONE<br><b>GRZ3</b> GENERAL RESIDENTIAL ZONE - SCHEDULE 3 | ACTIVE OVERLAYS<br><b>SBO</b> |

| Walkability                    |                           |                   |                   |                    |                     |                      | amenity counts within 800m |
|--------------------------------|---------------------------|-------------------|-------------------|--------------------|---------------------|----------------------|----------------------------|
| <b>88/100</b><br>Very Walkable | <b>10/10</b><br>Transport | <b>7</b><br>Cafes | <b>3</b><br>Shops | <b>19</b><br>Parks | <b>4</b><br>Schools | <b>9</b><br>PT Stops |                            |

| Transaction History |                  |      |
|---------------------|------------------|------|
| DATE                | PRICE            | TYPE |
| Mar 1996            | <b>\$148,000</b> | Sale |
| Jun 1991            | <b>\$150,000</b> | Sale |

| School Catchments |                                       |
|-------------------|---------------------------------------|
| Primary School    | Regency Park Primary School · 689.88m |
| Secondary School  | Wantirna College · 1.13km             |

This summary is a snapshot. Review each section for full detail, maps and planning data.



# Property Score Overview

19 GRESFORD ROAD, WANTIRNA VIC 3152



The Overall Score is a weighted average of five categories: Extension Potential, Walkability, Liveability, Crime and Noise & Disturbance — each counted in proportion to how much of it could be measured. Must Knows is a separate verdict on site hazards and never moves the number.



## OVERALL PROPERTY SCORE

**Strong**

5 of 5 categories measured

Strongest on Liveability (95). Noise & Disturbance (62) is the one to look into.



### MUST KNOWS

**Flagged**

Hazards

Encumbrances

Flood flagged on this lot

Easement

## Property Scores



**95**

**Liveability**

**Good**

By road · closest of each



**62**

**Noise & Disturbance**

**Some noise**

Road · 175 m · ≈62 dB



**88**

**Walkability**

**Very Walkable**



**80**

**Crime**

**Below average**



**81**

**Extension Potential**

**Suitable**

Zone GRZ

## How to Read These Scores

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall</b>    | Strong 75–100 · Mixed 50–74 · Limited 0–49. Weights: Liveability 2, Walkability 1, Noise & Disturbance 1, Extension Potential 0.5, Crime 0.25 — each × the share measured.                          |
| <b>Withheld</b>   | No overall when unmapped hazards could reach Flagged, or without an access category, Extension Potential and half the weight measured.                                                              |
| <b>Must Knows</b> | Clear · Caution · Flagged · Not fully checked — a verdict on flood, contamination, bushfire and mines; never averaged into the number.                                                              |
| <b>Crime</b>      | The suburb against its state: Below average 75+, Average 50–74, Above average under 50. A statewide-only figure has no number and is left out.                                                      |
| <b>Noise</b>      | Quiet 75+, Some noise 50–74, Noisy under 50 — roads, rail, flight paths, late-night venues and industry nearby. Counts toward the overall; not mapped unless roads and aircraft were both measured. |

# Score Breakdown

19 GRESFORD ROAD, WANTIRNA VIC 3152



What sits behind each published reading — the hazards Must Knows checked, the parts each score is built from, and what could not be measured.

## Must Knows

Flagged

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Flood                | Flagged — penalty 40 on the whole lot                    |
| Contamination        | Clear                                                    |
| Bushfire             | Clear                                                    |
| Mine subsidence      | Clear                                                    |
| Verdict              | Flood flagged on this lot · severity 40 · 4 of 4 checked |
| Encumbrances         | 3 of 3 checked · information, not a hazard               |
| Heritage Overlay     | None recorded                                            |
| Easement on Property | On this lot — On the parcel record                       |
| On-lot Planning / DA | None recorded                                            |

## Walkability

88/100 · Very Walkable

|                    |                                |                                                               |
|--------------------|--------------------------------|---------------------------------------------------------------|
| Public transport   | <div><div></div></div> 100/100 | Thaxted Parade · 3 min walk                                   |
| Parks & open space | <div><div></div></div> 100/100 | park · 3 min walk                                             |
| Food & drink       | <div><div></div></div> 97/100  | Kami · 6 min walk                                             |
| Supermarket        | <div><div></div></div> 96/100  | Ritchies · 6 min walk                                         |
| Schools            | <div><div></div></div> 39/100  | Regency Park Primary School · 11 min walk · Wantirna...       |
| GP & pharmacy      | <div><div></div></div> 93/100  | Wantirna Mall Clinic · 7 min walk · 7 Day Pharmacy · 7 min... |

## Liveability

95/100 · Good

|                    |                                |                                                                |
|--------------------|--------------------------------|----------------------------------------------------------------|
| Public transport   | <div><div></div></div> 100/100 | Thaxted Parade · 0.2 km drive                                  |
| Parks & open space | <div><div></div></div> 100/100 | park · 0.5 km drive                                            |
| Food & drink       | <div><div></div></div> 100/100 | Kami · 0.4 km drive                                            |
| Supermarket        | <div><div></div></div> 100/100 | Ritchies · 0.3 km drive                                        |
| Schools            | <div><div></div></div> 95/100  | St Luke's School · 0.9 km drive · Wantirna College · 1.7 km... |
| GP & pharmacy      | <div><div></div></div> 100/100 | Wantirna Mall Clinic · 0.8 km drive · Discount Chemist Outl... |
| Libraries          | <div><div></div></div> 73/100  | Knox Library – Ngarrgoo · 3.5 km drive                         |

## Extension Potential

81/100 · Suitable

|                |                                                    |                   |
|----------------|----------------------------------------------------|-------------------|
| Zone           | <div><div></div></div> 17/20                       |                   |
| Room to extend | <div><div></div></div> Not measured                |                   |
| Overlays       | <div><div></div></div> 17/20                       |                   |
| Heritage       | <div><div></div></div> 20/20                       |                   |
| Easement       | <div><div></div></div> 10/20                       | Easement on title |
| Lot shape      | <div><div></div></div> 17/20                       |                   |
| Total          | = 17 + 17 + 20 + 10 + 17 — 1 not measured = 81/100 |                   |

## Crime

80/100 · Below average

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Offences          | 13.6 per 1,000 residents (personal 4.5 per 1,000, property 9.1 per 1,000) |
| Against the state | –49% vs the state average                                                 |
| Score basis       | Rate per 1,000 residents (60%) and the ratio to the state average (40%)   |



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# Site Information

Property details, legals, planning provisions and sale history

# Site Information

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Site Imagery



## Site Details

|                |                                     |             |     |
|----------------|-------------------------------------|-------------|-----|
| Address:       | 19 GRESFORD ROAD, WANTIRNA VIC 3152 |             |     |
| Composition:   | Bed 4                               |             |     |
| Site Area:     | 1,007 m <sup>2</sup>                |             |     |
| Council (LGA): | KNOX                                | Council ID: | 336 |

## Site Alerts

|                                             |     |                   |     |
|---------------------------------------------|-----|-------------------|-----|
| Easement(s):                                | Yes | Heritage Overlay: | No  |
| Environment(s):                             | No  | Flooding Overlay: | Yes |
| Mineshaft(s):                               | No  | Bushfire Overlay: | No  |
| Refer to details on the following pages.... |     |                   |     |

## Site Legals

| Title Information                                                              |                     |
|--------------------------------------------------------------------------------|---------------------|
| Lot/Plan Number or Crown Description                                           | 106                 |
| SPI (Standard Parcel Identifier)                                               | 106\LP52561         |
| Tenure                                                                         | Ordinary (Freehold) |
| Parcel Type                                                                    | Parcel              |
| Order discounted titles and ownership searches via your MapView account online |                     |

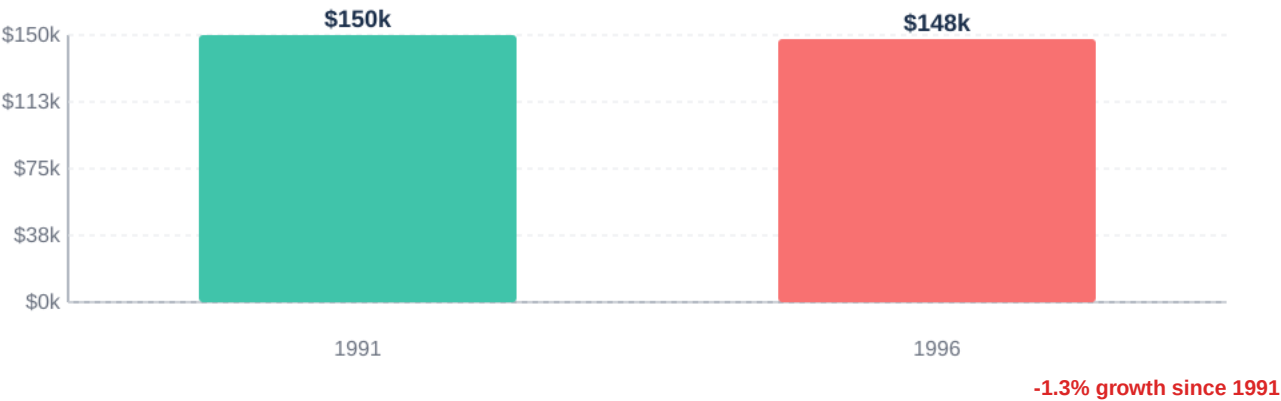
## Planning Provisions

|                                                                                                               |                                                                                   |                                                                                   |                                                   |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------|
| Planning Scheme                                                                                               |                                                                                   | KNOX                                                                              |                                                   |
| Zone                                                                                                          | VPP                                                                               |  | <b>GRZ</b> GENERAL RESIDENTIAL ZONE               |
|                                                                                                               | LPP                                                                               |  | <b>GRZ3</b> GENERAL RESIDENTIAL ZONE - SCHEDULE 3 |
| Overlay                                                                                                       |  | <b>SBO</b>                                                                        | SPECIAL BUILDING OVERLAY                          |
| Direct access to planning schemes available online through <a href="http://www.mapview.ai">www.mapview.ai</a> |                                                                                   |                                                                                   |                                                   |

| Sales History |           |        |       |
|---------------|-----------|--------|-------|
| DATE          | PRICE     | CHANGE | \$/m² |
| Mar 1996      | \$148,000 | -1.3%  | \$147 |
| Jun 1991      | \$150,000 | —      | \$149 |

No rental history on record for this property.

Price History Trend



## Distance To

TRAIN STATION

**Heathmont Station (2.36 km)**

HOSPITAL

**Knox Private Hospital (0.75 km)**

NEAREST SHOPPING

**Wantirna Mall (0.32 km)**

CBD

**Melbourne CBD (24.30 km)**

AIRPORT

**Melbourne Airport (39.69 km)**

## Site Electorates

LOCAL COUNCIL

**KNOX**

LEGISLATIVE ASSEMBLY

**BAYSWATER**

LEGISLATIVE COUNCIL

**NORTH-EASTERN METROPOLITAN**

## Utilities & Services

RURAL WATER

**Southern Rural Water**

WATER RETAILER

**South East Water**

MELBOURNE WATER

**Melbourne Water**

POWER DISTRIBUTOR

**AUSNET**

FIRE REGION

**CFA District 13**

FIRE AUTHORITY

**Country Fire Authority (CFA)**

NBN TECH TYPE

**HFC — Hybrid Fibre Coaxial**

## WANTIRNA

Nestled in Melbourne's eastern suburbs, Wantirna offers a blend of tranquil residential living and convenient urban accessibility, approximately 24 kilometres east of the Central Business District. Characterised by its leafy streets, spacious properties, and well-maintained green spaces, the suburb appeals to families and individuals seeking a peaceful environment without sacrificing connectivity. Its strategic location provides easy access to major arterial roads, including EastLink, facilitating straightforward commutes and connections to wider Melbourne, while local bus services weave through the area, linking residents to neighbouring commercial hubs and train stations.

| Suburb   | Postcode | LGA  |
|----------|----------|------|
| WANTIRNA | 3152     | KNOX |

## Suburb at a Glance

| Year | Median Sale | # Sales | Change | Year | Median Rent | # Rentals |
|------|-------------|---------|--------|------|-------------|-----------|
| 2017 | \$950,000   | 177     | +18.8% | 2017 | \$450/wk    | 181       |
| 2018 | \$915,000   | 134     | -3.7%  | 2018 | \$470/wk    | 192       |
| 2019 | \$875,000   | 134     | -4.4%  | 2019 | \$460/wk    | 178       |
| 2020 | \$910,000   | 102     | +4.0%  | 2020 | \$465/wk    | 158       |
| 2021 | \$1,080,000 | 187     | +18.7% | 2021 | \$480/wk    | 174       |
| 2022 | \$1,130,000 | 160     | +4.6%  | 2022 | \$520/wk    | 189       |
| 2023 | \$1,155,000 | 140     | +2.2%  | 2023 | \$590/wk    | 133       |
| 2024 | \$1,100,000 | 142     | -4.8%  | 2024 | \$650/wk    | 143       |
| 2025 | \$1,212,000 | 133     | +10.2% | 2025 | \$680/wk    | 142       |
| 2026 | \$1,005,000 | 6       | -17.1% | 2026 | \$790/wk    | 2         |

## Historical Summary

The name "Wantirna" is believed to be derived from an Aboriginal word meaning "a home by the quiet water," referencing the abundant waterways in the area, particularly Dandenong Creek. Originally a rural and agricultural area known for its orchards and market gardens in the late 19th and early 20th centuries, Wantirna experienced significant residential development from the 1960s onwards, transforming into the established suburban landscape seen today. Despite its growth, the suburb has largely maintained a strong sense of community, fostering a family-friendly atmosphere that pays homage to its historical roots while embracing modern suburban life.

Demographically, Wantirna presents a vibrant tapestry of cultures, reflecting contemporary Australia's multiculturalism. According to the 2021 Census data, the median age of residents is 41 years, slightly above the national average, indicating a mature and stable community. While English and Australian ancestries remain prominent at 30.1% and 27.2% respectively, the suburb is also home to a significant Chinese population (13.7%), with Mandarin being the most commonly spoken language other than English, used by 6.6% of households. Other languages like Vietnamese (2.5%), Greek (1.8%), and Cantonese (1.8%) further enrich the local linguistic landscape, contributing to a diverse and inclusive neighbourhood.

Wantirna boasts an impressive array of amenities designed to cater to its family-oriented population. Educational needs are well-served by reputable institutions such as Wantirna Primary School, St Luke's Primary School, and Wantirna College, providing quality learning environments from primary to secondary levels. For recreation and outdoor activities, residents enjoy numerous parks and reserves, including the sprawling Knox Dog Park for pet owners, the peaceful Milpara Reserve, and Nortons Park which offers sporting facilities....

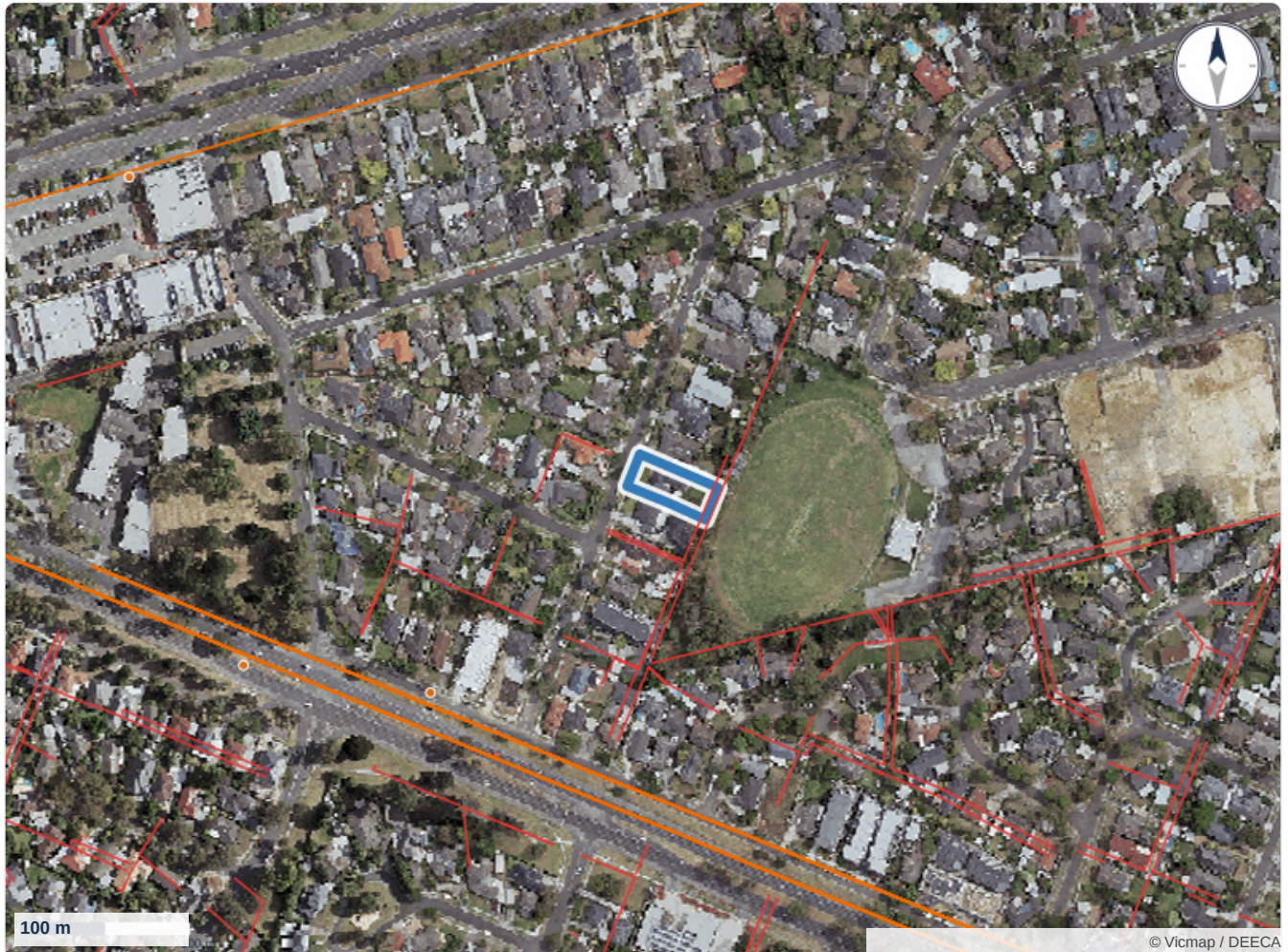
02

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# Site Maps & Context

Aerial imagery, dimensions and surrounding area

Satellite imagery showing the property and its immediate surroundings. The blue outline marks the property parcel boundary. Overlays include easements, nearby infrastructure, transport routes and EPA audit sites.



## Legend

 Site Boundary

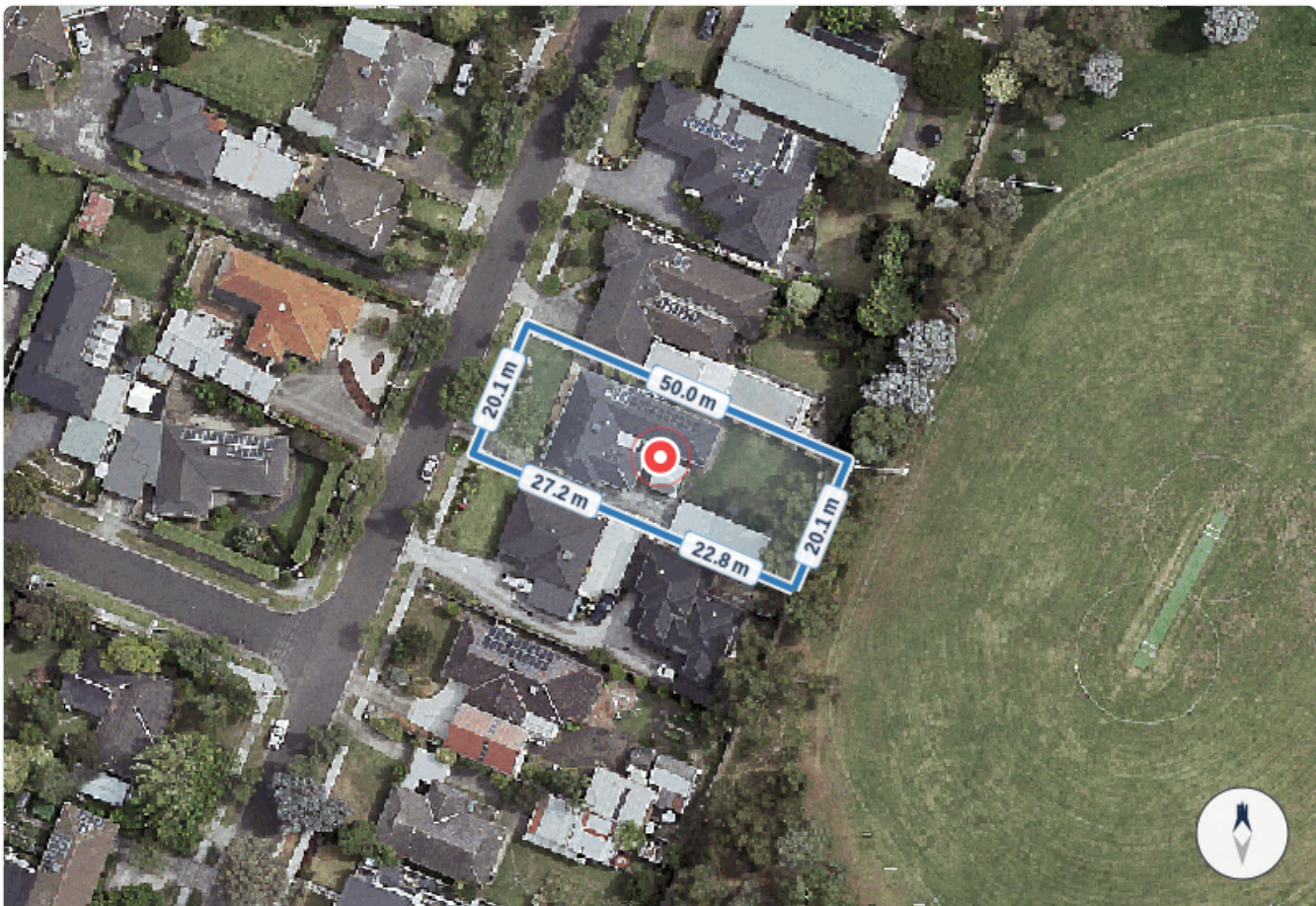
 Easements

# Site Plan & Dimensions

19 GRESFORD ROAD, WANTIRNA VIC 3152



High-resolution aerial view with property dimensions and parcel boundary. The blue outline delineates the exact legal boundary of the site. Distances shown are approximate and should be verified with a licensed surveyor.

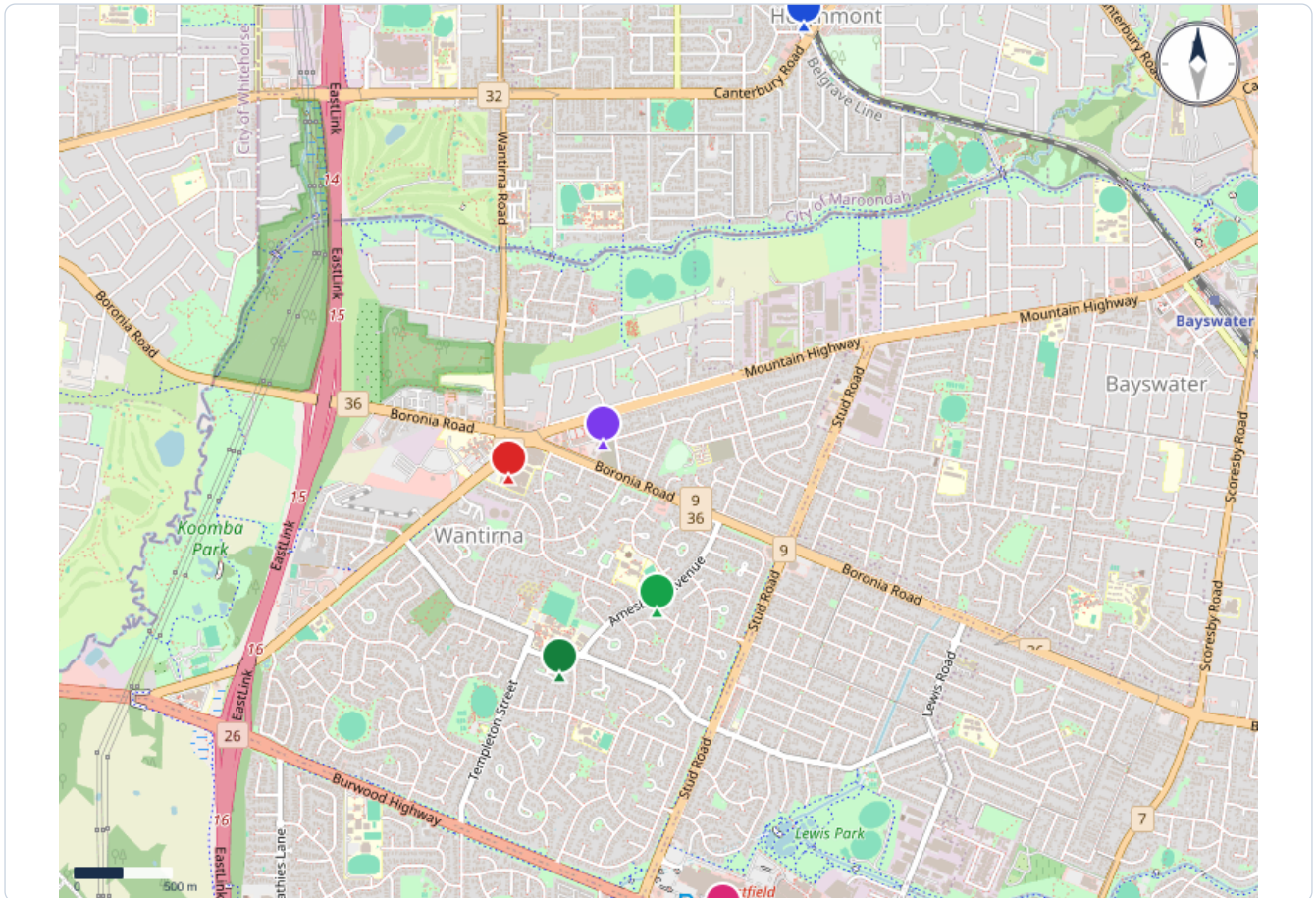


## Property Details

|               |                     |
|---------------|---------------------|
| Property Area | 1007 m <sup>2</sup> |
| Lot Number    | 106                 |
| Plan Number   | 106\LP52561         |

# Nearby Places

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Your Site — Distances

|                                  |                                                      |          |
|----------------------------------|------------------------------------------------------|----------|
| <b>TR</b> Train Station          | Heathmont Station                                    | 2.36 km  |
| <b>H</b> Hospital                | Knox Private Hospital                                | 0.75 km  |
| <b>SH</b> Shopping Centre        | Wantirna Mall                                        | 0.32 km  |
| <b>CBD</b> CBD                   | Melbourne CBD                                        | 24.30 km |
| <b>AP</b> Airport                | Melbourne Airport                                    | 39.69 km |
| <b>UN</b> University / TAFE      | Swinburne University of Technology - Wantirna Campus | 2.8 km   |
| <b>RT</b> Major Retailer         | Target                                               | 2.3 km   |
| <b>SC</b> Primary School         | Regency Park Primary School                          | 689.88 m |
| <b>SC</b> Secondary School       | Wantirna College                                     | 1.13 km  |
| <b>CF</b> Cafes & Restaurants    | 7 venues within 800m                                 |          |
| <b>SH</b> Shops & Supermarkets   | 3 shops within 800m                                  |          |
| <b>PK</b> Parks & Green Space    | 19 parks within 800m                                 |          |
| <b>TM</b> Public Transport Stops | 9 stops within 800m                                  |          |
| <b>H</b> Medical Services        | 4 services within 800m                               |          |
| <b>WK</b> Walkability            | 88/100 · Very Walkable                               |          |

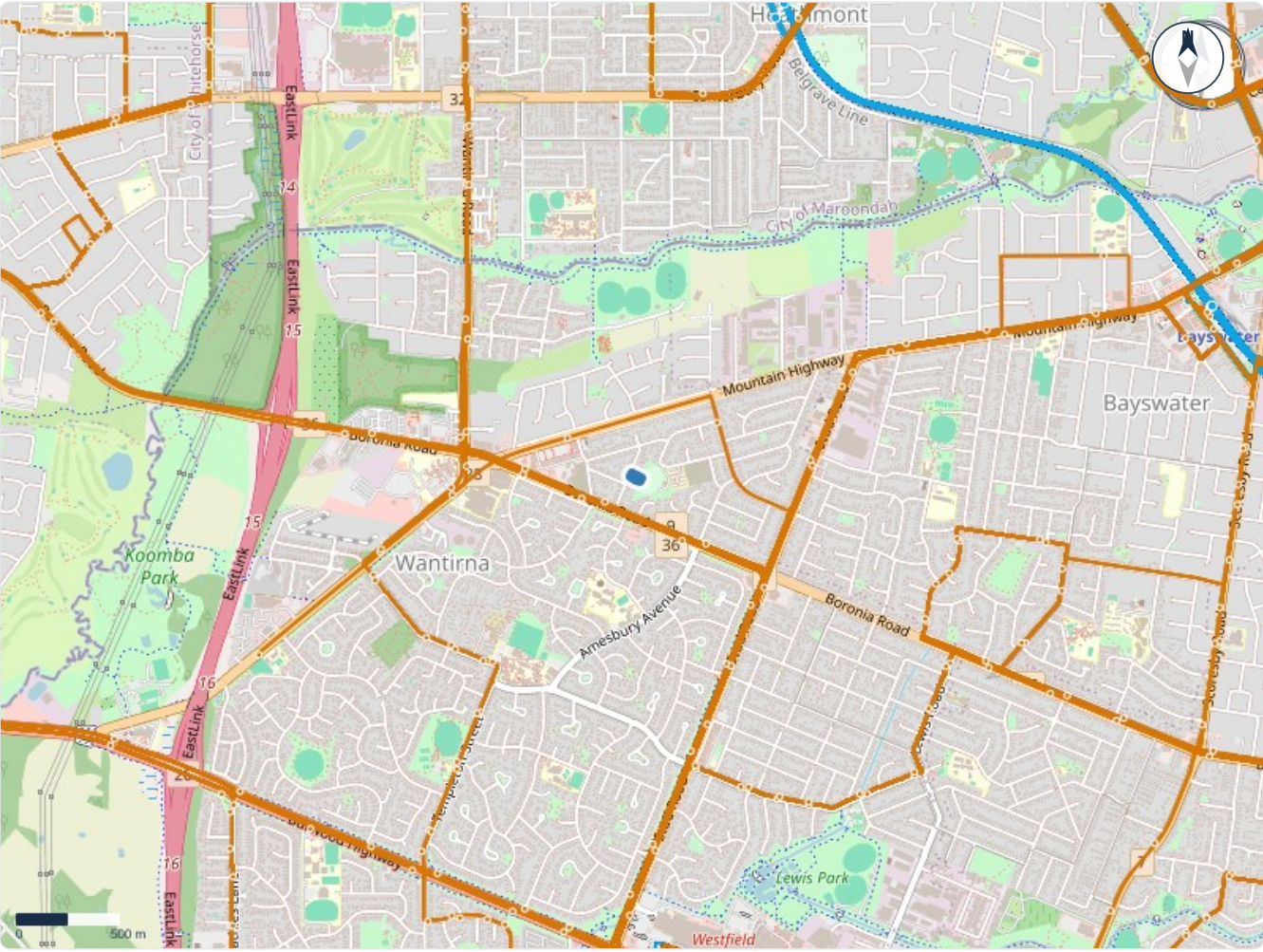
Topographic contour map showing elevation changes across the site and surroundings. Grey-blue contour lines mark regular elevation intervals; higher ground is indicated by closer spacing of contour lines.



Legend

— Contour Lines (1m interval)

| Site Elevation & Topography Notes |                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|
| Land Area                         | 1007 m²                                                                                                      |
| Contour Data Source               | 1m Digital Elevation Model (LiDAR-derived, Vicmap)                                                           |
| Datum                             | Australian Height Datum (AHD)                                                                                |
| Contour Interval                  | 1m                                                                                                           |
| Contour Line Colour               | Grey-blue lines                                                                                              |
| Note                              | Close contour lines = steeper slope; wide spacing = flat terrain. Lines are drawn at 1m elevation intervals. |



| Public Transport Summary |                                                                                |
|--------------------------|--------------------------------------------------------------------------------|
| PT Score                 | 10/10 (Walkability)                                                            |
| PT Stops (800m)          | 9 stops                                                                        |
| Source                   | State transport authority datasets — public transport stops within 800m radius |

03

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# Planning & Zoning

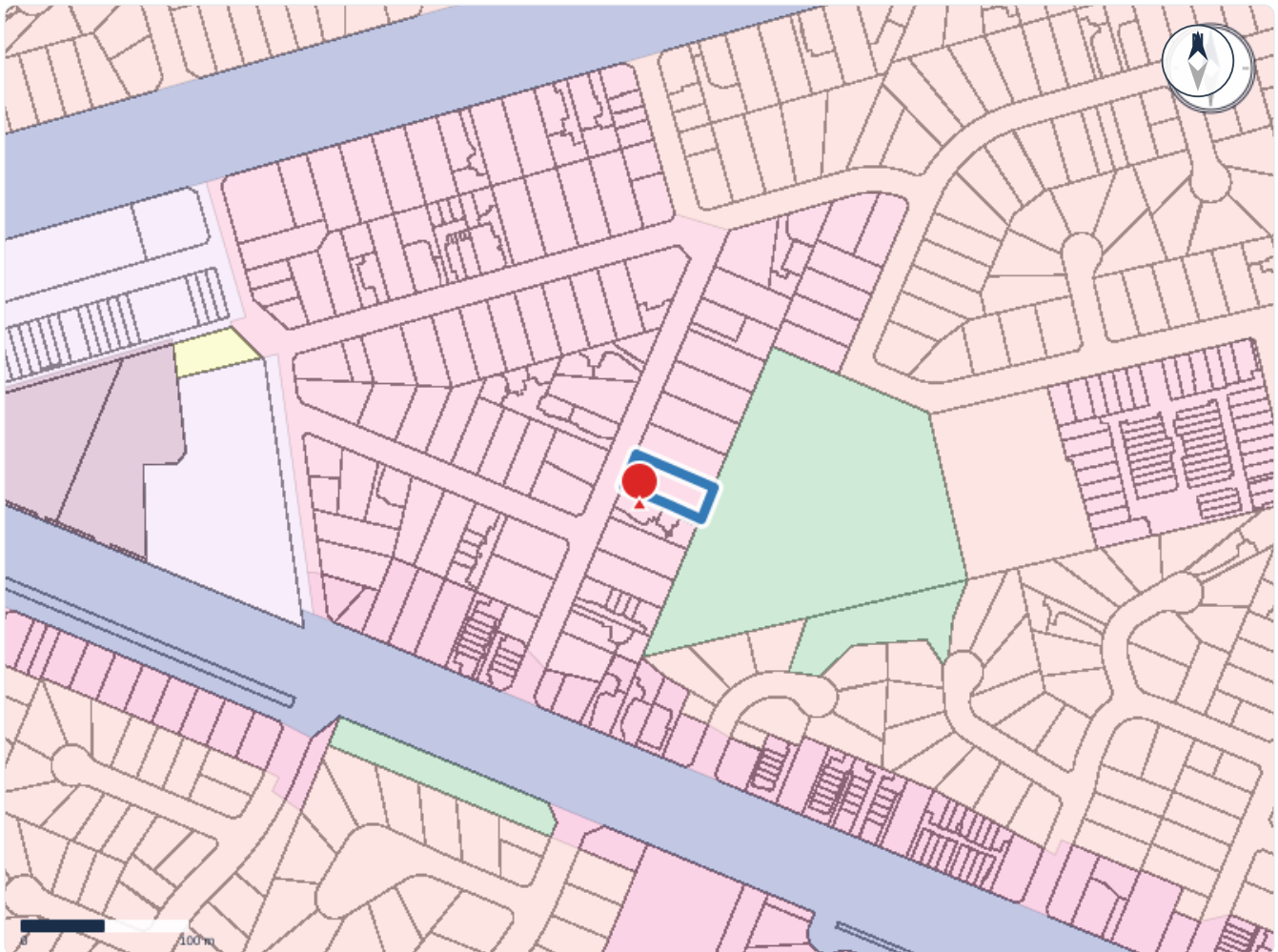
Zones, overlays, school catchments and NBN coverage

# Site Planning Zones

19 GRESFORD ROAD, WANTIRNA VIC 3152



Planning zone map sourced from the relevant State Government planning scheme. Colours represent different land use zones that determine what can be built or operated on the land. Refer to the zone description and local planning scheme for full details.



## Your Site

Planning Zone

GRZ3

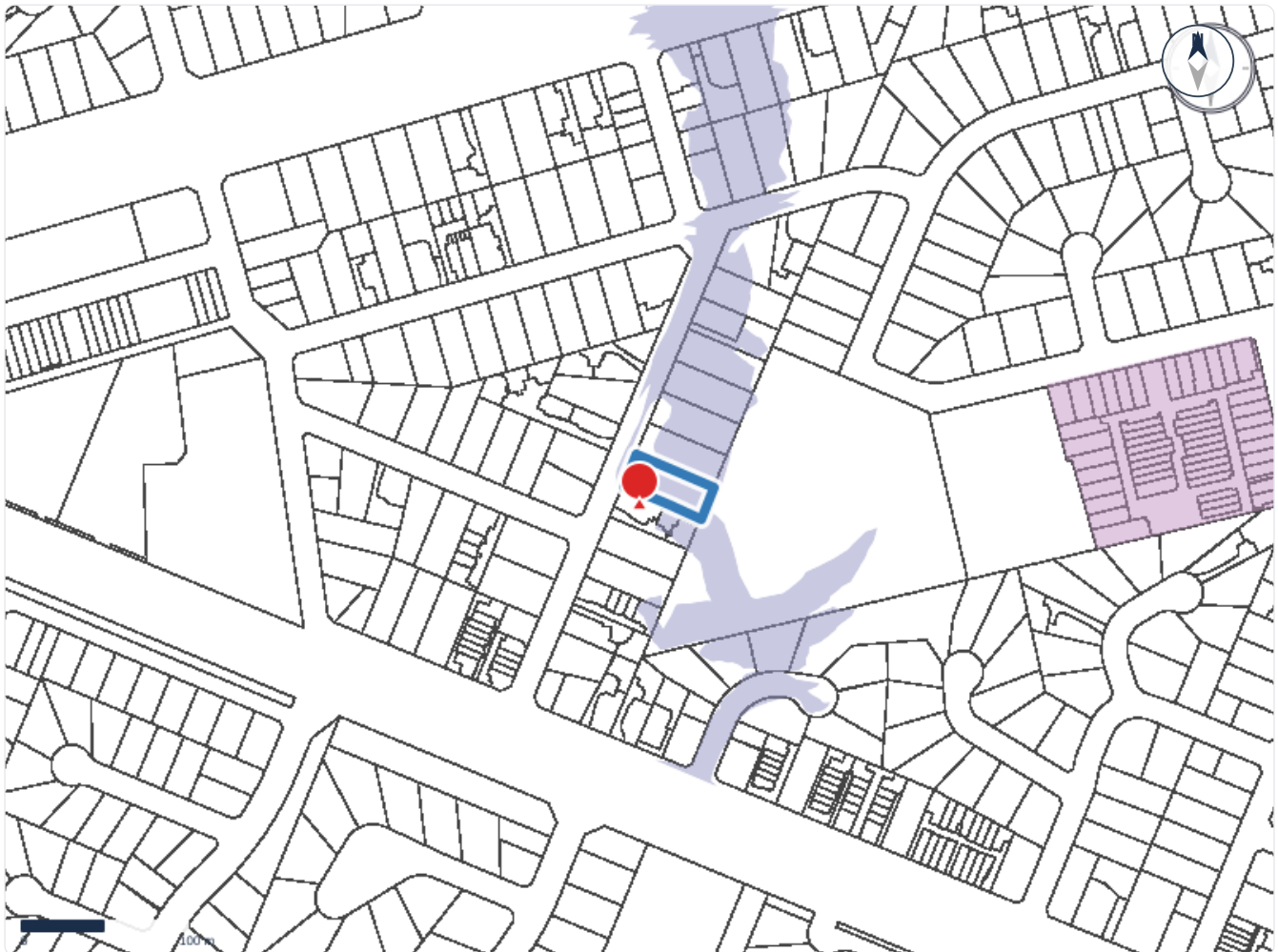
General Residential Zone 3

## Legend

GRZ3

GRZ3 — General Residential Zone 3

Planning overlays affecting this property and surroundings. Overlays impose additional requirements on top of the base zone. Refer to the local planning scheme for permit requirements and conditions.



## Your Site

Planning Overlays

**SBO**

Special Building Overlay

## Legend

**SBO**

Special Building Overlay

## All Planning Overlays

**SBO**

**Special Building Overlay**

Flood-prone land with overland flow risk. Building permits require flood assessment.

# Site Planning Overlays - Heritage

19 GRESFORD ROAD, WANTIRNA VIC 3152



Heritage overlay areas requiring additional planning consideration for works affecting heritage significance. Properties within a heritage overlay may require a permit for demolition, external alterations or subdivision.



## Your Site

Planning Overlays

None applicable for this property

## Legend

**HO** Heritage Overlay

## Heritage Overlays (HO)

No applicable overlays identified for this property.



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# Site Planning Overlays - Environmental Overlay

19 GRESFORD ROAD, WANTIRNA VIC 3152



Environmental overlay identifies land that may be affected by contamination. An environmental audit may be required before sensitive uses such as residential development are approved.



## Your Site

Planning Overlays

None applicable for this property

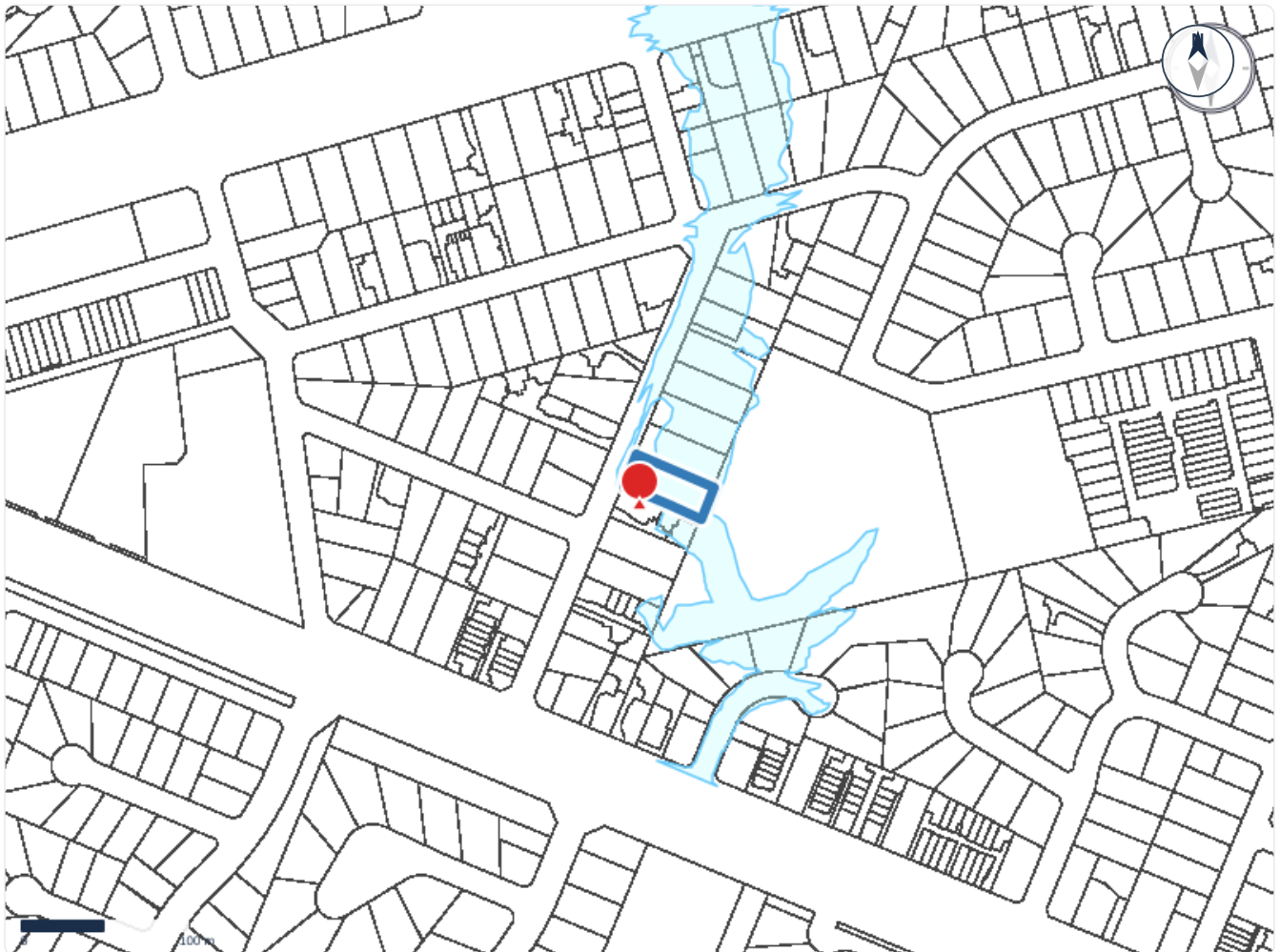
## Legend

**EAO** Environmental Audit Overlay

## Environmental Audit Overlays (EAO)

No applicable overlays identified for this property.

Flood planning overlays identify land at risk of flooding and inundation. These overlays impose additional building and development requirements. Refer to the relevant planning scheme for permit conditions.



## Your Site

Planning Overlays

**SBO**

Special Building Overlay

## Legend

**SBO**

Special Building Overlay

## Flood & Inundation Overlays (FO/LSIO/SBO)

**SBO**

**Special Building Overlay**

Flood-prone land with overland flow risk. Building permits require flood assessment.

Bushfire prone land overlay identifies areas that require bushfire protection measures. Development within these areas must meet specific construction standards and may require a bushfire management statement.



## Your Site

Planning Overlays

None applicable for this property

## Legend

**BMO** Bushfire Management Overlay

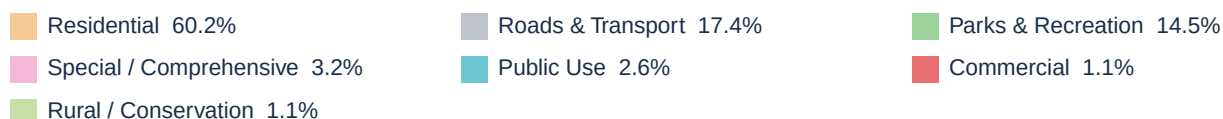
## Bushfire Management Overlays (BMO)

No applicable overlays identified for this property.

19 GRESFORD ROAD, WANTIRNA VIC 3152

The mix of planning zones within WANTIRNA — helping you understand how land is used today and what the council allows.

**Total area: 827 ha** · 7 zone categories · 18 distinct zones

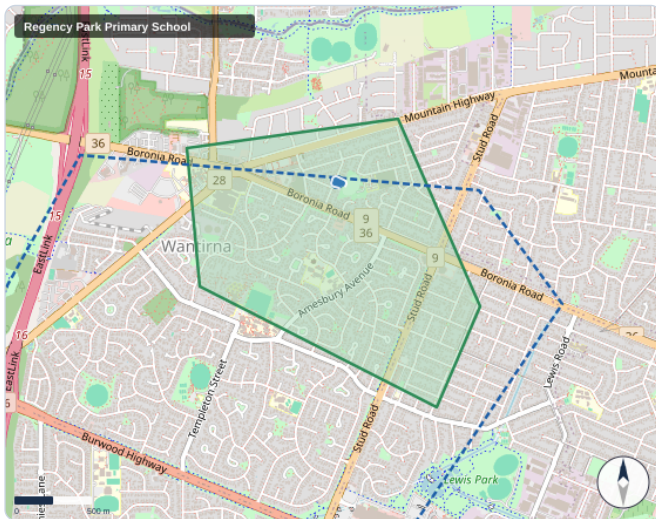


### Zone Breakdown (Top 15)

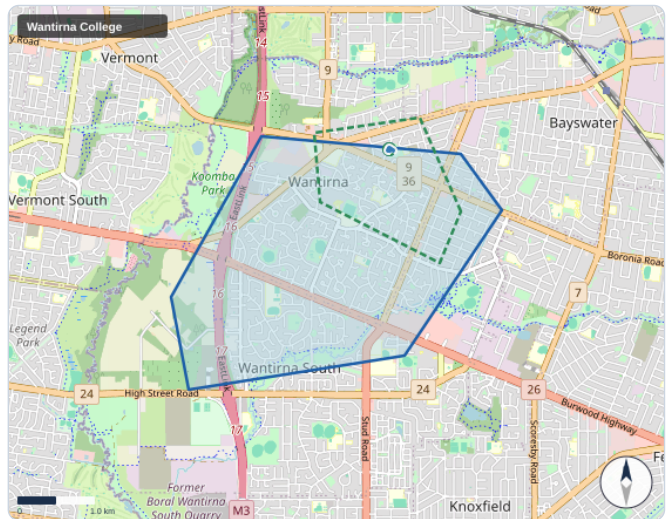
| Zone | Description                           | Category                | Hectares | %     |
|------|---------------------------------------|-------------------------|----------|-------|
| NRZ4 | NEIGHBOURHOOD RESIDENTIAL ZONE - ...  | Residential             | 445.1    | 53.9% |
| TRZ2 | TRANSPORT ZONE 2 - PRINCIPAL ROAD...  | Roads & Transport       | 143.6    | 17.4% |
| PPRZ | PUBLIC PARK AND RECREATION ZONE       | Parks & Recreation      | 80.2     | 9.7%  |
| PCRZ | PUBLIC CONSERVATION AND RESOURCE...   | Parks & Recreation      | 39.3     | 4.8%  |
| UFZ  | URBAN FLOODWAY ZONE                   | Special / Comprehensive | 14.6     | 1.8%  |
| NRZ5 | NEIGHBOURHOOD RESIDENTIAL ZONE - ...  | Residential             | 14.1     | 1.7%  |
| RGZ1 | RESIDENTIAL GROWTH ZONE - SCHEDULE 1  | Residential             | 14       | 1.7%  |
| GRZ1 | GENERAL RESIDENTIAL ZONE - SCHEDULE 1 | Residential             | 11.8     | 1.4%  |
| CDZ3 | COMPREHENSIVE DEVELOPMENT ZONE - ...  | Special / Comprehensive | 11.7     | 1.4%  |
| PUZ3 | PUBLIC USE ZONE - HEALTH AND...       | Public Use              | 10.1     | 1.2%  |
| RLZ  | RURAL LIVING ZONE                     | Rural / Conservation    | 8.7      | 1.1%  |
| GRZ3 | GENERAL RESIDENTIAL ZONE - SCHEDULE 3 | Residential             | 8.6      | 1%    |
| PUZ2 | PUBLIC USE ZONE - EDUCATION           | Public Use              | 8        | 1%    |
| C1Z  | COMMERCIAL 1 ZONE                     | Commercial              | 5.7      | 0.7%  |
| RGZ3 | RESIDENTIAL GROWTH ZONE - SCHEDULE 3  | Residential             | 3.8      | 0.5%  |

*Victoria Dept of Transport & Planning. Based on the suburb's official boundary polygon, intersected with 113 zone polygons.*

Shows the government primary and secondary school catchment zones for this property. Catchment boundaries determine enrolment eligibility and are reviewed periodically by the Department of Education.



**Primary School Catchment**



**Secondary School Catchment**

## Your Site

**Regency Park Primary School**

**Prep – 6**

**Wantirna College**

## Legend

 Primary School Catchments

 Secondary School Catchments

Shows NBN network availability and technology types across the surrounding area. Technology type determines the maximum achievable speeds — FTTB and HFC generally offer the highest performance.



### Your Site – Hybrid Fibre Coaxial

**HFC**

Hybrid Fibre Coaxial

### Legend

**FTTP**

Fibre To The Premises

**FTTC**

Fibre To The Curb

**FTTN**

Fibre To The Node

**Fixed Wireless**

Fixed Wireless

**FTTB**

Fibre To The Building

**FTTdp**

Fibre To The Distribution Point

**HFC**

Hybrid Fibre Coaxial

**Sky Muster**

Sky Muster Satellite

04

---

# Market Analytics

Sales data, investment metrics, suburb growth and everyday access

Liveability measures how far it is by road to the closest public transport, park, food and drink, supermarket, schools, GP and pharmacy, and library. Each is scored on the driving distance: 1 km or less scores 100, 3 km 75, 8 km 50, 20 km 25 and 40 km or more 0.

## Liveability

**Good**

By road · closest of each

**95** /100

### By road — the closest of each

#### Public transport

Thaxted Parade · 0.2 km drive

100/100

#### Parks & open space

park · 0.5 km drive

100/100

#### Food & drink

Kami · 0.4 km drive

100/100

#### Supermarket

Ritchies · 0.3 km drive

100/100

#### Schools

St Luke's School · 0.9 km drive · Wantirna College · 1.7 km drive

95/100

#### GP & pharmacy

Wantirna Mall Clinic · 0.8 km drive · Discount Chemist Outlet · 0.4 km drive

100/100

#### Libraries

Knox Library – Ngarrgoo · 3.5 km drive

73/100

Liveability by category



Catchment primary school

**Regency Park Primary School · 689.88m**

Catchment secondary school

**Wantirna College · 1.13km**

Scores computed with the MapView app's own scoring model. Distances are OSRM road routes by car to the closest place of each kind.

Walkability measures how long a walk it is to the closest public transport, park, food and drink, supermarket, schools, and GP and pharmacy. Each is scored on the walking time by footpath: up to 5 minutes scores full marks, about 12 minutes half, and 20 minutes or more very little.

## Walkability

Very Walkable

**88** /100

### On foot — the closest of each

#### Public transport

Thaxted Parade · 3 min walk

100/100

#### Parks & open space

park · 3 min walk

100/100

#### Food & drink

Kami · 6 min walk

97/100

#### Supermarket

Ritchies · 6 min walk

96/100

#### Schools

Regency Park Primary School · 11 min walk · Wantirna College · 18 min walk

39/100

#### GP & pharmacy

Wantirna Mall Clinic · 7 min walk · 7 Day Pharmacy · 7 min walk

93/100

### Amenities within 800m (counts)

**7**

Cafes & Restaurants

**3**

Shops & Essentials

**19**

Parks & Gardens

**4**

Schools

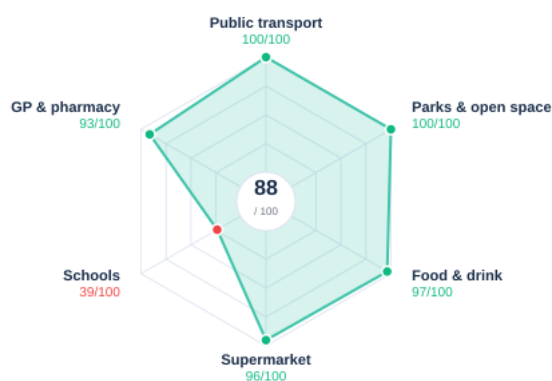
**4**

Medical

**9**

PT Stops

### Walkability by category



Scores computed with the MapView app's own scoring model. Walking times are OSRM foot routes where available, otherwise straight line × 1.3 at 5 km/h (est.).

# Sales Data (Suburb Growth)

19 GRESFORD ROAD, WANTIRNA VIC 3152

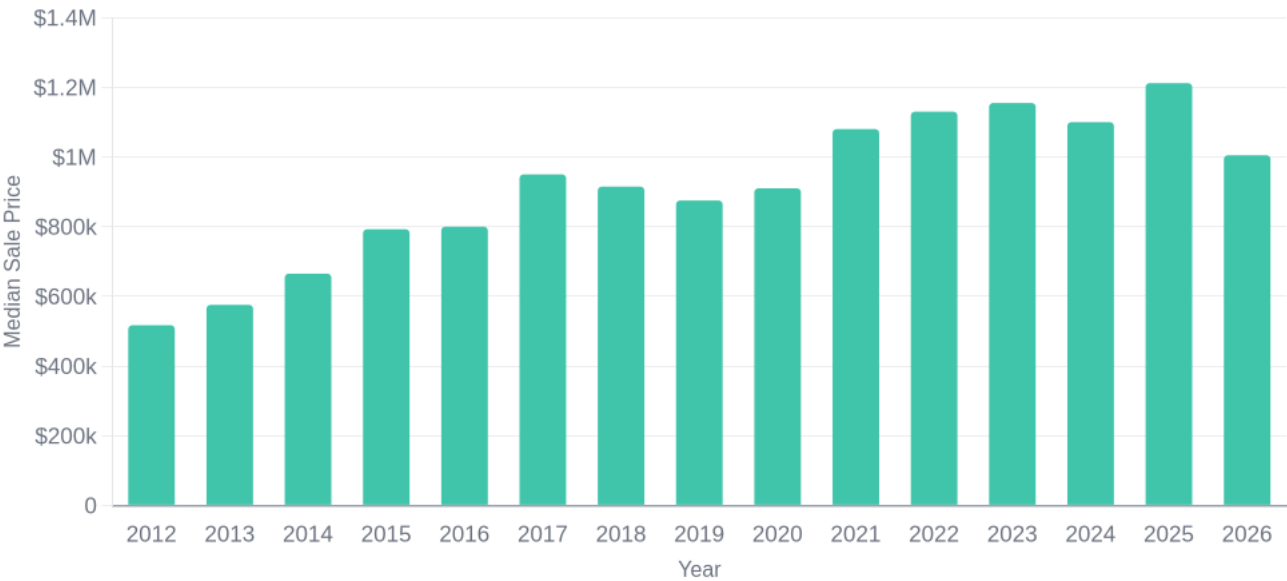
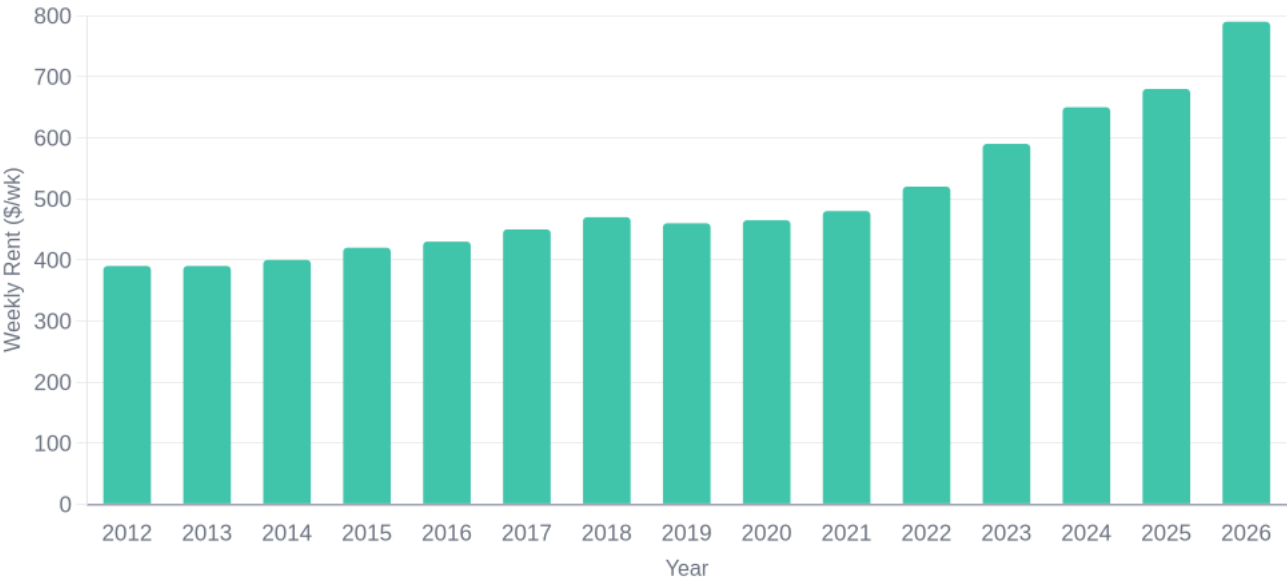


## House Price Median Growth

| Year | Median Sale | # Sales | Change |
|------|-------------|---------|--------|
| 2017 | \$950,000   | 177     | +18.8% |
| 2018 | \$915,000   | 134     | -3.7%  |
| 2019 | \$875,000   | 134     | -4.4%  |
| 2020 | \$910,000   | 102     | +4.0%  |
| 2021 | \$1,080,000 | 187     | +18.7% |
| 2022 | \$1,130,000 | 160     | +4.6%  |
| 2023 | \$1,155,000 | 140     | +2.2%  |
| 2024 | \$1,100,000 | 142     | -4.8%  |
| 2025 | \$1,212,000 | 133     | +10.2% |
| 2026 | \$1,005,000 | 6       | -17.1% |

## Rent Median Growth

| Year | Median Rent | # Rentals |
|------|-------------|-----------|
| 2017 | \$450/wk    | 181       |
| 2018 | \$470/wk    | 192       |
| 2019 | \$460/wk    | 178       |
| 2020 | \$465/wk    | 158       |
| 2021 | \$480/wk    | 174       |
| 2022 | \$520/wk    | 189       |
| 2023 | \$590/wk    | 133       |
| 2024 | \$650/wk    | 143       |
| 2025 | \$680/wk    | 142       |
| 2026 | \$790/wk    | 2         |



Suburb market analytics including auction clearance rates, days on market, vendor discount and price per square metre. Data is sourced from MapView's sales database and reflects the preceding 12 months of market activity.

## WANTIRNA Market Snapshot

Clearance Rate

**71%** ▲

Auction clearance (weighted avg)

Days on Market

**40 days** →

Weighted median selling time

Stock on Market

**44** →

Active listings now

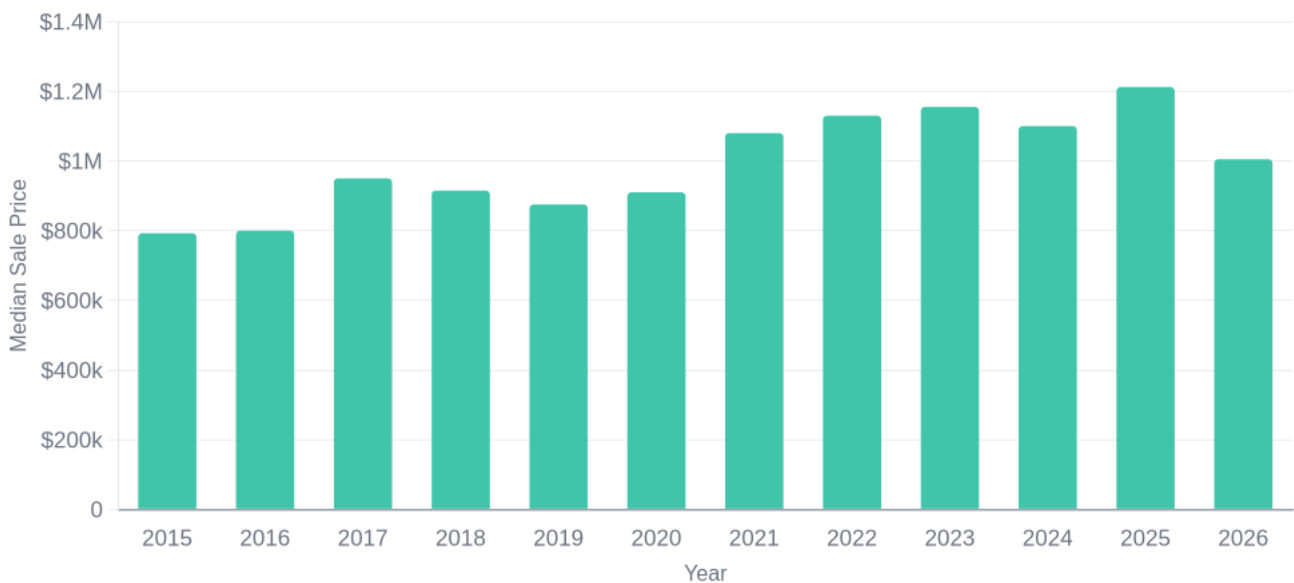
Median Sale Price

**\$1.00M** →

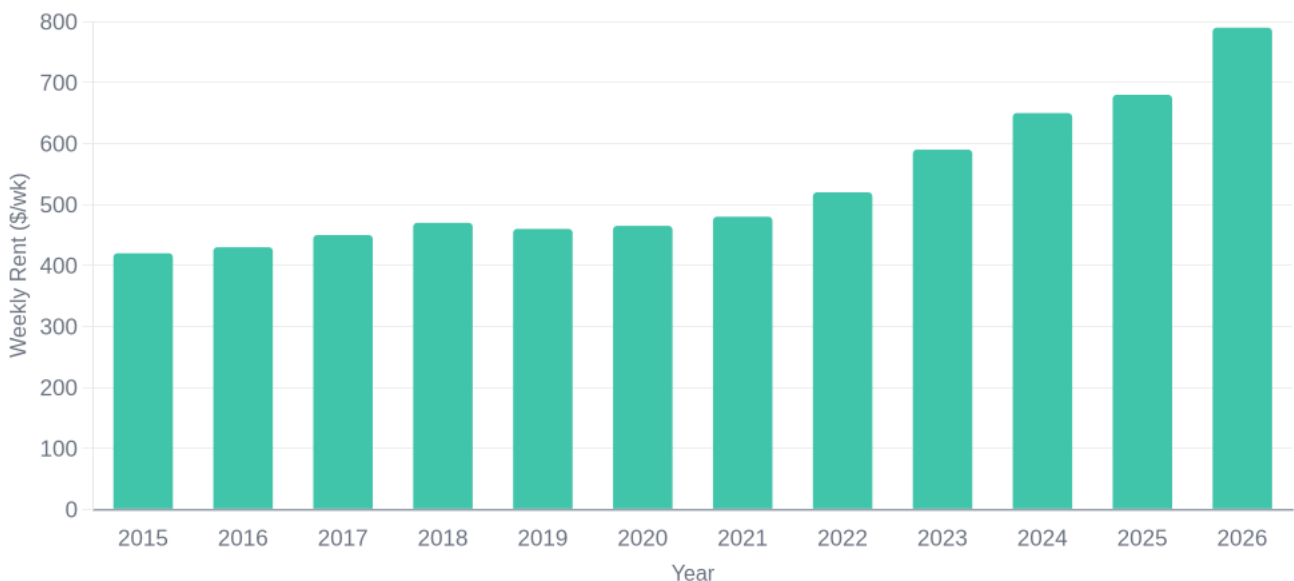
Median sale price (houses)

## Median Price Trends

### Median Sale Price (Houses)



### Median Weekly Rent



Note: latest year based on 2 rentals only — treat with caution

KPI metrics and charts show suburb-level annual medians from MapView market data.

Crime and safety statistics for this suburb, sourced from state police open data. Property crime (burglary, vehicle theft, property damage) and personal safety incidents (assault, robbery, sexual offences) are shown per 1,000 residents and compared against the state average. Lower rates indicate a safer area.

Wantirna, VIC · 2026

13.6 total incidents / 1,000 residents

49% below state average

Crime Rate by Category

Property Crime

Burglary, vehicle theft, damage

9.1  
/1,000

Personal Safety

Assault, robbery, sexual offences

4.5  
/1,000

Detailed Breakdown (per 1,000 residents)

|                 |     |
|-----------------|-----|
| Burglary        | 2.5 |
| Vehicle Theft   | 2.5 |
| Property Damage | 4.1 |
| Assault         | 4.4 |
| Robbery         | 0.1 |
| Sexual Offences | —   |
| Drug Offences   | 4.4 |
| Family Violence | 6.0 |

Source: VIC CSA suburb-level YE Mar 2026 (imported Sep 2026)

Investment analysis based on recent sales data, current rental market and capital growth trends. Yield estimates assume standard expenses of ~28%. This is indicative only and does not constitute financial advice — consult a qualified advisor.



Investment Grade (A–E scale)

Gross Yield (est. value)  
**3.09%**

Price-to-Rent Ratio  
**32.3x**

Weekly Rent  
**\$690/wk**

Net Rental Yield (est.)  
**2.22%**

Last Recorded Sale  
**\$148,000 (Mar 1996)**

Annual Rental Income  
**\$35,880**

Capital Growth History

1 Year  
**+10.2%**

3 Years  
**+7.3%**

5 Years  
**+33.2%**

**Grade B (A–E scale):** Moderate investment appeal — balanced yield and growth.

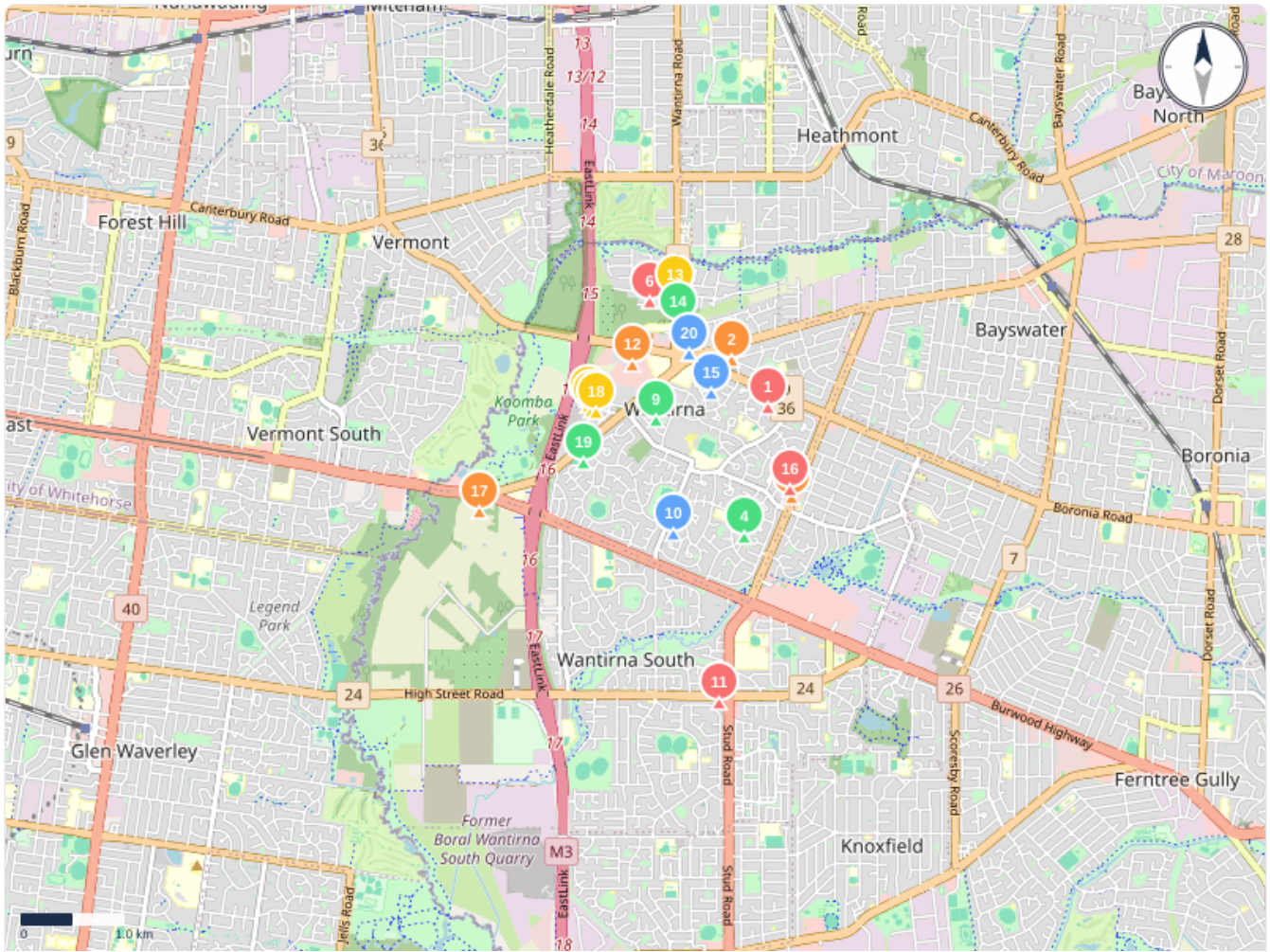
Note: Yield estimated using suburb median data (rent: \$690/wk). No property-specific rental history available. For an accurate assessment, obtain a rental appraisal from a local property manager.

# Sales Comparables

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Nearby Comparable Properties



## For Rent

| # | Address                                 | Type | Price          | Features  | Land               |
|---|-----------------------------------------|------|----------------|-----------|--------------------|
| 1 | 1/569 Boronia Road, Wantirna, VIC, 3152 | Rent | \$770 per week | 4b 4ba 2c | 313 m <sup>2</sup> |
| 2 | 2 Milan Street, Wantirna, VIC, 3152     | Rent | \$750 per week | 4b 2ba 2c | 706 m <sup>2</sup> |
| 3 | 35 Thompson Drive, Wantirna, VIC, 3152  | Rent | \$800 per week | 4b 2ba 2c | 102 m <sup>2</sup> |
| 4 | 14 Carisbrooke CRT, Wantirna, VIC, 3152 | Rent | \$825 per week | 4b 3ba 5c | 564 m <sup>2</sup> |

+11 more properties — see following pages for full list

## For Sale & Sold

| #  | Address                                      | Type | Price         | Features  | Land                  |
|----|----------------------------------------------|------|---------------|-----------|-----------------------|
| 16 | 3 Attenborough Square, Wantirna, VIC, 3152   | Sale | Contact Agent | 4b 2ba 2c | 768 m <sup>2</sup>    |
| 17 | Mountain Hwy, Wantirna, VIC, 3152            | Sale | \$1,178,000   | 4b 2ba 2c | 68,400 m <sup>2</sup> |
| 18 | 4 Lilly Pilly Walk, Wantirna, VIC, 3152      | Sale | \$1,125,000   | 4b 2ba 2c | 107 m <sup>2</sup>    |
| 19 | 48/137 Mountain Highway, Wantirna, VIC, 3152 | Sale | \$190,000     | 1b 1ba 1c | 12,444 m <sup>2</sup> |

+11 more properties — see following pages for full list



Generated by [mapview.ai](#)

Acme Realty · 1300 555 010

Contact: Jane Smith · Senior Sales Consultant · 0400 111 222 · [jane@acmerealty.com.au](mailto:jane@acmerealty.com.au)

19 GRESFORD ROAD, WANTIRNA VIC 3152

Subject to terms and conditions on MapView website

Page 34 of 53

# Sales Comparables

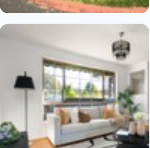
19 GRESFORD ROAD, WANTIRNA VIC 3152



## Nearby Comparable Properties

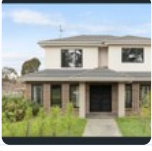
★ **SUBJECT** 19 GRESFORD ROAD, WANTIRNA VIC 3152 4 bed **1007 m<sup>2</sup>**

## For Rent

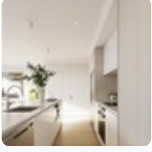
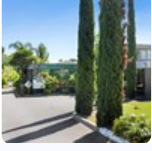
|    |                                                                                     |                                                                            |                      |                                               |
|----|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------|-----------------------------------------------|
| 1  |    | <b>1/569 Boronia Road, Wantirna, VIC, 3152</b><br>4 bed · 4 bath · 2 car   | <a href="#">Rent</a> | <b>\$770 per week</b><br>313 m <sup>2</sup>   |
| 2  |    | <b>2 Milan Street, Wantirna, VIC, 3152</b><br>4 bed · 2 bath · 2 car       | <a href="#">Rent</a> | <b>\$750 per week</b><br>706 m <sup>2</sup>   |
| 3  |    | <b>35 Thompson Drive, Wantirna, VIC, 3152</b><br>4 bed · 2 bath · 2 car    | <a href="#">Rent</a> | <b>\$800 per week</b><br>102 m <sup>2</sup>   |
| 4  |   | <b>14 Carisbrooke CRT, Wantirna, VIC, 3152</b><br>4 bed · 3 bath · 5 car   | <a href="#">Rent</a> | <b>\$825 per week</b><br>564 m <sup>2</sup>   |
| 5  |  | <b>29/321 Wantirna Road, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car | <a href="#">Rent</a> | <b>\$700 per week</b><br>5,121 m <sup>2</sup> |
| 6  |  | <b>7 Mint Street, Wantirna, VIC, 3152</b><br>5 bed · 2 bath · 3 car        | <a href="#">Rent</a> | <b>\$690 per week</b><br>989 m <sup>2</sup>   |
| 7  |  | <b>12 Attenborough Square, Wantirna, VIC, 3152</b><br>1 bed · 1 bath       | <a href="#">Rent</a> | <b>\$330 per week</b><br>698 m <sup>2</sup>   |
| 8  |  | <b>8 Hickory Way, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car        | <a href="#">Rent</a> | <b>\$715 per week</b><br>86 m <sup>2</sup>    |
| 9  |  | <b>28 Remington Place, Wantirna, VIC, 3152</b><br>2 bed · 1 bath · 1 car   | <a href="#">Rent</a> | <b>\$520 per week</b><br>165 m <sup>2</sup>   |
| 10 |  | <b>52 Templeton Street, Wantirna, VIC, 3152</b><br>2 bed · 1 bath · 1 car  | <a href="#">Rent</a> | <b>\$590 per week</b><br>303 m <sup>2</sup>   |

## Nearby Comparable Properties

### For Rent

|    |                                                                                    |                                                                              |      |                                               |
|----|------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------|-----------------------------------------------|
| 11 |   | <b>18/440 Stud Road, Wantirna, VIC, 3152</b><br>2 bed · 1 bath · 1 car       | Rent | <b>\$530 per week</b><br>160 m <sup>2</sup>   |
| 12 |   | <b>9/745-751 Boronia Road, Wantirna, VIC, 3152</b><br>3 bed · 1 bath · 2 car | Rent | <b>\$610 per week</b><br>4,029 m <sup>2</sup> |
| 13 |   | <b>1/270 Wantirna Road, Wantirna, VIC, 3152</b><br>3 bed · 1 bath · 2 car    | Rent | <b>\$625 per week</b><br>116 m <sup>2</sup>   |
| 14 |   | <b>1/295 Wantirna Road, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car    | Rent | <b>\$745 per week</b><br>331 m <sup>2</sup>   |
| 15 |  | <b>632 Boronia Road, Wantirna, VIC, 3152</b><br>3 bed · 1 bath · 1 car       | Rent | <b>\$580 per week</b><br>537 m <sup>2</sup>   |

### For Sale & Sold

|    |                                                                                     |                                                                               |      |                                              |
|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------|----------------------------------------------|
| 16 |  | <b>3 Attenborough Square, Wantirna, VIC, 3152</b><br>4 bed · 2 bath · 2 car   | Sale | <b>Contact Agent</b><br>768 m <sup>2</sup>   |
| 17 |  | <b>Mountain Hwy, Wantirna, VIC, 3152</b><br>4 bed · 2 bath · 2 car            | Sale | <b>\$1,178,000</b><br>68,400 m <sup>2</sup>  |
| 18 |  | <b>4 Lilly Pilly Walk, Wantirna, VIC, 3152</b><br>4 bed · 2 bath · 2 car      | Sale | <b>\$1,125,000</b><br>107 m <sup>2</sup>     |
| 19 |  | <b>48/137 Mountain Highway, Wantirna, VIC, 3152</b><br>1 bed · 1 bath · 1 car | Sale | <b>\$190,000</b><br>12,444 m <sup>2</sup>    |
| 20 |  | <b>44/321 Wantirna Road, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car    | Sale | <b>Contact Agent</b><br>5,121 m <sup>2</sup> |

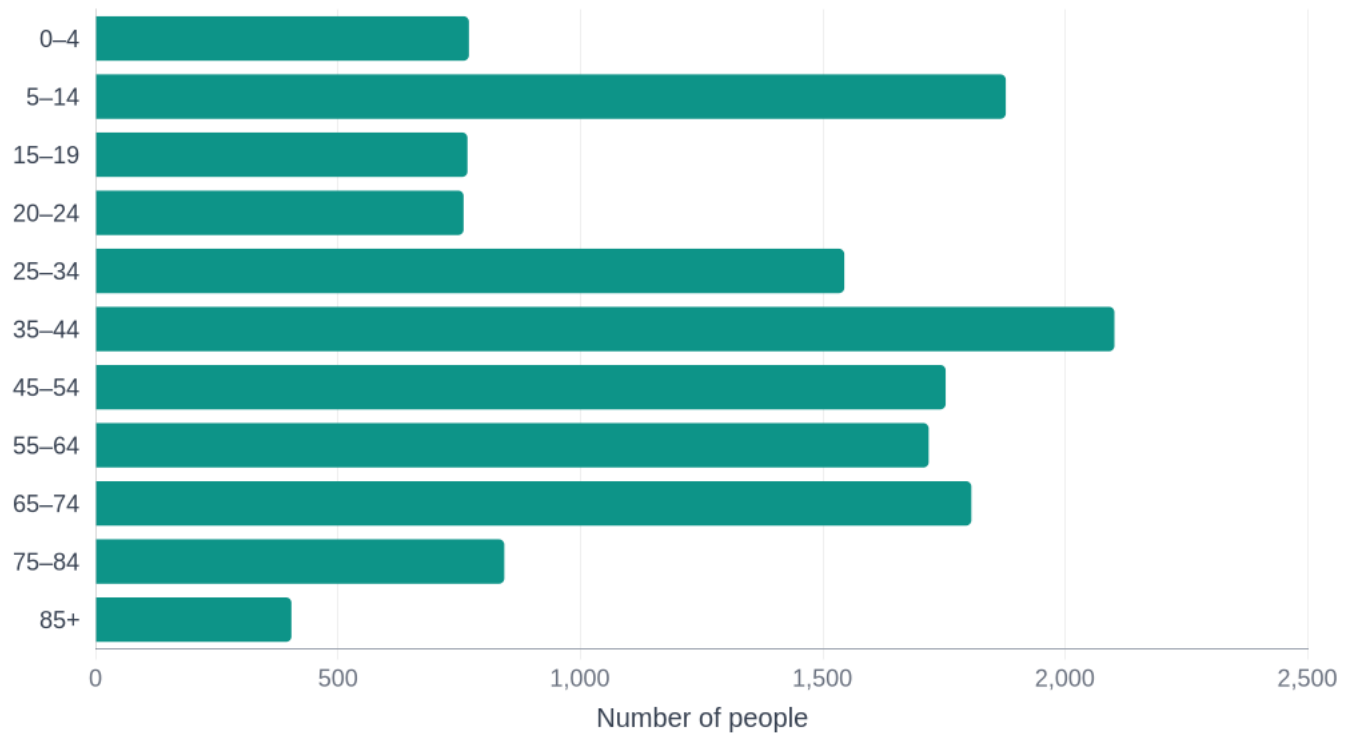
## Nearby Comparable Properties

### For Sale & Sold

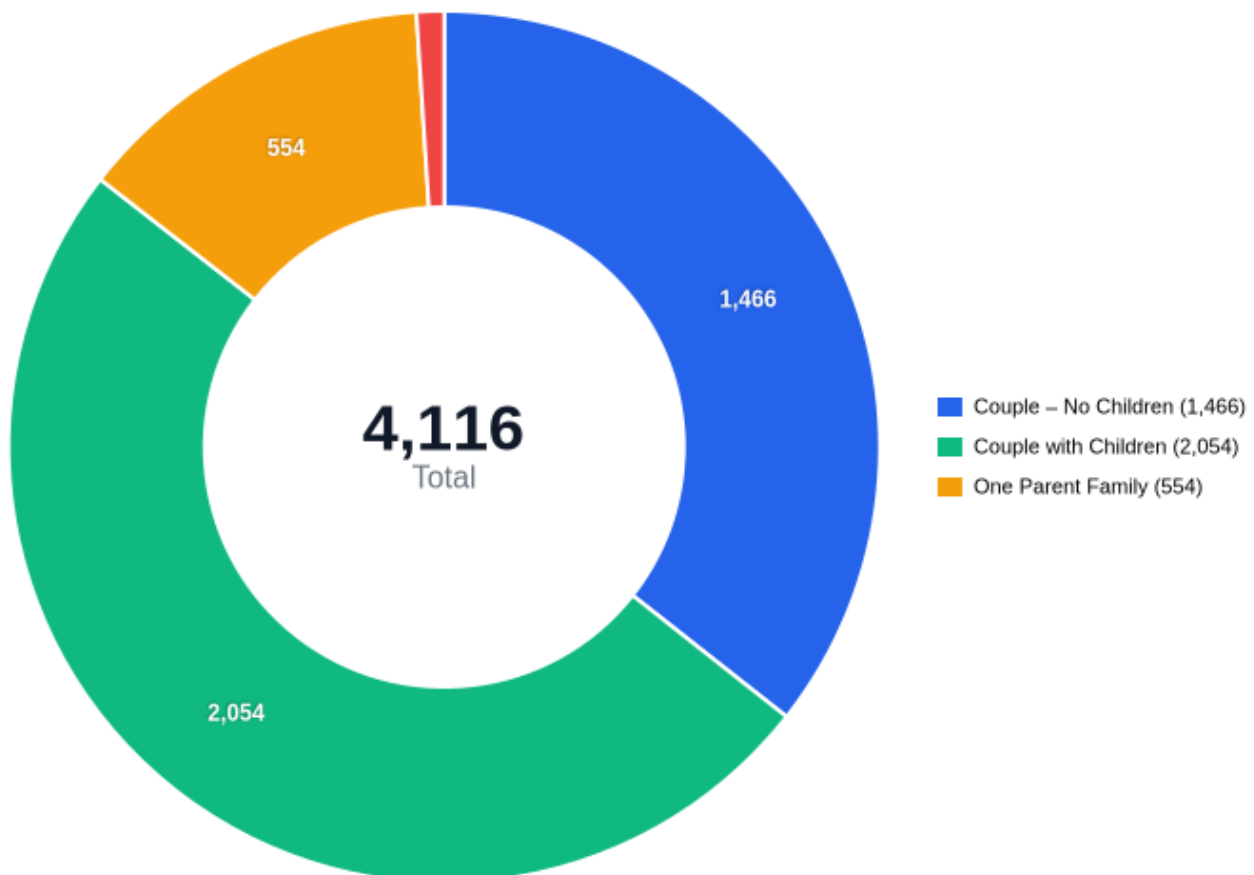
|    |                                                                                     |                                                                                |      |                                                                       |
|----|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------|-----------------------------------------------------------------------|
| 21 |    | <b>24/735-741 Boronia Road, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car  | Sale | <b>\$690,000 - \$750,000</b><br>3,450 m <sup>2</sup>                  |
| 22 |    | <b>321 Wantirna Rd, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car          | Sale | <b>\$780,000</b><br>5,121 m <sup>2</sup>                              |
| 23 |    | <b>U27 321 Wantirna Road, Wantirna, VIC, 3152</b><br>2 bed · 2 bath · 10 car   | Sale | <b>\$670,000</b><br>5,121 m <sup>2</sup>                              |
| 24 |    | <b>19 Burlington Crescent, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car   | Sale | <b>Contact Agent</b><br>634 m <sup>2</sup>                            |
| 25 |   | <b>Lot 49/321 Wantirna Road, Wantirna, VIC, 3152</b><br>2 bed · 1 bath · 1 car | Sale | <b>\$590,000 - \$630,000</b><br>5,121 m <sup>2</sup>                  |
| 26 |  | <b>3/32 Gresford road, Wantirna, VIC, 3152</b><br>2 bed · 1 bath · 1 car       | Sale | <b>\$685,000 To \$745,000</b><br>172 m <sup>2</sup>                   |
| 27 |  | <b>8 Saxon Avenue, Wantirna, VIC, 3152</b><br>5 bed · 2 bath · 2 car           | Sale | <b>Private Sale I Vendor Asking \$1,400,000</b><br>612 m <sup>2</sup> |
| 28 |  | <b>8 Rylands Place, Wantirna, VIC, 3152</b><br>3 bed · 2 bath · 2 car          | Sale | <b>Vendor Asking \$980,000-\$990,000</b><br>800 m <sup>2</sup>        |
| 29 |  | <b>7/321 Wantirna Road, Wantirna, VIC, 3152</b><br>3 bed · 3 bath · 2 car      | Sold | <b>\$785,000</b><br>5,121 m <sup>2</sup>                              |
| 30 |  | <b>5 Jenkins Court, Wantirna, VIC, 3152</b><br>5 bed · 3 bath · 2 car          | Sold | <b>\$1,920,000</b><br>747 m <sup>2</sup>                              |

Data area: WANTIRNA (Suburb)

## Age Group Population

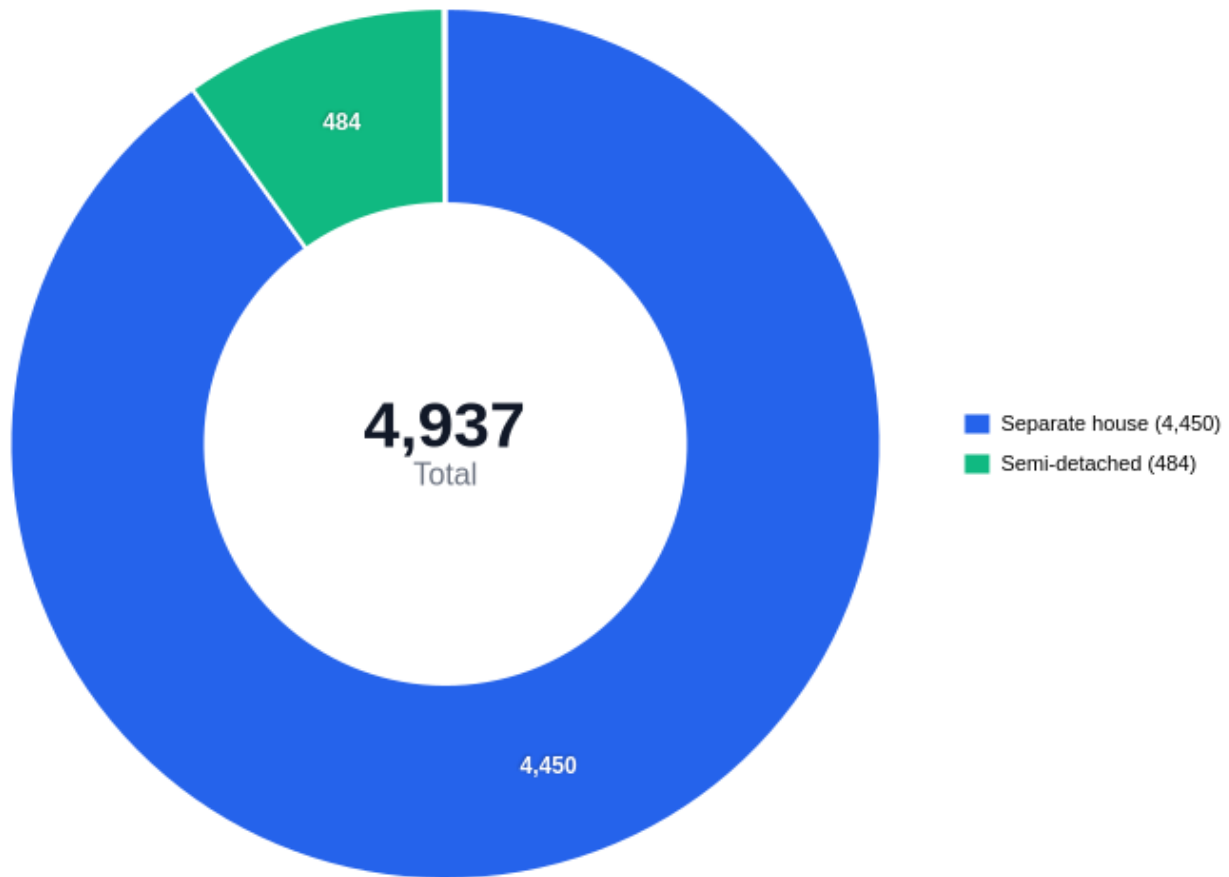


## Family Composition

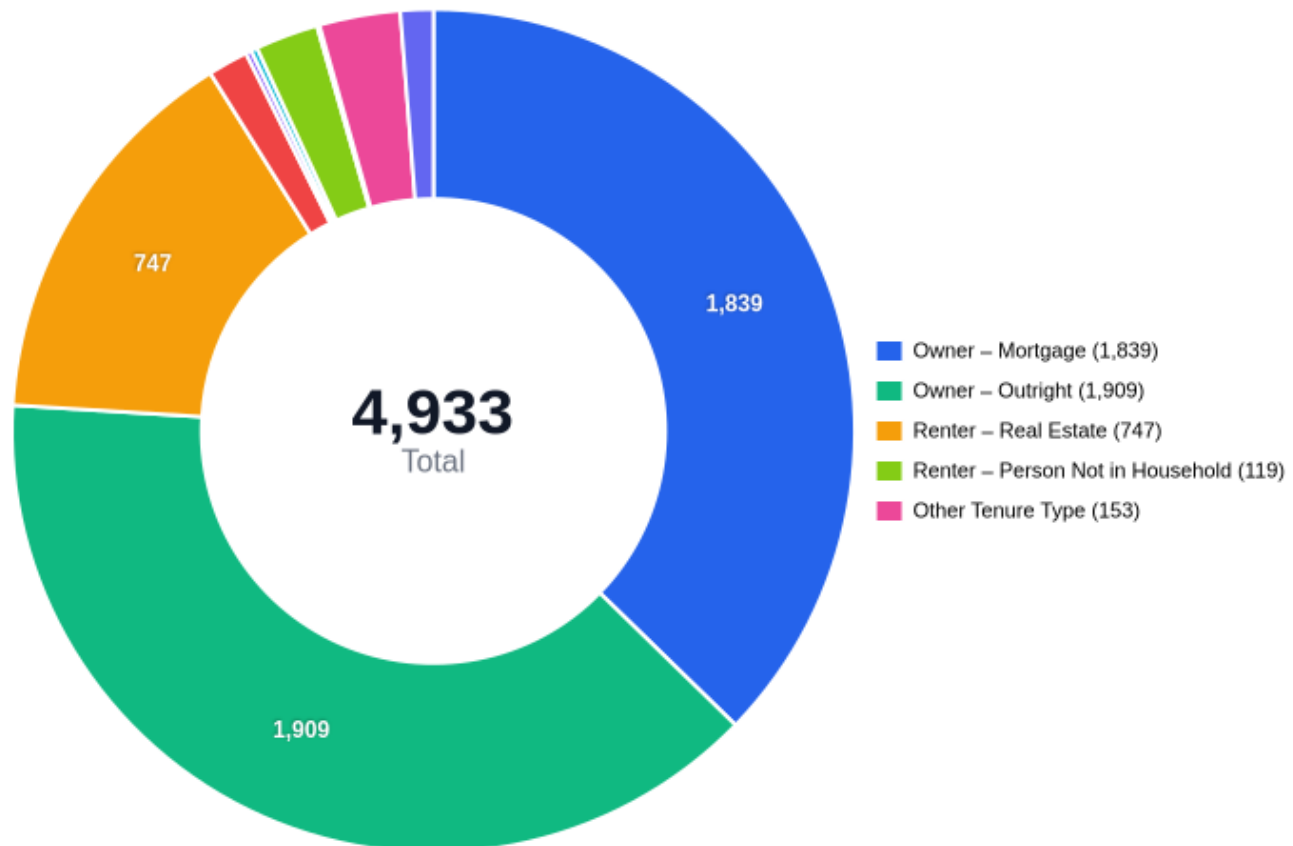


Data area: WANTIRNA (Suburb)

## Dwelling Structure

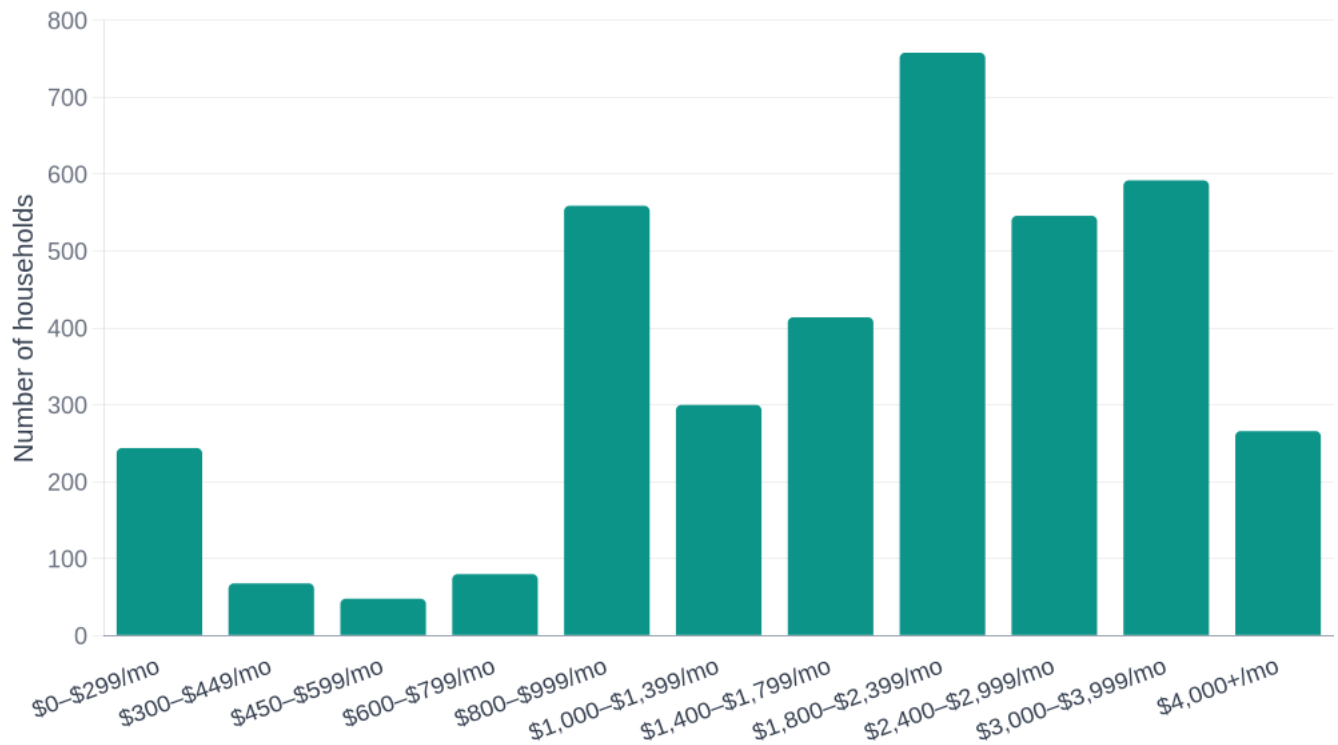


## Nature of Occupancy

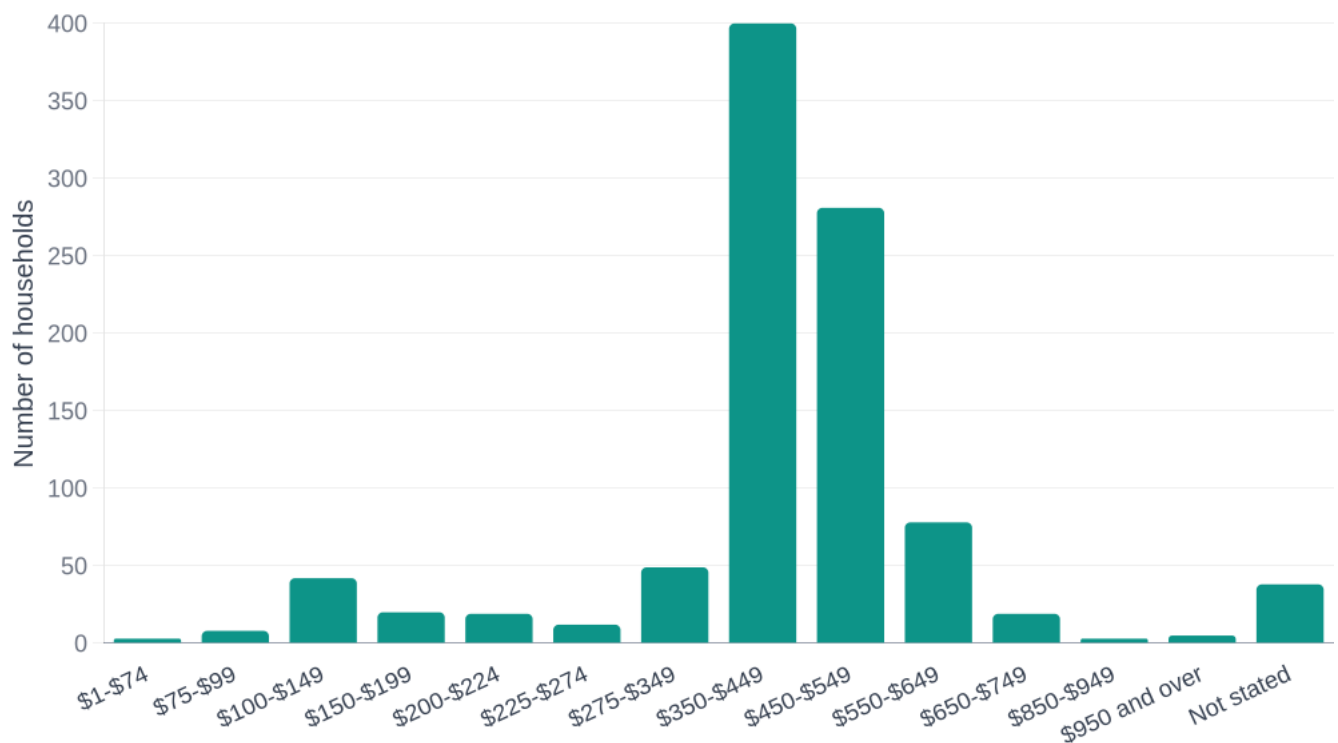


Data area: WANTIRNA (Suburb)

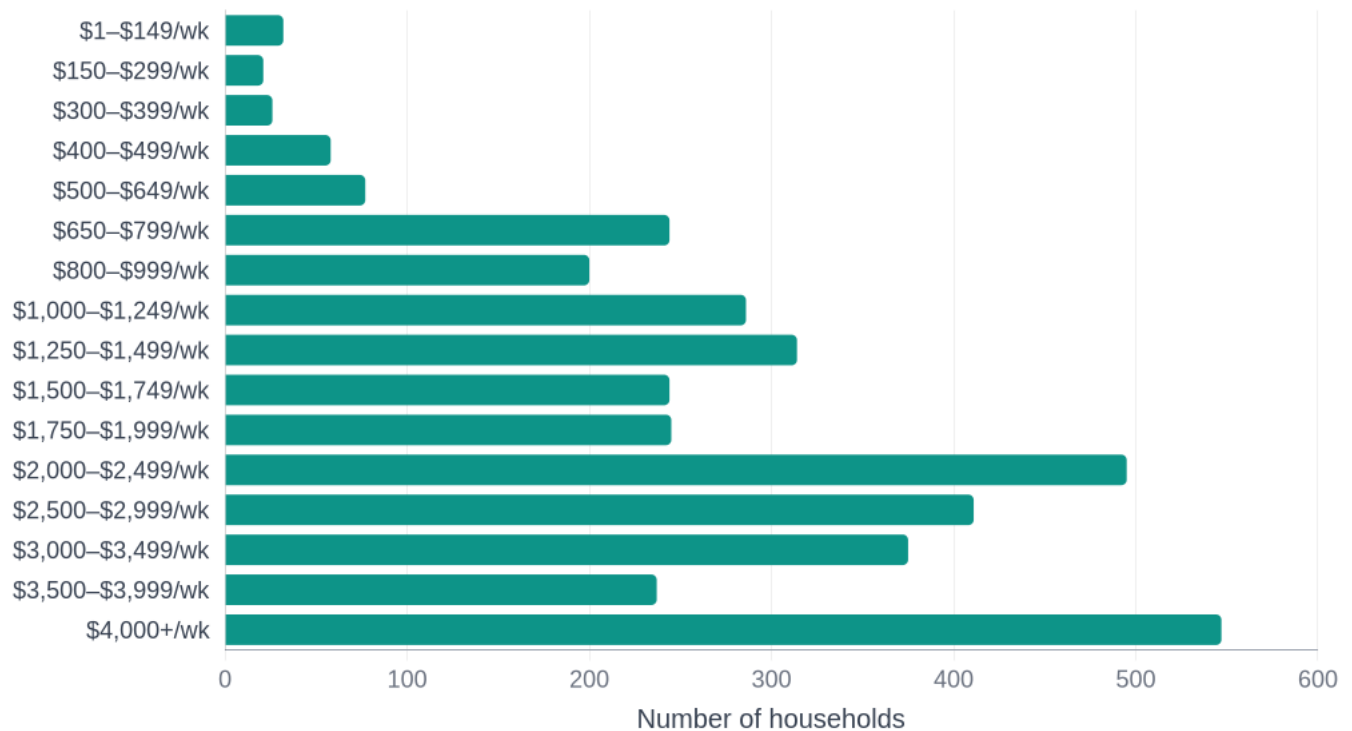
## House Loan Payment



## Rent



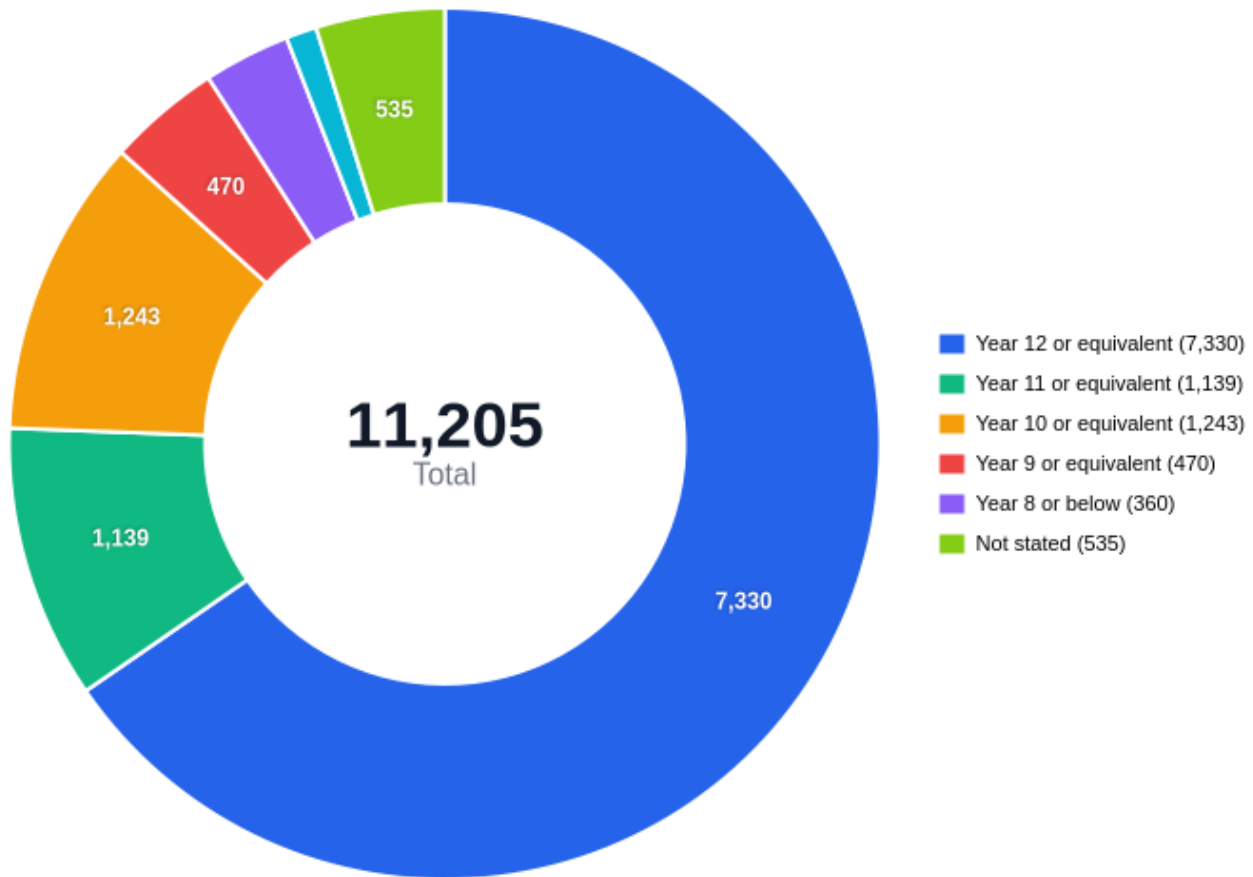
## Household Income



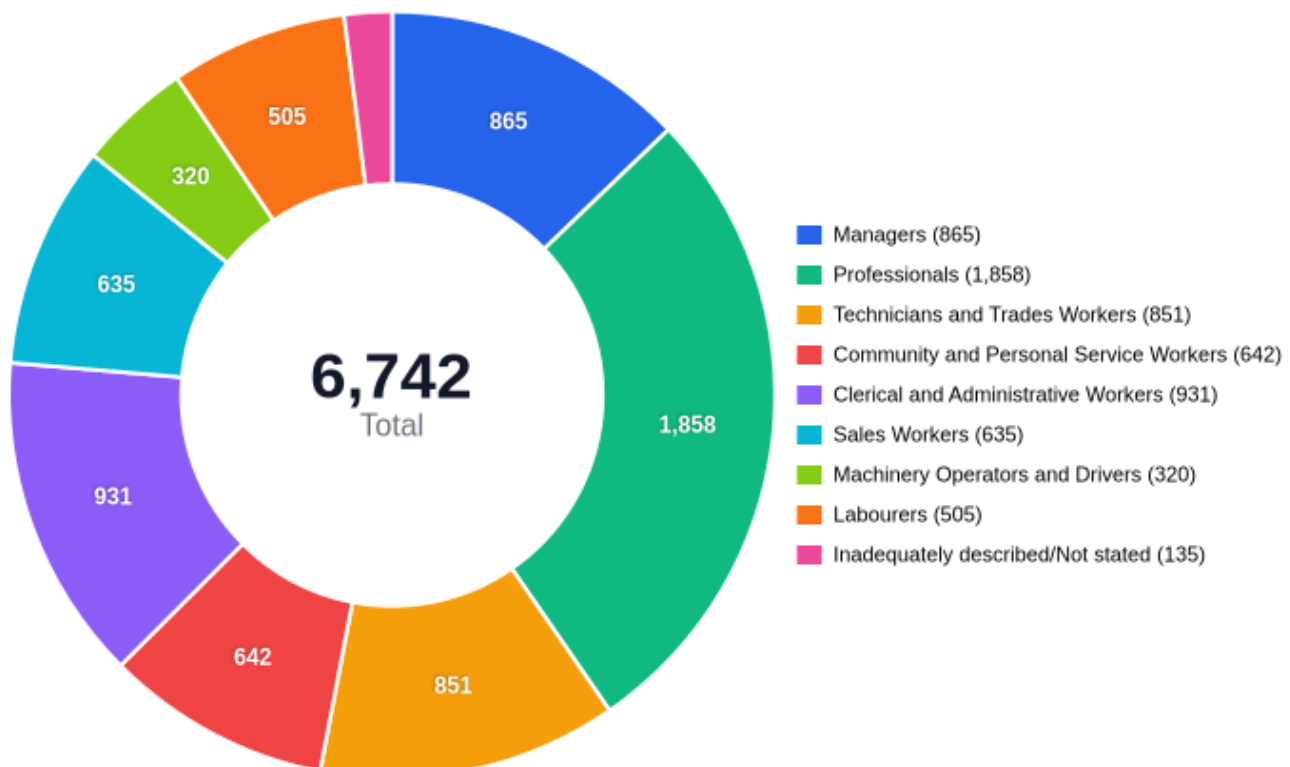
Household income is a key indicator of the economic profile of this suburb. Higher median incomes often correlate with stronger property demand and price growth. The chart above shows the distribution of total household income across all income brackets as reported in the 2021 ABS Census. Income brackets are displayed in weekly gross (pre-tax) terms and include all sources: wages, investments, government payments and superannuation.

Data area: WANTIRNA (Suburb)

## Education Attendance



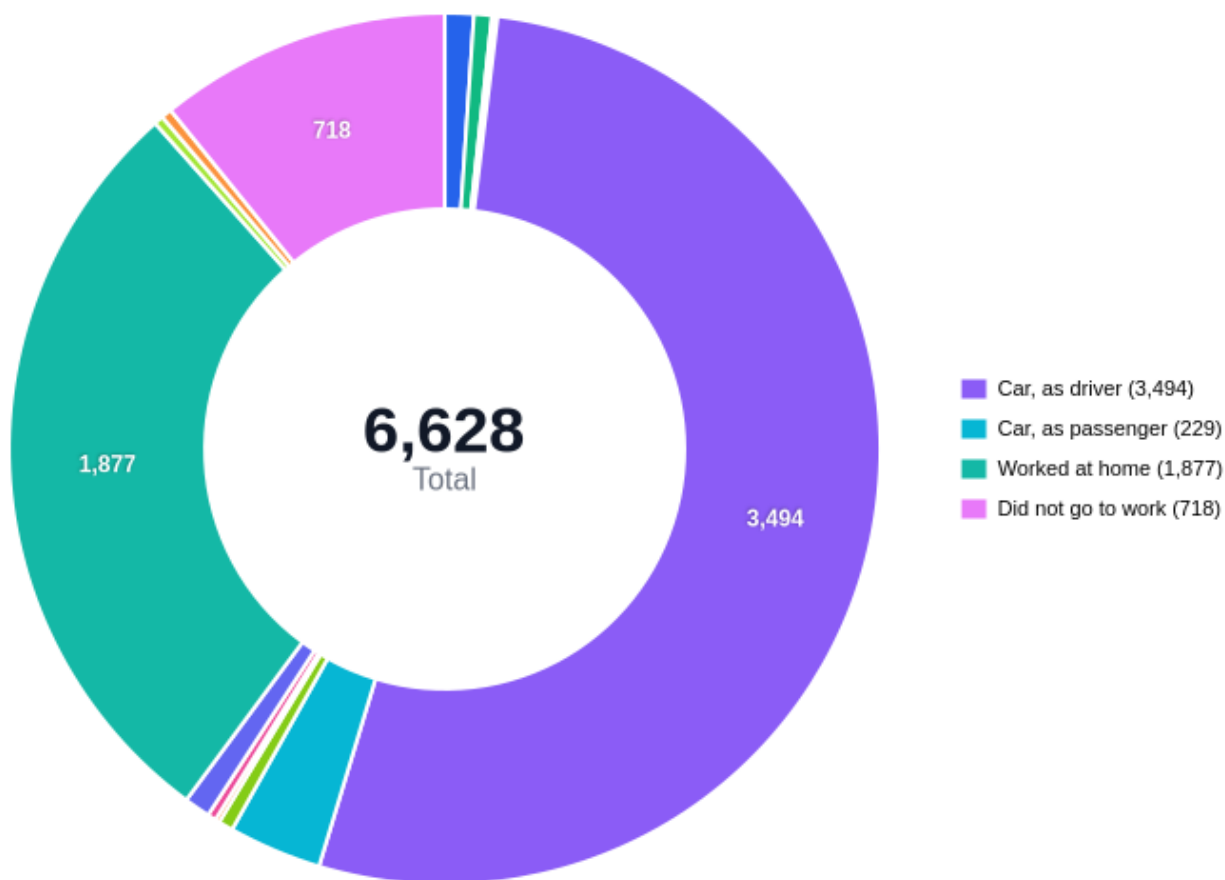
## Occupation



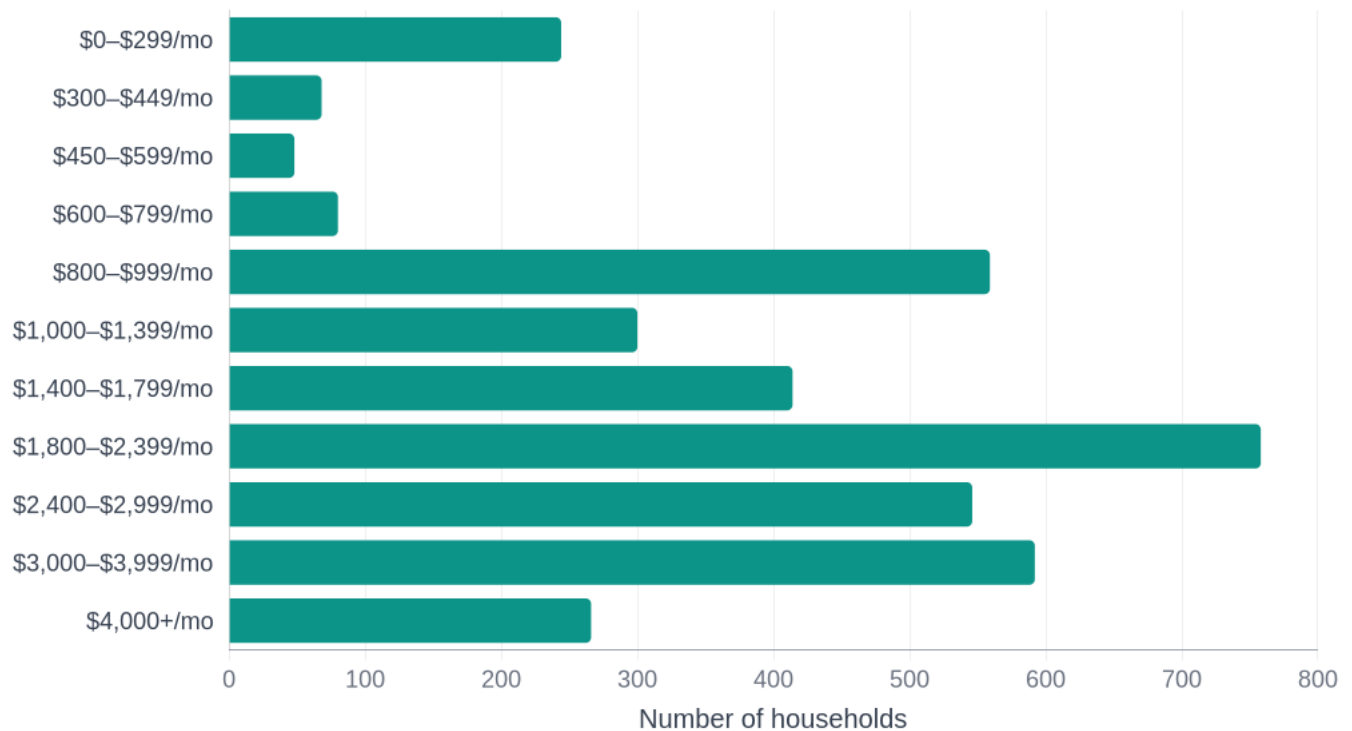
Source: Australian Bureau of Statistics, Census of Population and Housing, 2021

Data area: WANTIRNA (Suburb)

## Transport to Work



## Mortgage Repayment (Monthly)



Monthly mortgage repayments shown above represent owner-occupier households with a mortgage as reported in the 2021 ABS Census. This data helps gauge housing affordability and financial commitment levels within the suburb. A concentration in higher repayment brackets typically indicates a higher-value housing market, while lower brackets may suggest more affordable entry points or a higher proportion of long-term owners who bought at lower price points. Note: these figures exclude renters and households that own their home outright.

05

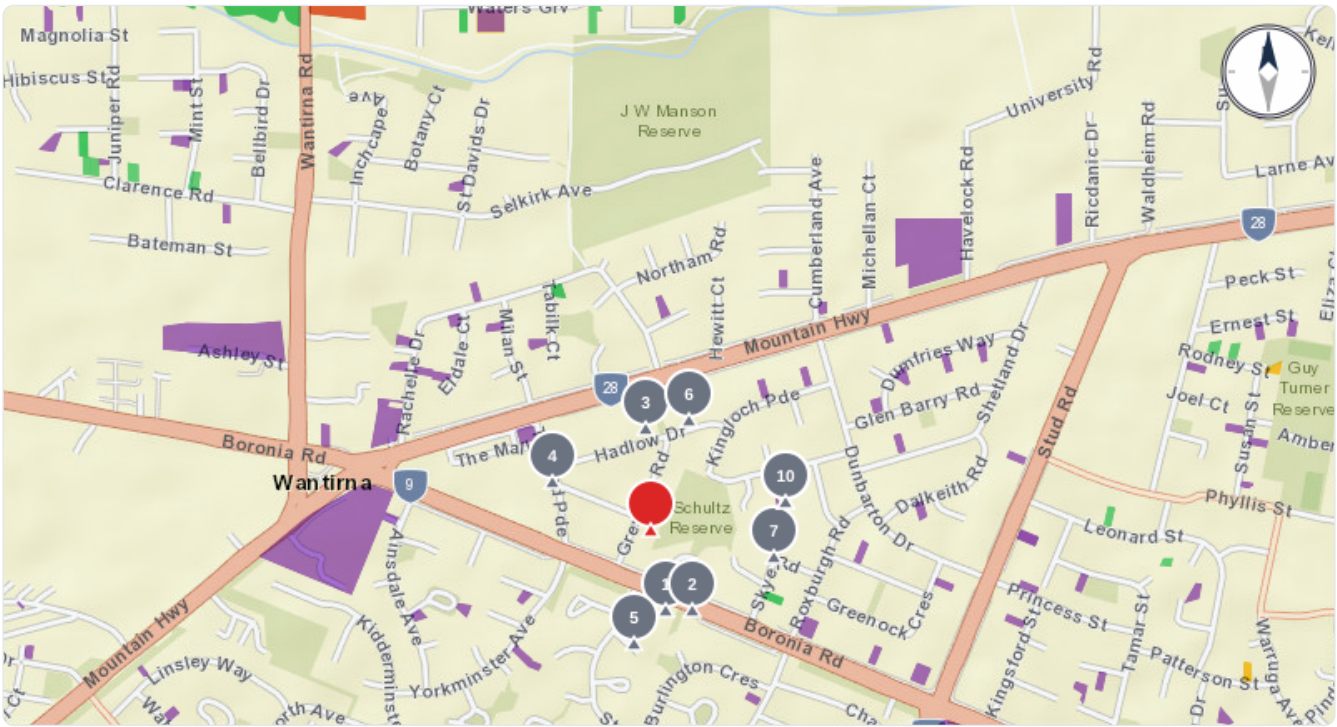
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# Legal & Due Diligence

Planning permits, checklist, legal disclaimer

# Permit History & Nearby Planning Permits

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Nearby Planning Permits (showing 10 of 50 found)

Parcel shading shows the status of each lot's most recent application. Descriptions reproduced verbatim from planning authority records.

| Permit No        | Description                                                     | Status    | Distance |
|------------------|-----------------------------------------------------------------|-----------|----------|
| PBSS30/2025/812  | Proposed alterations to existing retail tenancy                 | Unknown   | 183m     |
| PBSS30/2025/1425 | Demolition of an Existing Dwelling                              | Unknown   | 205m     |
| PBSS30/2025/1376 | front fence                                                     | Unknown   | 227m     |
| PBSS30/2026/105  | Construction of verandah                                        | Unknown   | 247m     |
| PBSS30/2025/1223 | Construction of a Veranda                                       | Unknown   | 260m     |
| P/2024/6240      | Construction of two (2) double storey dwellings and two lot...  | Delegated | 262m     |
| PBSS30/2025/687  | Construction of a Carport                                       | Unknown   | 286m     |
| PBSS30/2025/1284 | Stage 2: Lots 13-21 Construction of civil drainage works &...   | Unknown   | 313m     |
| PBSS30/2024/1207 | Stage 3 - Lot 22-43 - Construction of civil drainage works &... | Unknown   | 313m     |
| PBSS30/2024/1220 | Stage 4 - Lots 1-12 - Construction of civil drainage works &... | Unknown   | 313m     |

# Nearby Planning Permits (continued)

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Permits 11–26 of 50

| #  | Address                                   | Date       | Status               | Description                                                                           |
|----|-------------------------------------------|------------|----------------------|---------------------------------------------------------------------------------------|
| 11 | 56 Kingloch Parade, WANTIRNA VIC 3152     | 28/01/2025 | Unknown              | Stage 5 - Lots 1-51 Completion of works                                               |
| 12 | 5-6/348 Mountain Highway, WANTIRNA VIC... | 25/06/2025 | Unknown              | Retail Tenancy Fit out                                                                |
| 13 | 4 Skye Road, WANTIRNA VIC 3152            | 09/05/2024 | Extension of Time... | Extension of Time                                                                     |
| 14 | 18 Kingloch Parade, WANTIRNA VIC 3152     | 1/12/2025  | Unknown              | demolition of dwelling and outbuildings                                               |
| 15 | 2 Chelsea Court, WANTIRNA VIC 3152        | 17/10/2025 | Unknown              | demolition of dwelling and outbuildings                                               |
| 16 | 2 Sullivan Court, WANTIRNA VIC 3152       | 25/11/2025 | Unknown              | Carport                                                                               |
| 17 | 14 Tabilk Court, WANTIRNA VIC 3152        | 30/07/2025 | Unknown              | Internal Alteration to Existing Dwelling                                              |
| 18 | 23 Yorkminster Avenue, WANTIRNA VIC 3152  | 9/12/2025  | Unknown              | Construction of Pergola, Storage, Pool and Barriers                                   |
| 19 | 23 Yorkminster Avenue, WANTIRNA VIC 3152  | 28/01/2025 | Unknown              | Detached Dwelling and Garage                                                          |
| 20 | 6 Kingloch Parade, WANTIRNA VIC 3152      | 3/11/2025  | Unknown              | ePathway - Garage                                                                     |
| 21 | 4 Nizam Court, WANTIRNA VIC 3152          | 3/09/2025  | Unknown              | Demolition of a building – Detached dwelling, garage, swimming pool & outbuildings... |
| 22 | 535 Boronia Road, WANTIRNA VIC 3152       | 3/09/2025  | Unknown              | Demolition of Two Existing Dwellings, Garage & Sheds                                  |
| 23 | 535 Boronia Road, WANTIRNA VIC 3152       | 1/12/2025  | Unknown              | Proposed Construction of Fifteen New Double and Triple Storey Dwellings and...        |
| 24 | 11 Chichester Square, WANTIRNA VIC 3152   | 20/02/2026 | Unknown              | Construction of a Verandah                                                            |
| 25 | 5 Whitehaven Street, WANTIRNA VIC 3152    | 15/05/2026 | Unknown              | Demolition of a single dwelling and detached garage and carport                       |
| 26 | 8 Amesbury Avenue, WANTIRNA VIC 3152      | 8/09/2025  | Unknown              | Demolition of a building – Detached dwelling and carport.                             |

# Nearby Planning Permits (continued)

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Permits 27–42 of 50

| #  | Address                                  | Date       | Status               | Description                                                                           |
|----|------------------------------------------|------------|----------------------|---------------------------------------------------------------------------------------|
| 27 | 8 Amesbury Avenue, WANTIRNA VIC 3152     | 30/10/2025 | Unknown              | Proposed Construction of Double Storey Dwelling, Garage and Front Fence               |
| 28 | 1 Tabilk Court, WANTIRNA VIC 3152        | 07/05/2024 | Extension of Time... | Extension of Time                                                                     |
| 29 | 17 Milan Street, WANTIRNA VIC 3152       | 15/12/2025 | Unknown              | Construction of Two Double Storey Dwellings                                           |
| 30 | 17 Milan Street, WANTIRNA VIC 3152       | 30/04/2025 | Unknown              | Demolition of Dwelling, Garage and Outbuildings                                       |
| 31 | 16 Eldale Court, WANTIRNA VIC 3152       | 30/05/2025 | Unknown              | Construction of verandah to southern side of dwelling                                 |
| 32 | 1 Dumfries Way, WANTIRNA VIC 3152        | 6/04/2025  | Unknown              | Alterations to an existing dwelling                                                   |
| 33 | 4 Figtree Grove, BAYSWATER VIC 3153      | 18/06/2025 | Unknown              | Construction of partial demolition of existing dwelling and demolition of existing... |
| 34 | 17 Chichester Square, WANTIRNA VIC 3152  | 15/09/2025 | Unknown              | Restump to an Existing Dwelling                                                       |
| 35 | 56 Shetland Drive, WANTIRNA VIC 3152     | 31/03/2025 | Unknown              | Demolition of dwelling and outbuildings                                               |
| 36 | 56 Shetland Drive, WANTIRNA VIC 3152     | 14/07/2025 | Unknown              | Detached Dwelling and Garage                                                          |
| 37 | 5 Selborne Close, WANTIRNA VIC 3152      | 20/10/2025 | Unknown              | Demolition of a building – Detached single storey dwelling, garage and carport.       |
| 38 | 437 Mountain Highway, BAYSWATER VIC 3153 | 6/05/2026  | Unknown              | Demolition of existing house, garage and outbuildings                                 |
| 39 | 16 Rachele Drive, WANTIRNA VIC 3152      | 29/10/2025 | Unknown              | attached carport & verandah                                                           |
| 40 | 43 Rachele Drive, WANTIRNA VIC 3152      | 18/11/2025 | Unknown              | Construction of a Single Storey Dwelling and Garage                                   |
| 41 | 43 Rachele Drive, WANTIRNA VIC 3152      | 19/08/2025 | Unknown              | Demolition of Dwelling, Garage and Outbuildings                                       |
| 42 | 32 Rachele Drive, WANTIRNA VIC 3152      | 11/03/2026 | Unknown              | Construction of a carport                                                             |

## Permits 43–50 of 50

| #  | Address                                 | Date       | Status  | Description                                                |
|----|-----------------------------------------|------------|---------|------------------------------------------------------------|
| 43 | 2/7 Rachele Drive, WANTIRNA VIC 3152    | 17/01/2025 | Unknown | Fire Damage Rectification Works to Garage                  |
| 44 | 309 Mountain Highway, WANTIRNA VIC 3152 | 28/11/2025 | Unknown | Construction of verandah to existing childcare             |
| 45 | 31 Dalkeith Road, WANTIRNA VIC 3152     | 7/04/2025  | Unknown | Installation of a Roof and Construction of a Verandah      |
| 46 | 517 Boronia Road, WANTIRNA VIC 3152     | 26/11/2025 | Unknown | Demolition of an Existing Dwelling & Garage                |
| 47 | 4 Haileybury Court, WANTIRNA VIC 3152   | 21/11/2024 | Unknown | Construction of a Carport                                  |
| 48 | 17 Rachele Drive, WANTIRNA VIC 3152     | 15/10/2025 | Unknown | Garage                                                     |
| 49 | 12 Dumfries Way, WANTIRNA VIC 3152      | 23/07/2025 | Unknown | Underpinning of Dwelling                                   |
| 50 | 454 Mountain Highway, WANTIRNA VIC 3152 | 6/05/2026  | Unknown | Demolition of an Existing Dwelling, Garage, Shed & Carport |

# Due Diligence Checklist

19 GRESFORD ROAD, WANTIRNA VIC 3152



## Due Diligence Flags

- **Flood Risk** Property is in a flood-prone area — additional building requirements may apply
- **Easement** Registered easement(s) affect this property — may restrict development

Buying a house, apartment or site to develop? You'll need to consider a lot — it's a big decision and there's a lot to think about. The property report is a great start but you'll need to consider more. The below checklist gives you some idea; some items may or may not apply and you might need others. Tick the boxes to get the most from it.

### TITLE / SITE ID / SURVEY

- ☐ Copy of Title
- ☐ Easements or Covenants
- ☐ Survey Reports/Services
- ☐ Plan of Subdivision
- ☐ Land Survey

### TOWN PLANNING

- ☐ Planning Permit
- ☐ Permit Plans
- ☐ Heritage Check
- ☐ Flood Check
- ☐ Planning Agreements

### COUNCIL & AUTHORITIES

- ☐ Rates & Taxes
- ☐ Certificate of Occupancy
- ☐ Council Notices
- ☐ Power
- ☐ Water
- ☐ Communications
- ☐ Sewer

### SERVICE AUTHORITY ISSUES

- ☐ Fire Authority Report
- ☐ DDA Report
- ☐ ESD Report
- ☐ Traffic Report
- ☐ Waste Report
- ☐ OC Rules

### CONSULTANTS

- ☐ Consultant Selection
- ☐ Agreements
- ☐ Key Contact Personnel
- ☐ Design Programme
- ☐ Design Documentation
- ☐ Specifications
- ☐ Consultant Reports

### LEGAL

- ☐ Contract of Sale
- ☐ No ongoing litigation
- ☐ Purchaser Details
- ☐ Purchaser Contract
- ☐ Details & Sunset Dates
- ☐ Authority Statements
- ☐ Title check
- ☐ Enviro check

### CONSTRUCTION

- ☐ Cost Plan
- ☐ Tender Documents
- ☐ Dilapidation Report
- ☐ Builders List
- ☐ Soils Report
- ☐ Protection Work Notices
- ☐ Building Permits

### FINANCE

- ☐ Feasibility
- ☐ Valuation Reports
- ☐ Site Inspection Report

### YOUR OWN CHECKLIST

- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Whilst the above list doesn't cover everything it's a start. Due diligence is a critical part of any purchase — you'll need the services of experts to advise you. This property report is a great start but always remember to verify critical matters from multiple sources.

## Title Information

**Lot Number:** 106

**Plan Number:** 106\LP52561

**Easements:** Yes — registered easement(s) affect this property (see Site Context map)

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## SPECIAL BUILDING OVERLAY

Flood-prone land with overland flow risk. Building permits require flood assessment.

✓ Applies

19 GRESFORD ROAD, WANTIRNA VIC 3152

