



## COMPARATIVE MARKET ANALYSIS

62B SOUTH VALLEY ROAD, HIGHTON, VIC 3216

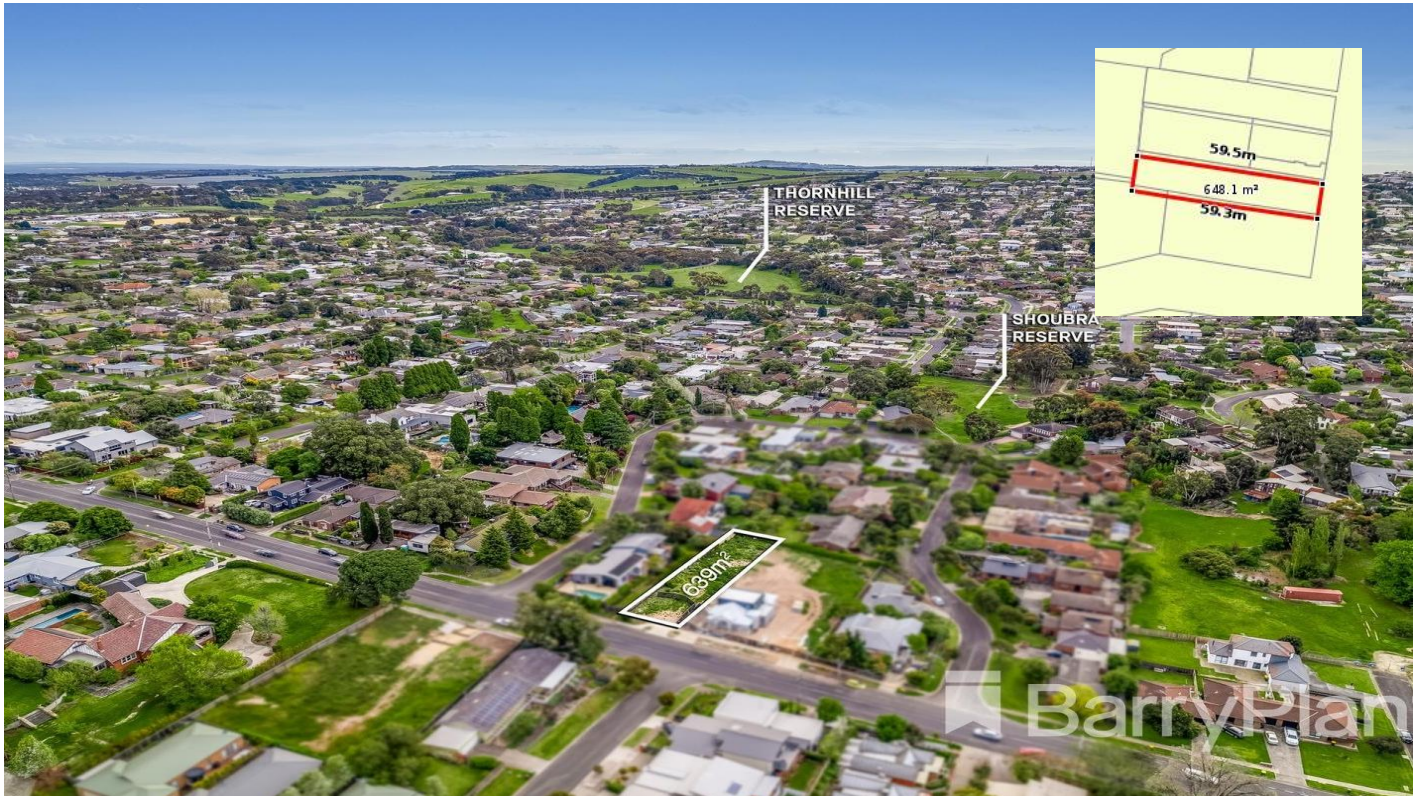
PREPARED BY GEORGIE SHAW, MCGRATH GEELONG | NEWTOWN

# McGrath

Davey Wayne's Investments Pty Ltd  
62b South Valley Road  
Highton, VIC, 3216

Georgie Shaw  
McGrath Geelong | Newtown  
Phone: 0437037720  
Office Phone: 03 52232040  
Email: [georgieshaw@mcgrath.com.au](mailto:georgieshaw@mcgrath.com.au)

## 62B SOUTH VALLEY ROAD, HIGHTON, VIC 3216



### 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: 1//PS844929 (12362859)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT  
 Zoning  
 Council: GREATER GEELONG CITY  
 Features:

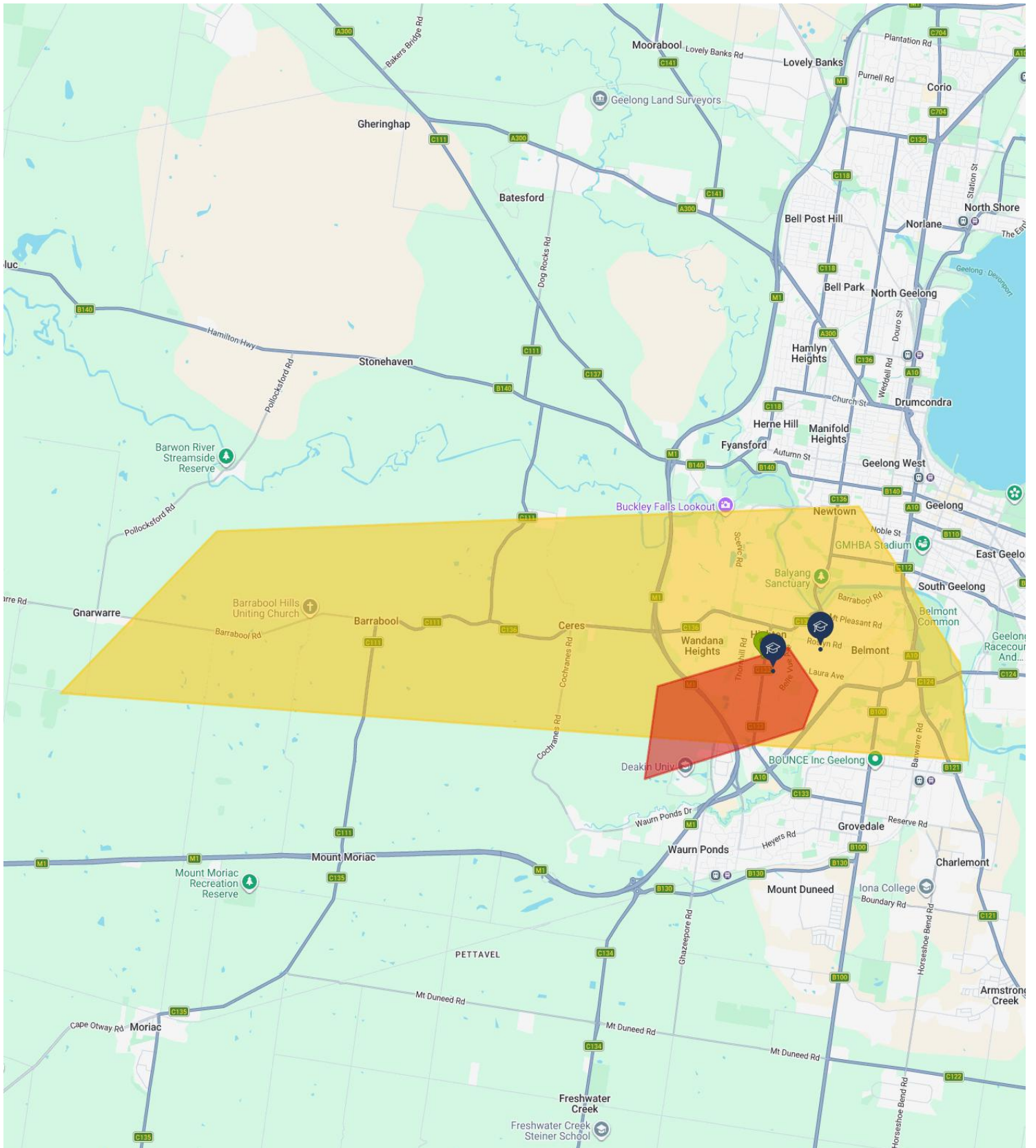


Area: 648 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$698  
 Water/Sewerage:  
 Property ID: 1512615167 /  
 UBD Ref: UBD Ref: 647 H1

### Sales History

| Sale Amount: | Sale Date: | Vendor:         | Area:              | Sale Type:  | Related: |
|--------------|------------|-----------------|--------------------|-------------|----------|
| \$ 446,000   | 13/03/2024 | THE PROPRIETORS | 639 m <sup>2</sup> | Normal Sale | No       |
| \$ 572,831   | 13/10/2021 | THE PROPRIETORS | 639 m <sup>2</sup> | Normal Sale | No       |

## School Catchment Areas



### Bellaire Primary School

Prep - 6

Co-ed



### Belmont High School

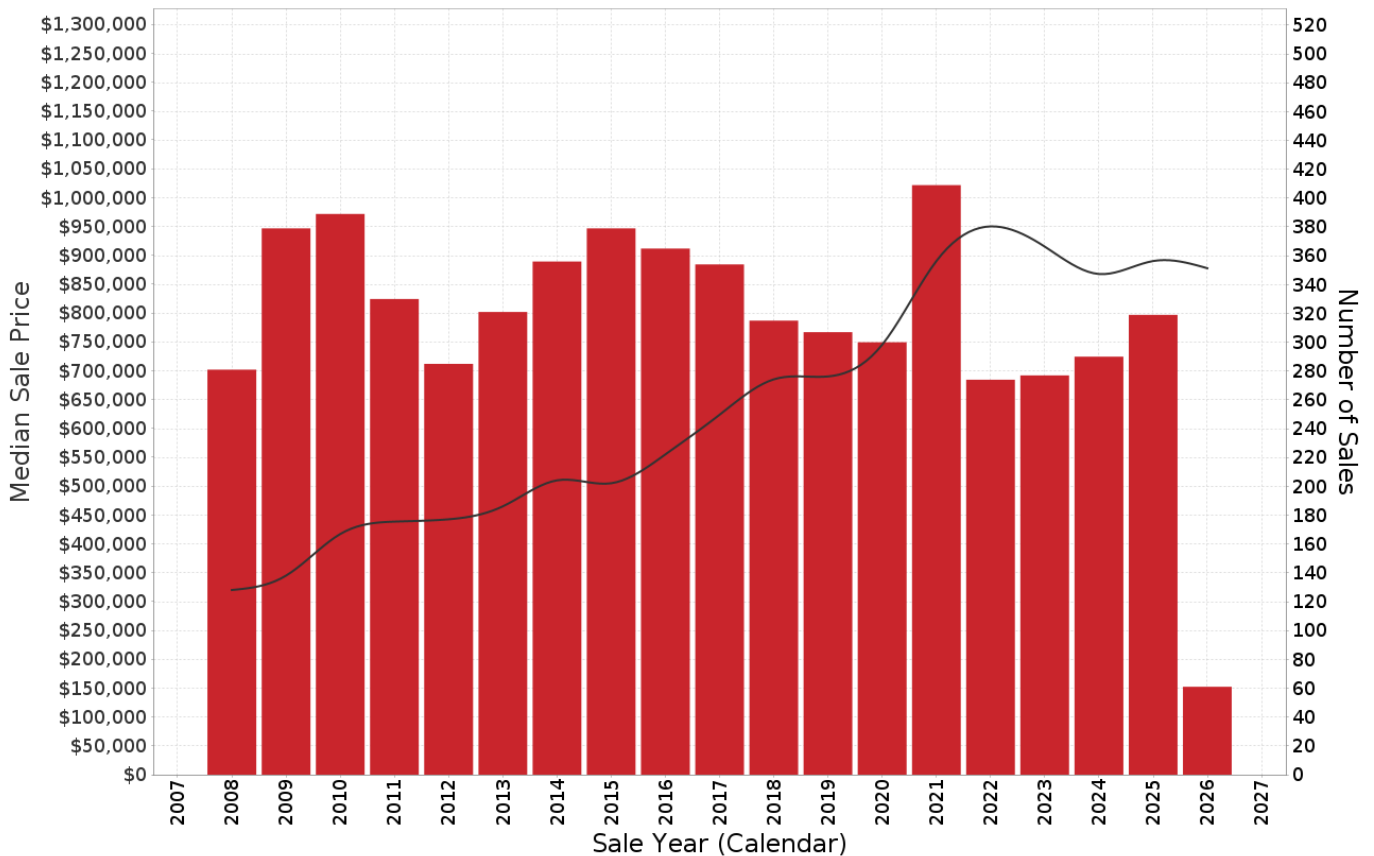
7 - 12

Co-ed



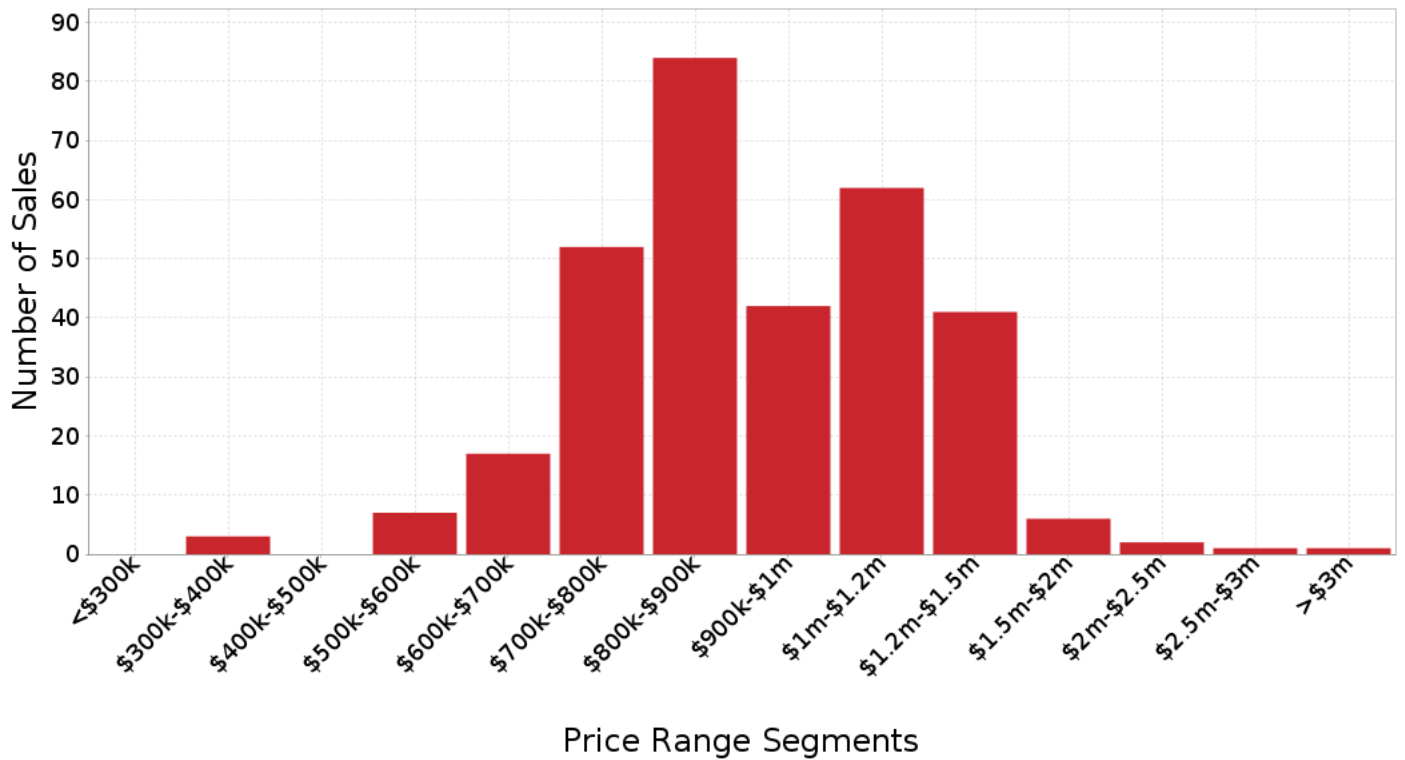
## Sales & Growth Chart (House)

| Year | No. of Sales | Average      | Median     | Growth | Low        | High         |
|------|--------------|--------------|------------|--------|------------|--------------|
| 2008 | 281          | \$ 332,305   | \$ 320,000 |        | \$ 122,000 | \$ 1,075,000 |
| 2009 | 379          | \$ 370,623   | \$ 345,000 | 7.8 %  | \$ 129,000 | \$ 1,378,000 |
| 2010 | 389          | \$ 416,541   | \$ 417,000 | 20.9 % | \$ 110,000 | \$ 1,130,000 |
| 2011 | 330          | \$ 466,606   | \$ 438,500 | 5.2 %  | \$ 120,250 | \$ 1,250,000 |
| 2012 | 285          | \$ 464,752   | \$ 442,500 | 0.9 %  | \$ 80,000  | \$ 1,500,000 |
| 2013 | 321          | \$ 499,568   | \$ 465,000 | 5.1 %  | \$ 95,000  | \$ 1,275,000 |
| 2014 | 356          | \$ 536,066   | \$ 510,000 | 9.7 %  | \$ 95,000  | \$ 1,795,000 |
| 2015 | 379          | \$ 533,619   | \$ 505,000 | -1.0 % | \$ 187,500 | \$ 1,850,000 |
| 2016 | 365          | \$ 596,211   | \$ 555,000 | 9.9 %  | \$ 189,000 | \$ 3,500,000 |
| 2017 | 354          | \$ 658,245   | \$ 623,750 | 12.4 % | \$ 245,000 | \$ 2,150,000 |
| 2018 | 315          | \$ 723,552   | \$ 685,000 | 9.8 %  | \$ 350,000 | \$ 2,150,000 |
| 2019 | 307          | \$ 731,857   | \$ 690,000 | 0.7 %  | \$ 225,000 | \$ 3,000,000 |
| 2020 | 300          | \$ 807,052   | \$ 745,000 | 8.0 %  | \$ 100,000 | \$ 3,982,000 |
| 2021 | 409          | \$ 972,882   | \$ 890,000 | 19.5 % | \$ 120,000 | \$ 3,432,000 |
| 2022 | 274          | \$ 1,058,598 | \$ 950,000 | 6.7 %  | \$ 570,000 | \$ 5,025,000 |
| 2023 | 277          | \$ 974,529   | \$ 915,000 | -3.7 % | \$ 342,500 | \$ 3,825,000 |
| 2024 | 290          | \$ 973,609   | \$ 867,500 | -5.2 % | \$ 555,000 | \$ 5,550,000 |
| 2025 | 319          | \$ 965,092   | \$ 890,000 | 2.6 %  | \$ 330,000 | \$ 3,100,000 |
| 2026 | 61           | \$ 939,459   | \$ 877,500 | -1.4 % | \$ 367,000 | \$ 1,560,000 |

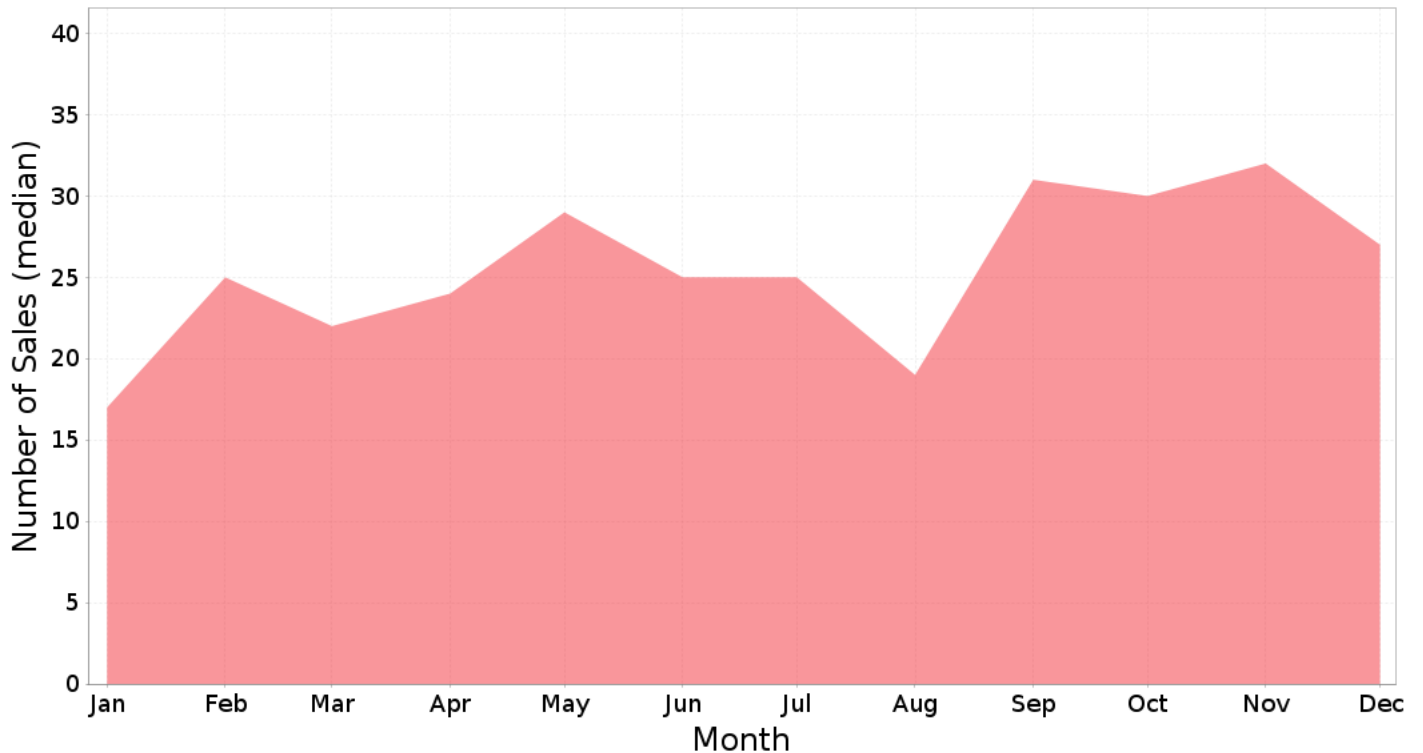


# McGrath

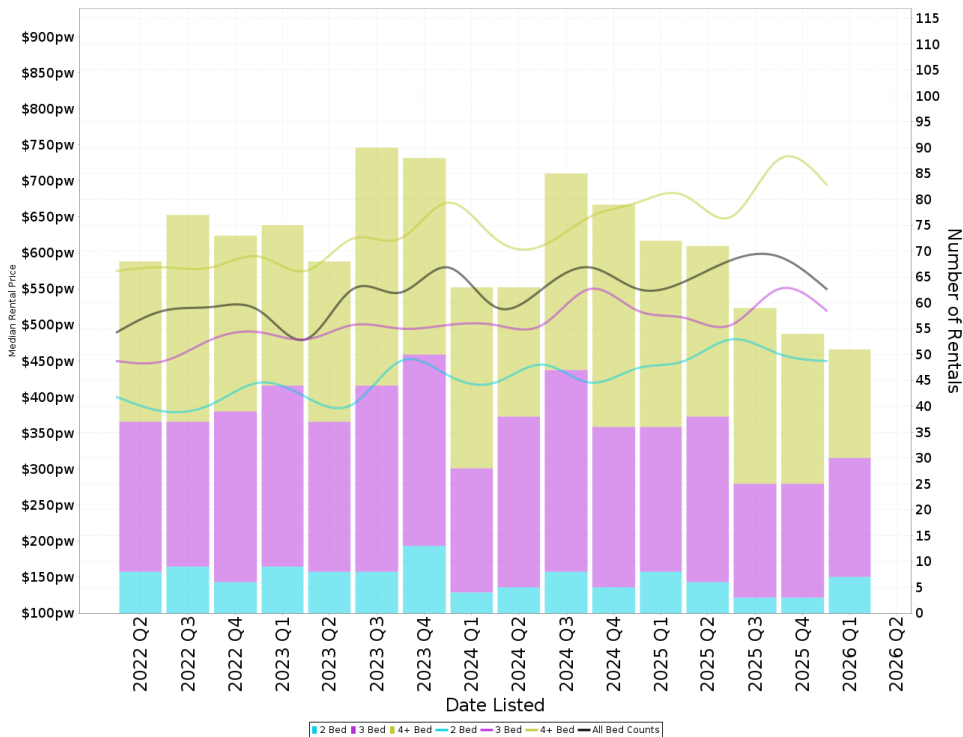
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.4%**

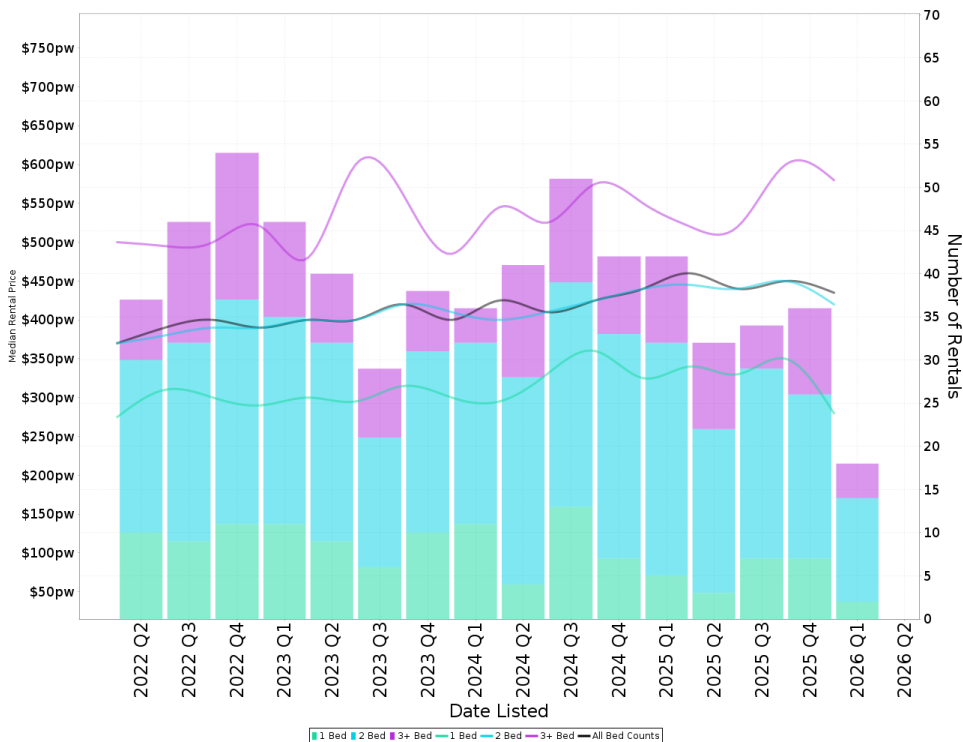
Current Median Price: \$890,000  
Previous Median Price: \$861,000  
Based on 610 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$890,000  
Current Median Rent: \$580  
Based on 235 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.3%**

Current Median Price: \$551,250  
Previous Median Price: \$518,500  
Based on 204 registered Unit sales compared over the last two rolling 12 month periods.

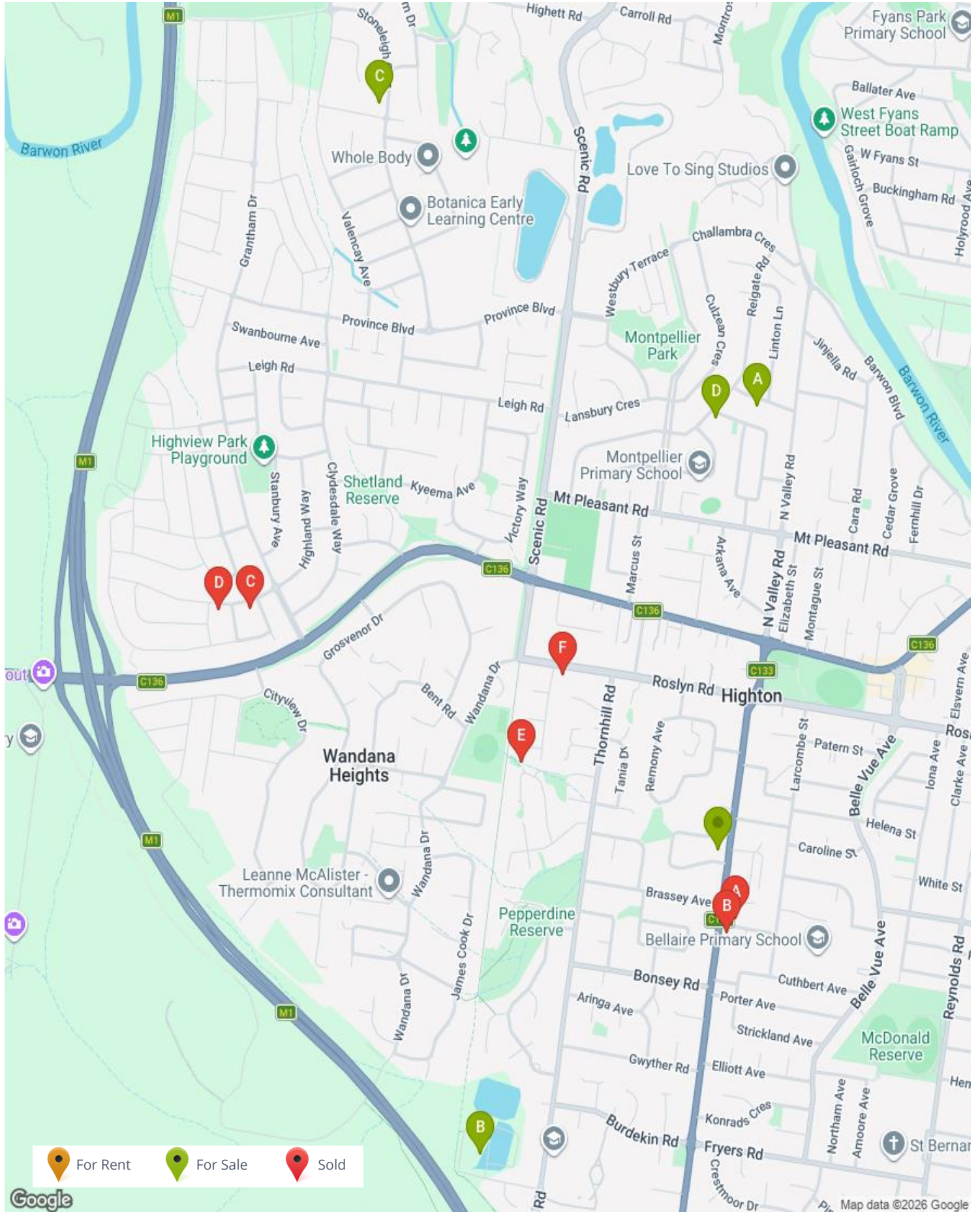
### Suburb Rental Yield

**+4.2%**

Current Median Price: \$551,250  
Current Median Rent: \$450  
Based on 120 registered Unit rentals compared over the last 12 months.

# McGrath

## Comparable Properties Map



## Nearby Comparable For Sale Properties

There are 5 properties selected within the suburb of HIGHTON. The lowest for sale price is \$850,000 and the highest for sale price is \$1,475,000 with a median sale price of \$990,000. Days listed ranges from 5 to 928 days with the average currently at 228 days for these selected properties.

### 1 -3/173 BARRABOOL RD, HIGHTON 3216

 4  3  2



Property Type:House  
Area:  
RPD:

Features:

Current List Price:**\$850,000 - \$900,000**  
First List Price: Contact Agent  
Date Listed: 03/11/2023 Days Listed: 928 Days  
Listed Price Change: **-5.6%**

### 9A MELROSE AVE, HIGHTON 3216

UBD Ref: Melbourne - 635 H15  
Distance from Property: 1.4km  3  2  2



Property Type:House  
Area: 423 m<sup>2</sup>  
RPD: 1//PS848426

Features:

Current List Price:**\$1,475,000 - \$1,575,000**  
First List Price: \$1,475,000 - \$1,575,000  
Date Listed: 14/05/2026 Days Listed: 5 Days  
Listed Price Change:



### 7 CUMULUS AVE, HIGHTON 3216

UBD Ref: Melbourne - 647 E5  
Distance from Property: 1.3km  4  2  2



Property Type:House  
Area: 544 m<sup>2</sup>  
RPD: 16//PS822919

Features:

Current List Price:**\$1,300,000 - \$1,400,000**  
First List Price: \$1,300,000 - \$1,400,000  
Date Listed: 07/05/2026 Days Listed: 13 Days  
Listed Price Change:



### 63 STONELEIGH CRES, HIGHTON 3216

UBD Ref: Melbourne - 635 C11  
Distance from Property: 2.6km  4  2  2



Property Type:House  
Area: 728 m<sup>2</sup>  
RPD: 8//PS639560

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, DISHWASHER, GAS, FLOORBOARDS

Current List Price:**\$990,000 - \$1,075,000**  
First List Price: \$1,049,000 - \$1,129,000  
Date Listed: 27/01/2026 Days Listed: 112 Days  
Listed Price Change: **-5.6%**



### 47 REIGATE RD, HIGHTON 3216

UBD Ref: Melbourne - 635 H15  
Distance from Property: 1.4km  4  2  1



Property Type:House  
Area: 852 m<sup>2</sup>  
RPD: 105//LP57033

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, GARDEN, CLOSE TO SHOPS

Current List Price:**BRAND NEW \$990,000-**  
First List Price: \$1,150,000 - \$1,250,000  
Date Listed: 26/02/2026 Days Listed: 83 Days  
Listed Price Change: **-13.9%**



## Nearby Comparable Sold Properties

There are 6 sold properties selected within the suburb of HIGHTON. The lowest sale price is \$975,000 and the highest sale price is \$1,350,000 with a median sale price of \$1,162,500. Days listed ranges from 4 to 129 days with the average currently at 35 days for these selected properties.

### 2 KENNEDY GR, HIGHTON, VIC 3216

UBD Ref: Melbourne - 647 H1  
Distance from Property: 222m  5  2  2






Property Type: House  
Area: 587 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,300  
RPD: 1//TP24122

Sale Price: **\$1,350,000 (Normal Sale)**  
Sale Date: 29/08/2025 Days to Sell: **129 Days**  
Last Price: Contact Agent Chg %:  
First Price: Private Sale Chg %:

Features: AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
IMPROVEMENTS: CLOSE TO SHOPS, GAS



### 63-65 SOUTH VALLEY RD, HIGHTON, VIC 3216

UBD Ref: Melbourne - 647 H2  
Distance from Property: 261m  5  2  4





Property Type: House  
Area: 621 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,771  
RPD: 1, 2//TP957245

Sale Price: **\$1,100,000 (Normal Sale)**  
Sale Date: 30/10/2025 Days to Sell: **22 Days**  
Last Price: \$1,000,000 - \$1,100,000 Chg %:  
First Price: \$1,100,000 - \$1,200,000 Chg %:

Features:



### 47 HIGHLAND WAY, HIGHTON, VIC 3216

UBD Ref: Melbourne - 635 A18  
Distance from Property: 1.8km  4  4  3



Property Type: House  
Area: 637 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,072  
RPD: 245//PS605397

Sale Price: **\$1,320,000 (Normal Sale)**  
Sale Date: 04/02/2025 Days to Sell: **15 Days**  
Last Price: \$1,250,000 - \$1,350,000 Chg %:  
First Price: \$1,250,000 - \$1,350,000 Chg %:

Features: STUDY, IMPROVEMENTS: INDOOR SPA, ALARM SYSTEM, OUTDOOR SPA



### 57 HIGHLAND WAY, HIGHTON, VIC 3216

UBD Ref: Melbourne - 635 A18  
Distance from Property: 1.9km  4  2  3






Property Type: House  
Area: 490 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,500  
RPD: 546//PS722865

Sale Price: **\$1,225,000 (Normal Sale)**  
Sale Date: 12/02/2025 Days to Sell: **4 Days**  
Last Price: \$1,150,000 to Chg %:  
First Price: \$1,150,000 to Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED



### 24 KNOLLBROOK CL, HIGHTON, VIC 3216

UBD Ref: Melbourne - 635 E20  
Distance from Property: 733m  3  2  2



Property Type: House  
Area: 501 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,946  
RPD: 17//PS345901

Sale Price: **\$975,000 (Normal Sale)**  
Sale Date: 14/02/2025 Days to Sell: **25 Days**  
Last Price: \$975,000 - \$1,025,000 Chg %:  
First Price: \$995,000 - \$1,080,000 Chg %: **-2.0%**

Features: AIR CONDITIONED



337 ROSLYN RD, HIGHTON, VIC 3216

UBD Ref: Melbourne - 635 F18  
Distance from Property: 773m

 5  2  2



Property Type: House  
Area: 653 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,654  
RPD: 7//LP123170

Features:

Sale Price: **\$1,080,000 (Normal Sale)**

Sale Date: 01/04/2025 Days to Sell: **14 Days**

Last Price: \$1,050,000 - \$1,150,000 Chg %:

First Price: \$1,050,000 - \$1,150,000 Chg %:



62B SOUTH VALLEY ROAD, HIGHTON, VIC 3216



## Contact your agent for further information:

Agent Name: Georgie Shaw  
Mobile: 0437037720  
Office: McGrath Geelong | Newtown  
Office Phone: 03 52232040  
Email: [georgieshaw@mcgrath.com.au](mailto:georgieshaw@mcgrath.com.au)