



Boulevard

ST KILDA

INFORMATION SHEET

21-23 BRIGHTON ROAD, ST KILDA

PROJECT OVERVIEW

Vendor	Senol Projects Pty Ltd
Builder	Mempro Group
Architect	Time Architects
Address	21-23 Brighton Rd, St Kilda 3182
Type	2 & 3 bedroom townhouse. Selected units come with study
Site Area	Approximately 1509m2
No. of Dwelling	17
No. of Levels	Two storey (Including ground floor)
No. of Bath	1 (Option to install 2nd bath on ground floor), 2 and 3
Car space	Lock up garage / Car space
Price	From \$885,000 to \$1,300,000
Estimated Individual Land Value	\$300,000
Plan of Subdivision No	PS 811443S <i>Ref: Particulars of Sale "Land" Contract of Sale</i>
Nomination	Allowed with written notice and fee <i>Ref: Clause 19 – Contract of Sale</i>
<u>TIMELINES</u>	
Estimated Construction	Q3, 2017
Expected Completion	Q2, 2018
Sunset Clause	36 months after Day of Sale
Settlement Notice	On the later of 14 days of registration of Plan of Sub division and Issuance of Occupancy Permit

ESTIMATED OUTGOINGS

Owners Corporation	\$950 per annum
Council	\$1640 - \$2315 per annum
Water	\$695 per annum

SUBURB INFORMATION

Suburb St Kilda

Zone 1

Municipality City of Port Philip

Postcode 3182

Distance to CBD 6km South East of Melbourne CBD
Ref: www.google.com/maps

Melway Ref No. 2P 10F

Surrounding Suburbs

St Kilda West	Albert Park	Windsor
Beach	St Kilda	St Kilda East
Beach	Elwood	Balaclava

Suburb Info

- **6km to CBD**
- **Beachside suburb surrounded by good education institutions, within great public school zones**
- **Excellent connectivity – tram & bus at doorstep, close to train service**
- **Fantastic green belt areas & public amenities, opposite St Kilda town hall, close to Albert Park and beach**
- **Conveniently located close to many food & beverage choices, retail malls and services along Chapel Street & Fitzroy Street**
- **Young demographic, mainly working professionals who works in the CBD and surrounding commercial strips**

WALK SCORE: 95 / 100 WALKER'S PARADISE

80 / 100 EXCELLENT TRANSIT

Walk Score Get Scores Find Apartments My Favorites Add to Your Site

Type an address, neighborhood or city **Go**

21 Brighton Road [Add scores to your site](#)

St Kilda, Melbourne, 3182

Commute to **Downtown Melbourne**

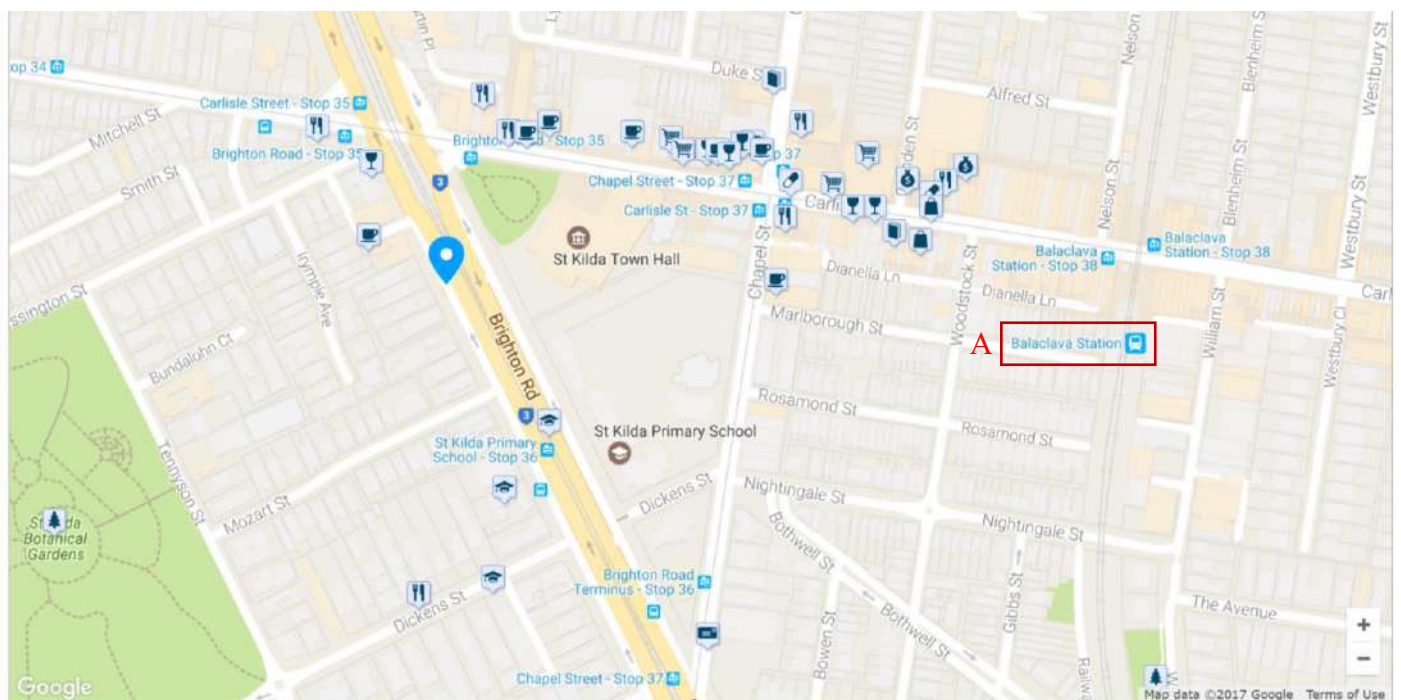
12 min 30 min 29 min 60+ min [View Routes](#)

Favorite Map Nearby Apartments

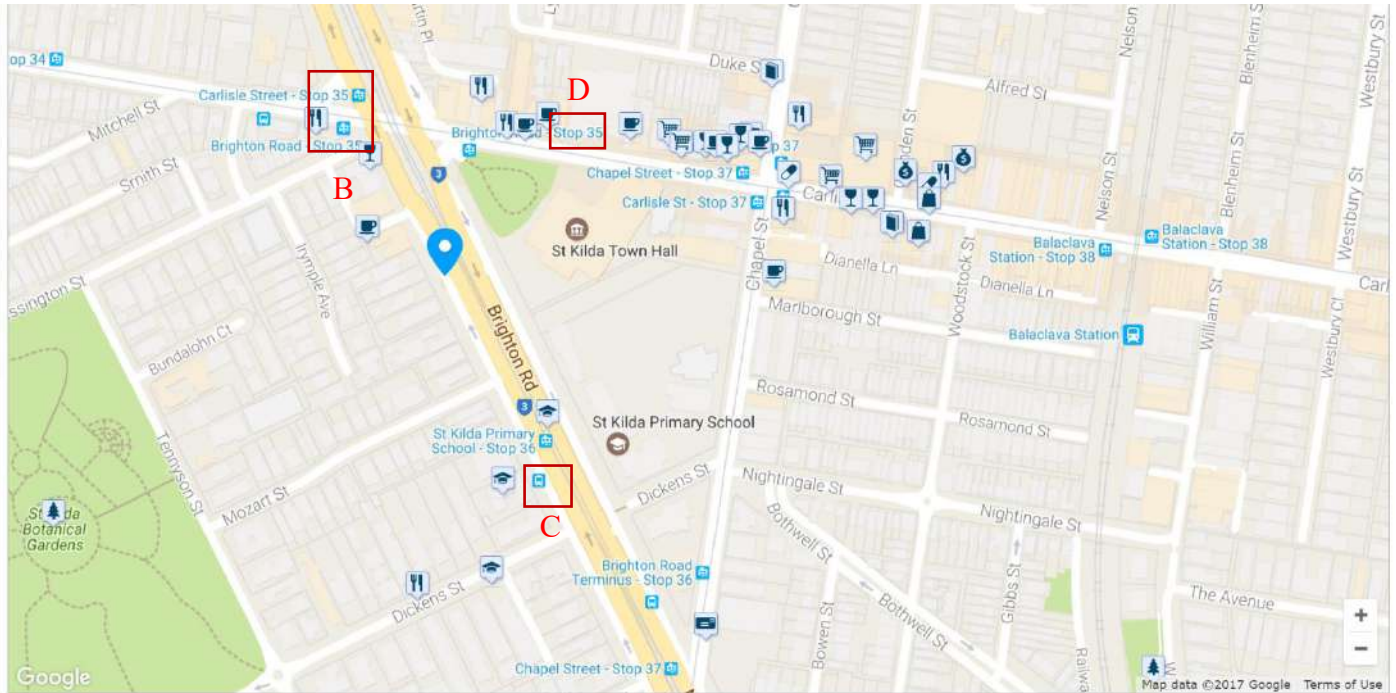
Walk Score 95 **Walker's Paradise**
Daily errands do not require a car.

Transit Score 80 **Excellent Transit**
Transit is convenient for most trips.

Transportation and travel time



- A Balaclava Train Station (Sandringham Line): 550m from site**
 - 5 stops to CBD (Approx. 12 mins ride)



B Tram Stop 35: 2 mins walk / 150m via Brighton Rd

Tram No. 67

Chapel Street, Royal Botanic Gardens, Arts Precinct, Bourke Street Mall, Melbourne Central, RMIT and University of Melbourne

Tram No. 3/3A

Melbourne University, RMIT University, Melbourne Central, Melbourne CBD, St Kilda, Luna Park, Balaclava Train Station Caulfield Train Station (Monash University), Malvern

Tram No. 16

Melbourne University, RMIT University, Melbourne Central, Melbourne CBD, St Kilda, Luna Park, Balaclava Train Station, Malvern, Toorak, Malvern, Kew



C Bus route 623: 2 mins walk / 170m via Brighton Road

To Ripponlea train station, Caulfield Grammar, Shelford Girls School, Caulfield Medical Centre, Chadstone Shopping Centre, Mt Waverley Shopping Centre, Glen Waverley Station

D Port Phillip Community Bus : 162m walk to Carlisle St

The FREE Community Bus provides access for all to services throughout the City of Port Phillip. Service operates every Monday to Friday.

- Elwood, St Kilda West, St Kilda East, Ripponlea, South Melbourne, Middle Park, Albert Park, Garden City and Port Melbourne areas

Click [here](#) for bus route 1

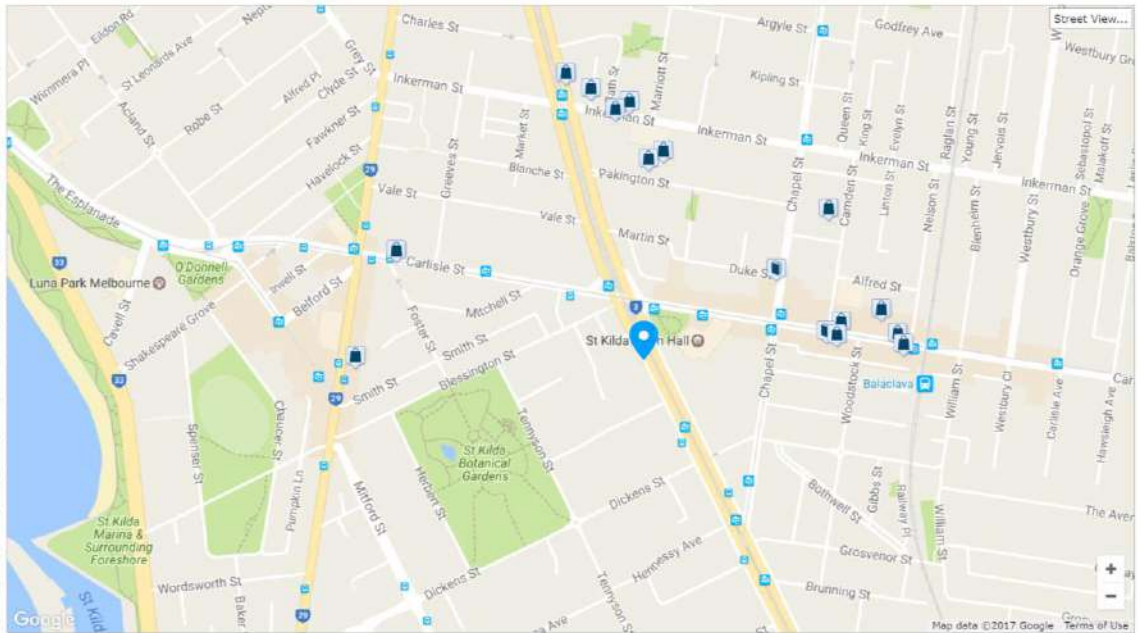
Click [here](#) for bus route 2

SHOPPING & RETAILS STREET

What's Nearby

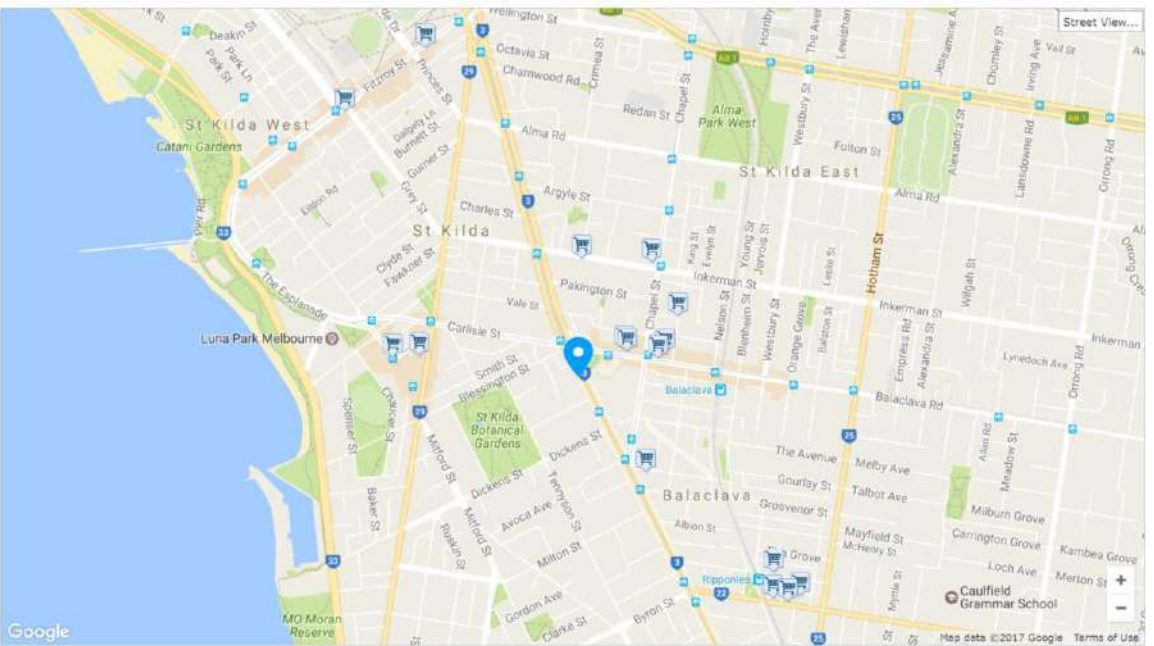
Shopping

The Grotto	.3km
141 Chapel Street	
Hemisphere	.4km
18 Pakington St	
Lush Productions	.4km
24 Pakington Street	
Carlisle Newsagency	.4km
143 Carlisle Street	
Blume's Fashions	.4km
149A Carlisle St	
Carlisle Accessories	.4km
147A Carlisle St	
TheBrave	.5km
111/113 Inkerman Street	
Vanderlay Management PTY Ltd.	.5km
121 Inkerman Street	
Mama's Palace	.5km
39 Carlisle St	
Kidify	.5km
19 Camden Street	
Banner Balloons	.5km
Post Office Place	
INSTORE CLOTHING	.5km
256 Carlisle Street	
Shuba	.5km
190 Barkly Street	
Play Games Sport PTY Ltd.	.5km
187 Carlisle St	
Black Tie Boutique	.5km
296 Saint Kilda Road	
Kinki Gerlinky	.5km
191 Carlisle Street	



Groceries

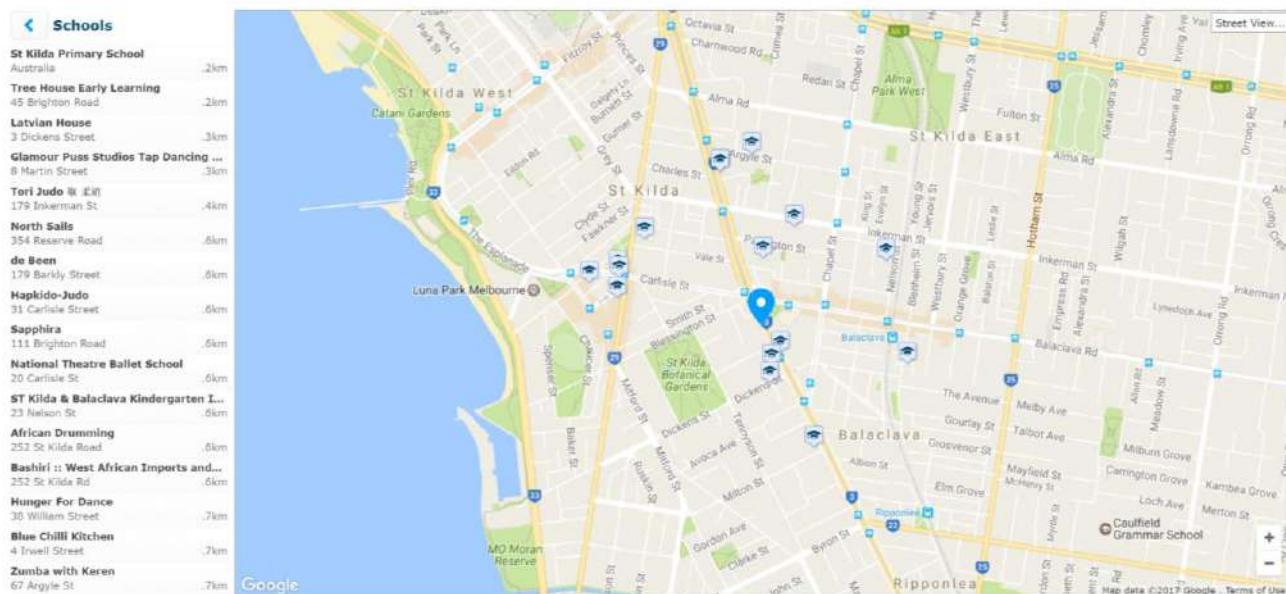
Amazing Savings Pty Ltd	.2km
162 Carlisle Street	
Limra Groceries	.2km
162A Carlisle Street	
KLP International Deli	.4km
204 Carlisle Street	
Woolworths Balaclava	.4km
220 Carlisle Street	
ALDI St Kilda	.4km
135 Inkerman Street	
Grosvenor Hotel	.5km
Brighton Road	
Coles Balaclava	.5km
Camden St	
Kelly Cube Pick Up Point - Big H Mil...	.5km
95 Chapel Street	
Coles Supermarkets	.6km
187 Barkly Street	
Woolworths St Kilda	.7km
117 Acland Street	
Essen Foods	1.1km
32 Oak Grove	
Kiehl's Gourmet Foods	1.2km
19 Glen Eira Road	
IGA X-press Ripponlea	1.2km
39 Glen Eira Road	
Eshel Fine Kosher Catering	1.2km
59 Glen Eira Road	
Let's Save	1.3km
121A Fitzroy Street	
2nd Episode	1.3km
171 Fitzroy Street	



- 120m to Carlisle Street Retail & Restaurants precinct
- 560m to Barkly Street Retail & Restaurants precinct
- 1.3km to Fitzroy Street Retail & Restaurants precinct
- 1.5km to Chapel Street Retail & Restaurants precinct
- 1.8km to Glen Huntly Road Retail & Restaurants precinct
- 4.9km to South Melbourne Market
- 6.4km to Bourke Street Mall

EDUCATIONAL INSTITUTIONS

What's Nearby



St Kilda nearby Primary schools

- 200m to St Kilda Primary school
- 1.1km to St Michael's Grammar school
- 1.5km to St Kilda Park Primary school
- 1.6km to Caulfield Grammar school

School	Postcode	State Overall Score	English	Maths	Total Enrolments
St Kilda Park Primary School	3182	95	★★★★★	★★★★	336
St Michael's Grammar School, St Kilda, VIC, 3182	3182	90	★★★★★	★★★★	1223
St Kilda Primary School	3182	87	★★★★	★★★★	549

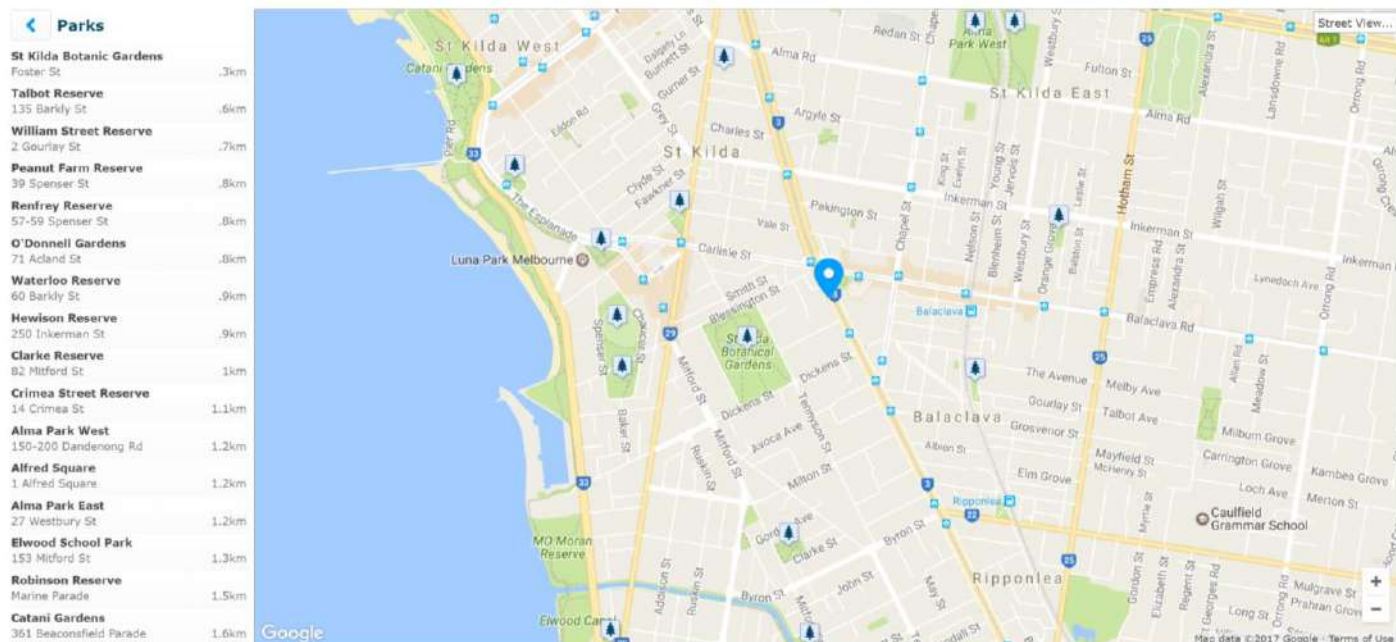
St Kilda nearby Secondary schools

- 1.1km to St Michael's Grammar school
- 1.4km to Presentation College
- 2.2km to Wesley College

Universities

- 4.9km to Monash University Caulfield campus
- 7km to RMIT (CBD campus)

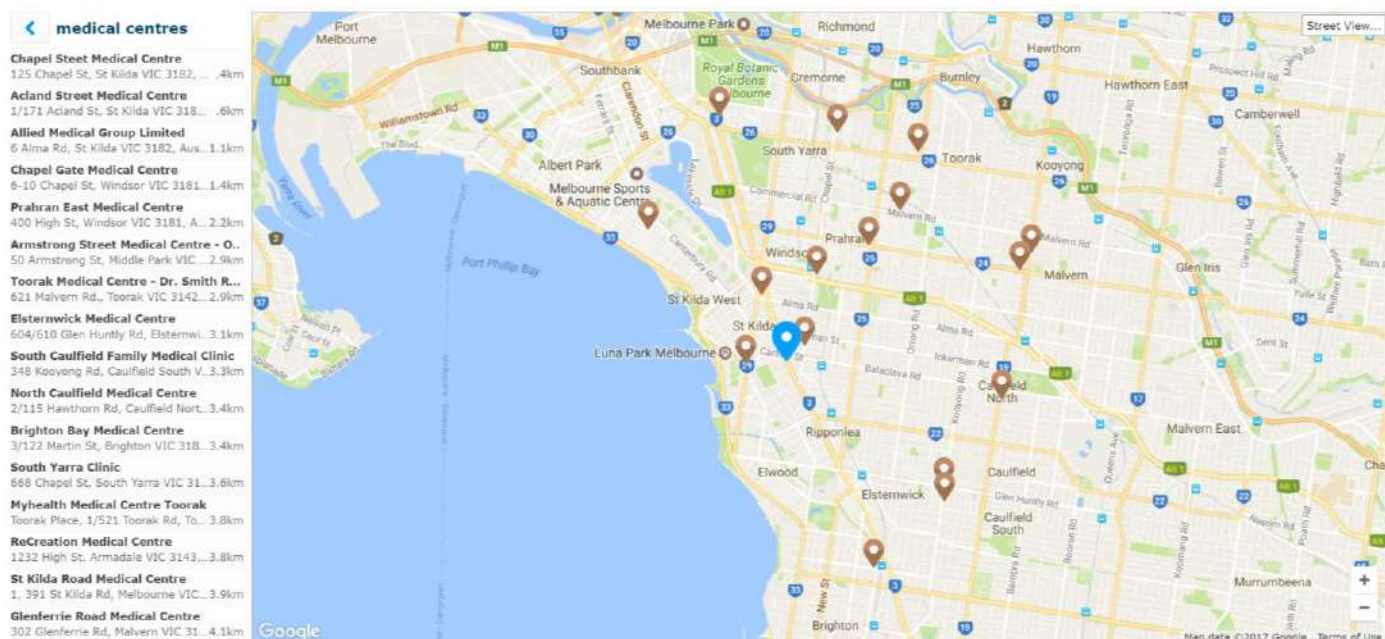
PARKS & RECREATION



- **4mins (70m): St Kilda Town Hall Reserve, library**
- **3 mins walk (234m): St Kilda Botanical Gardens**
- **4 mins drive (920m) to Luna Park Melbourne**
- **5 mins drive (1km): St Kilda Marina & Alma Park**
- **5 mins drive (1.3km): St Kilda Beach**
- **4 mins drive (1.7km): Albert Park & Albert Park Golf Course**

MEDICAL CENTRE

- **Direct access via tram to Royal Melbourne hospital and Royal Women's and Children hospital**



- **1.3km to Masada Private Hospital**
- **1.8km to The Avenue Hospital**
- **2.5km to Alfred Hospital**

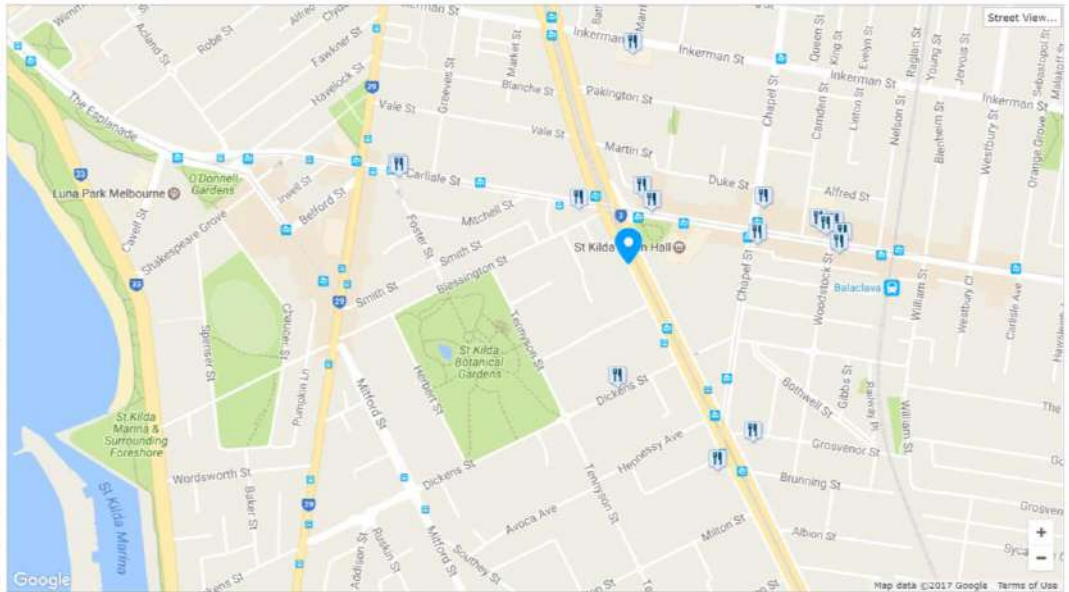
FOOD AND BEVERAGE PRECINCTS

What's Nearby

x

Restaurants

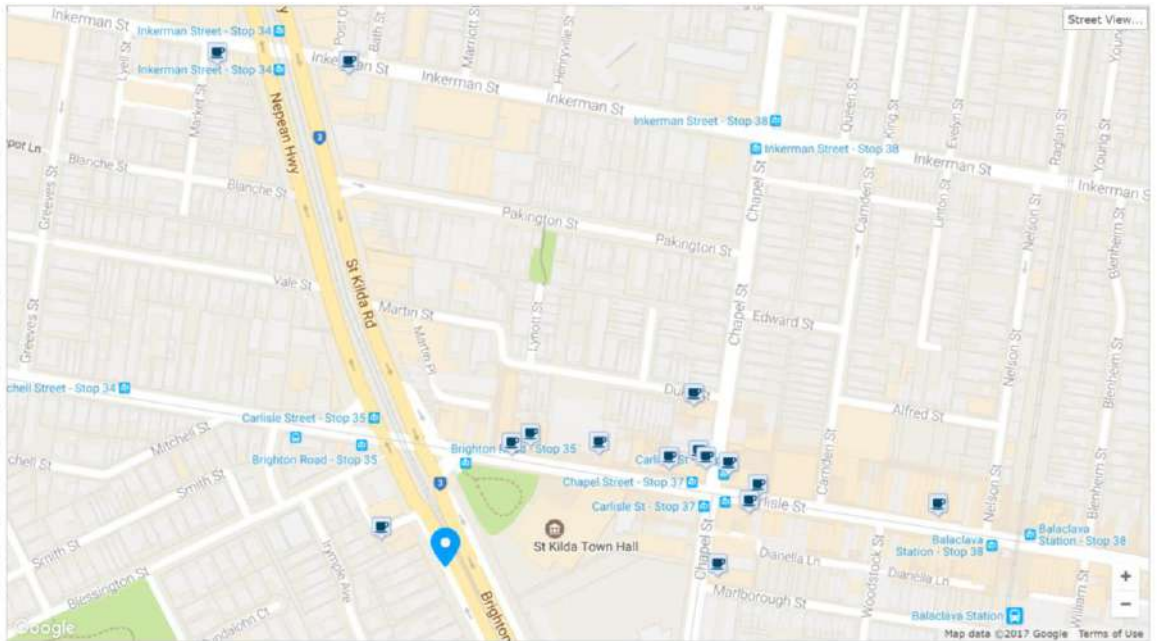
- Mirage Cafe Kebab**
99 Carlisle Street
-1km
- Cica Chinese Take Away - St Kilda**
120 Carlisle St
-1km
- Vegilicious**
118 Carlisle Street
-2km
- Dickens Manor**
8 Dickens Street
-3km
- Little Peddler**
120 Chapel Street
-3km
- Las Tapas**
100 Chapel Street
-3km
- Ink Cafe & Bistro**
135 Inkerman Street
-4km
- Tang's Dumpling House**
236 Carlisle Street
-4km
- Feast On Carlisle**
240 Carlisle St
-5km
- Elie's Burger and Pizza Bar**
43 Carlisle Street
-5km
- Mediterranean Pizza Co.**
43 Carlisle St
-5km
- Portone Wood Fired Pizza & Bar**
246-252 Carlisle Street
-5km
- St Kilda Burger Bar**
10 Brighton Road
-5km
- Chook Bar Charcoal Chicken**
165 Carlisle Street
-5km
- Phat Pizza**
79 Brighton Road
-5km
- Rolls - Sushi Restaurant**
167 Carlisle Street
-5km



Coffee & Bars

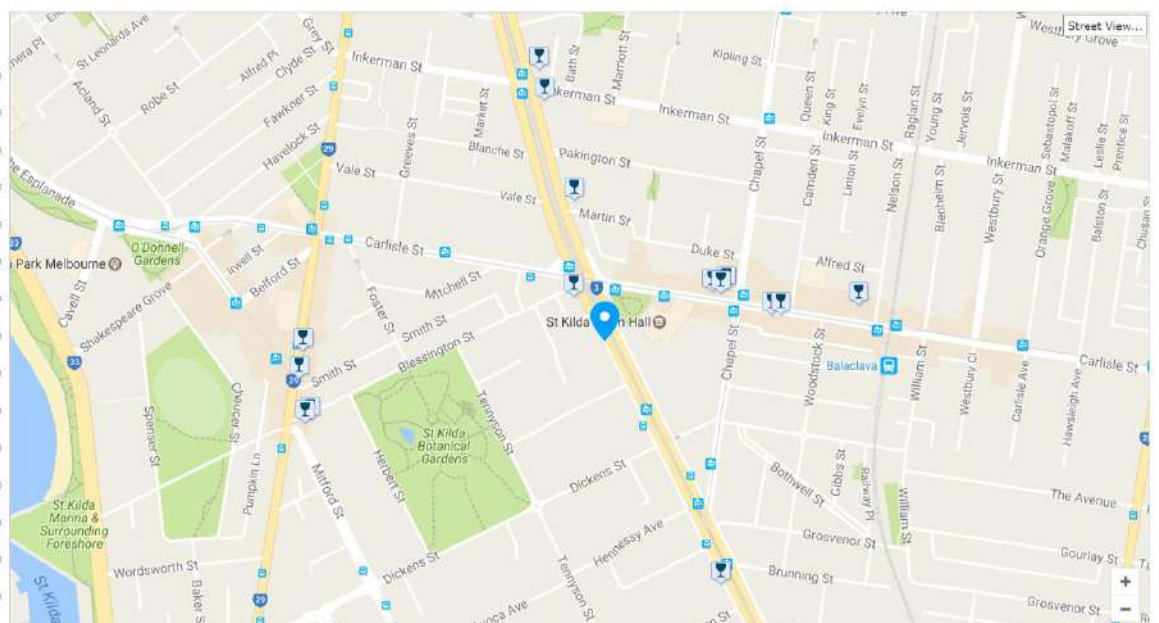
Coffee

- The St Kilda Dispensary**
13-15A Brighton Road
-0.3km
- finn cafe**
124 Carlisle Street
-1km
- Cafe Bruce**
134 Carlisle Street
-2km
- Jig's Kitchen**
156A Carlisle Street
-2km
- Sabra**
180 Carlisle Street
-3km
- NORD cafe**
157 Chapel Street
-3km
- Garage Espresso**
126A Chapel Street
-3km
- Thirty Three & One Third Cafe**
157 Chapel St
-3km
- Hannah**
141 Chapel Street
-3km
- Truffles Patisserie**
192 Carlisle Street
-3km
- Capitan Fracassa Cafe**
115 Carlisle Street
-3km
- Monk Bodhi Dharma**
202 Carlisle St
-3km
- St Kilda Courtyard**
107 Inkerman Street
-5km
- Hide and Cheek**
79 Inkerman Street
-5km
- The Coffee Company**
260 Carlisle Street
-5km



Bars

- GH Hotel**
1 Brighton Road
-0.8km
- The Parlour Lounge**
374 Saint Kilda Road
-3km
- Bar Nemo**
172 Carlisle St
-3km
- The Local Taphouse**
184 Carlisle Street
-3km
- Uncle St.Kilda**
188 Carlisle Street
-3km
- Balaclava Hotel - St Kilda**
123 Carlisle St
-4km
- Carlisle Wine Bar**
137 Carlisle Street
-4km
- Redcape**
312 Saint Kilda Road
-5km
- The Post Hotel**
306 St Kilda Road
-5km
- Pause Bar**
268 Carlisle St
-5km
- Violet Tears Cocktail Lounge Bar**
192 Barkly St
-5km
- Presse Cafe Wine Bar**
97 Brighton Road
-5km
- Suarbaya Johnny's**
47 Blessington Street
-5km
- Village Belle Hotel**
202 Barkly St
-5km
- Iddy Biddy Bar**
39 Blessington St
-6km



ST KILDA DEMOGRAPHICS

2011 Census QuickStats

All people - usual residents



Australia | Victoria | State Suburbs

St Kilda (Vic.)

Code SSC21255 (SSC)



People	17,795
Male	9,260
Female	8,535
Median age	33

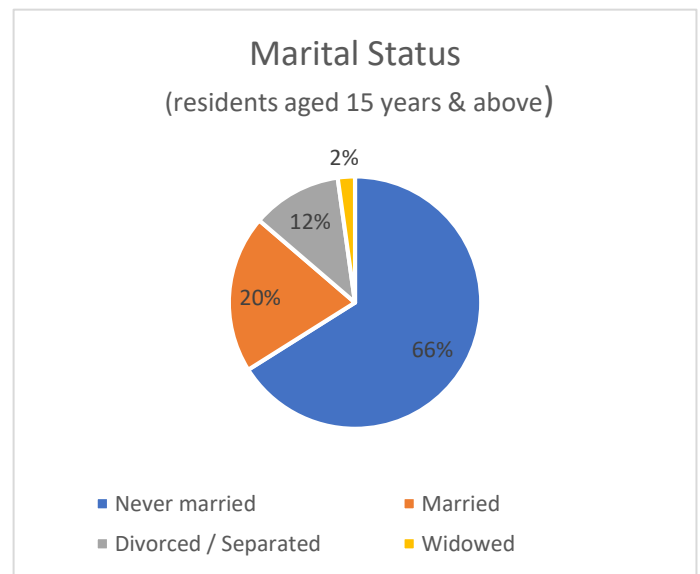
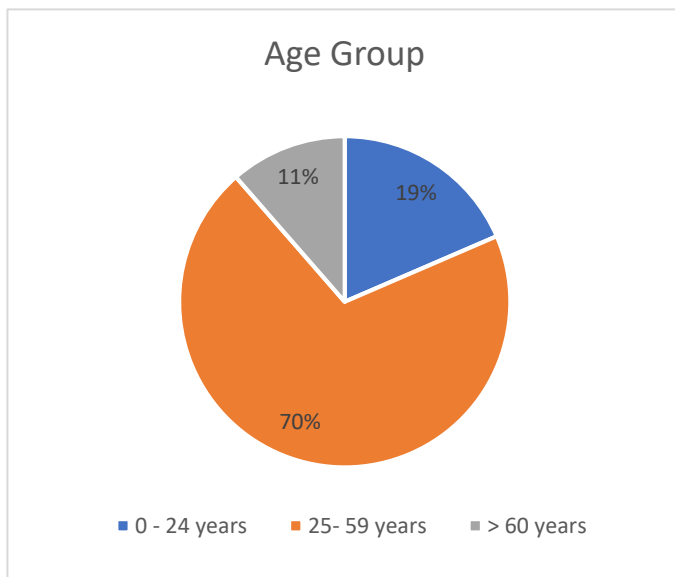


Families	3,520
Average children per family	1.5

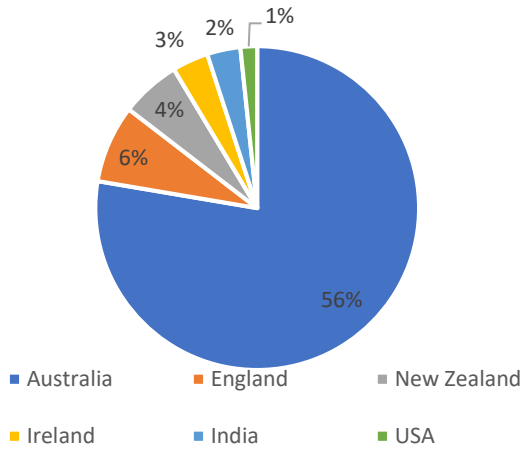


Data Reference: Australia Bureau of Statistics 2011 Census QuickStats
St Kilda East & West excluded

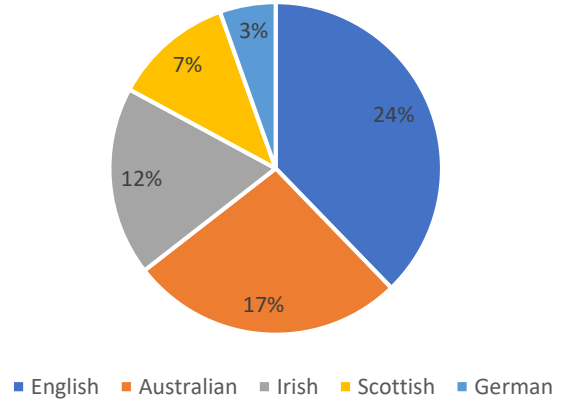
- Median age 33
- 70% of the population are between the working ages of 25 – 59 years old
- More than 78% of residents were never married, divorced or separated (more downsized properties being offered to cater to this market)
- More than half of residents are born in Australia (56%), followed by England (6%) and 4% from New Zealand (more locals prefer St Kilda)
- Common ancestry of residents was 24% English, followed by 17% Australian and 12% Irish
- 53% work as Professional & Managers, 22% as Sales, Clerical and Admin
- 64% of couple families have no children (2- 3 bedroom ideal for them)
- High income resident. Personal, family and household weekly income of St Kilda residents are higher than the rest of Victoria and Australia



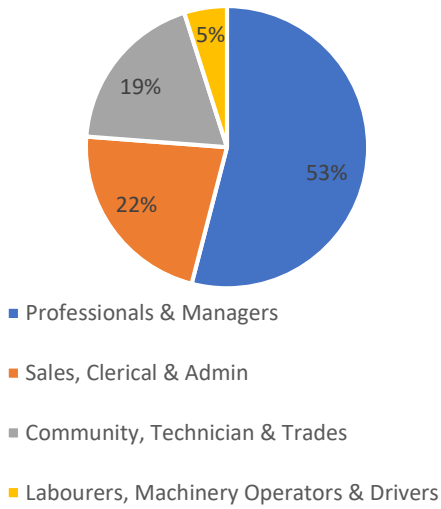
Country of Birth



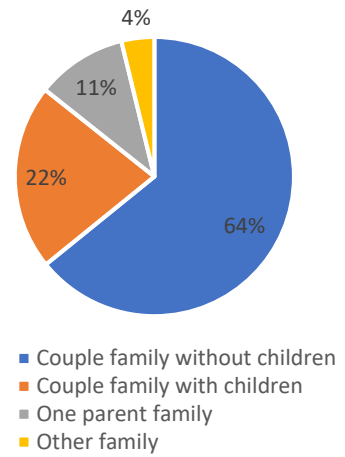
Ancestry (Most Common)



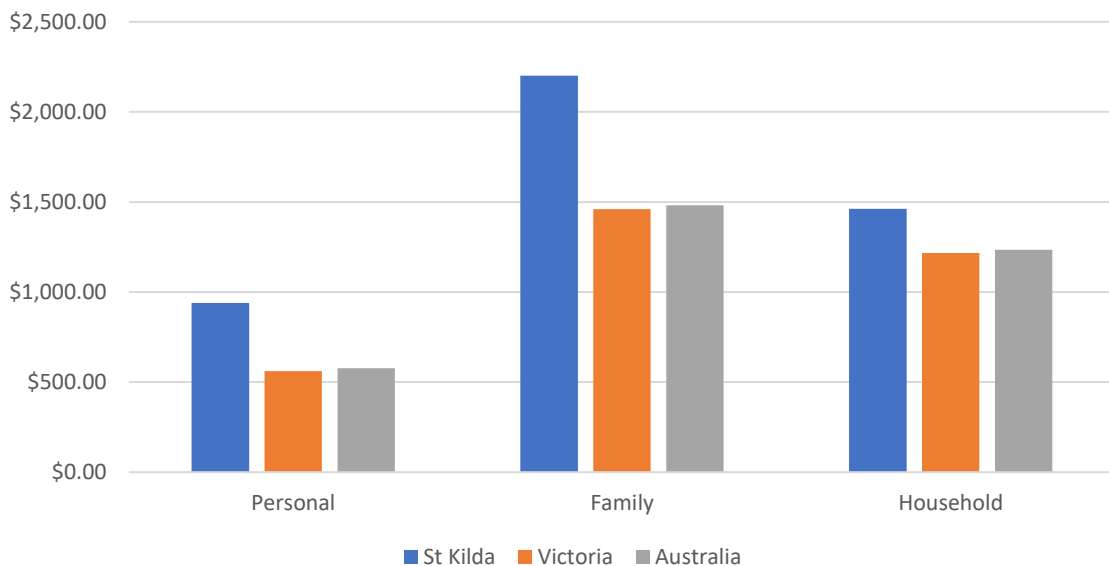
Most Common Occupation



Family Composition




Median Weekly Incomes




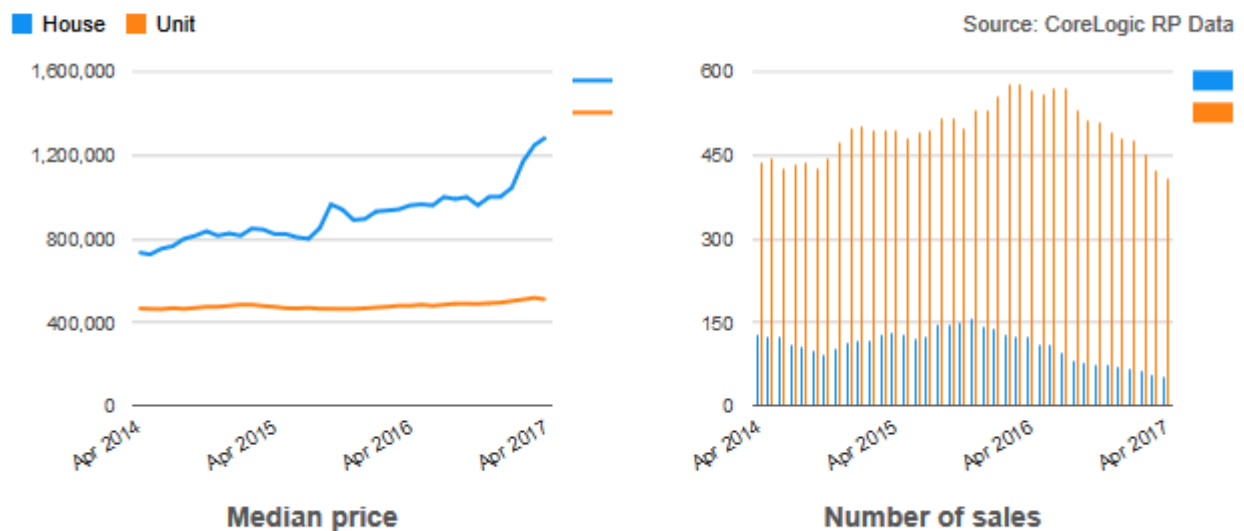
ST KILDA STATISTICS – APRIL 2017

Scarcity of houses on the market resulting in **steady average annual growth of 9.06%**, **quarterly growth of 9.32%** and a whopping **42.78% growth over the past 12 months**

Suburb Profile Report For St Kilda VIC (3182)

 **St Kilda House:** Median price \$1,285,000, Annual capital growth 9.06%, Number of sales 53, Weekly median advertised rent \$510

 **St Kilda Unit:** Median price \$510,000, Annual capital growth 4.96%, Number of sales 409, Weekly median advertised rent \$400



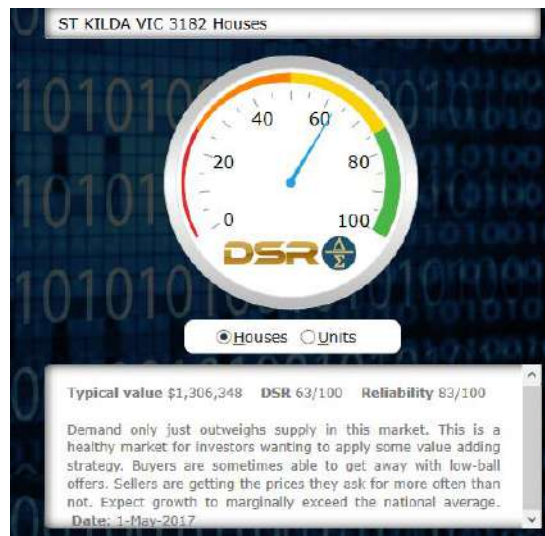
Source: CoreLogic

Metrics 	HOUSE	UNIT
Median price	\$1,285,000	\$510,000
Quarterly growth	9.32%	-3.55%
12-month growth	42.78%	-1.21%
Average Annual Growth	9.06%	4.96%

Demand to Supply Ratio (DSR) – 63/100

DEMAND IS HIGHER THAN SUPPLY

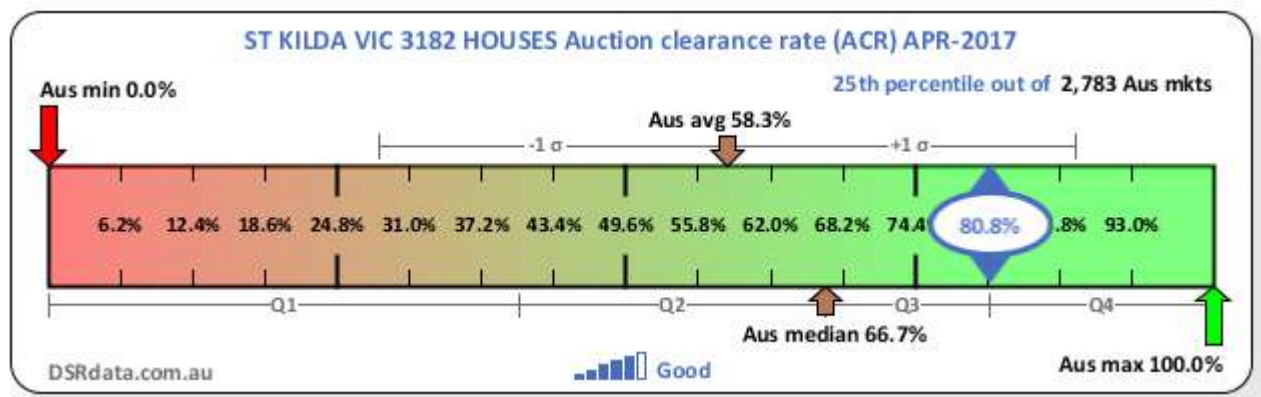
The DSR is a score out of 100 for the ratio of demand to supply for a property market. A DSR of 50 means supply and demand are in balance. A higher DSR indicates that more demand exceeds supply. The laws of economics concerning increase in demand is that price rise will likely follow.



Auction Clearance Rate (ACR) – 80.8%

HIGHER ACR THAN AUS. AVERAGE

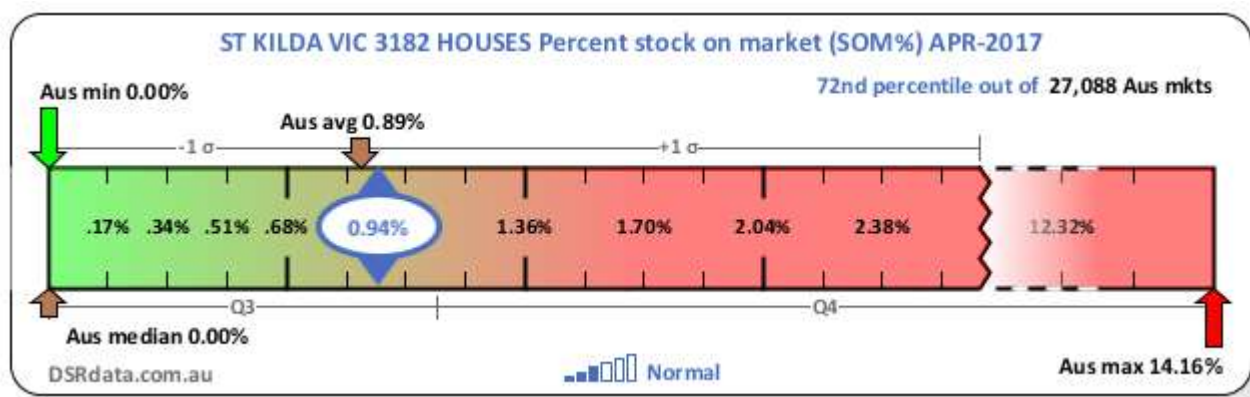
The ACR is the number of properties that sell as a percentage of those that go to auction. Higher ACR% represents a high demand compared to supply.



Percentage Stock on Market (SOM) – 0.94%

NORMAL LEVEL OF STOCK

SOM% is an indicator of the supply of property stock on the market. For capital growth to occur in a suburb, a low SOM% is required.

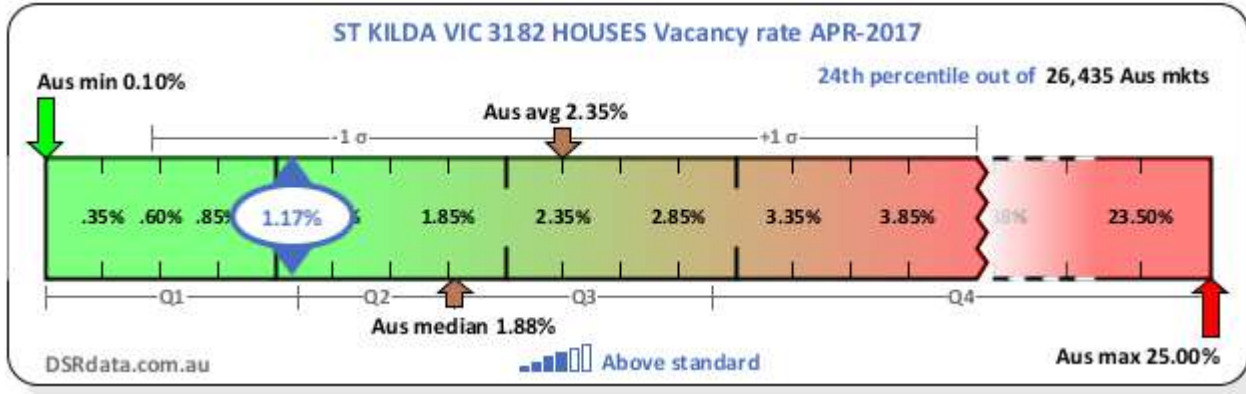


Low Vacancy Rates for St Kilda Houses

HIGH OCCUPANCY RATES

The vacancy rate is a measure of how many rental properties in a location are currently without a tenant. Areas with low vacancy rates get rented faster and provides cash flow security for investors

Vacancy rate in St Kilda is 1.17% which is lower than Australia average of 2.35%



On the Market – Townhouse

Scarcity of NEW townhouse in St Kilda (does not include St Kilda East / West)

We are priced more competitively to other new 2-bedroom townhouses, off the plan in St Kilda

3/80 Carlisle Street St Kilda Vic 3182

Property No. 124472454

\$899,000

[Show Page Visits](#)
[Mortgage Calculator](#)

2 2 1 Townhouse



4/80 Carlisle Street St Kilda Vic 3182

Property No. 124472182

\$1,100,000

[Show Page Visits](#)
[Mortgage Calculator](#)

2 2 1 Townhouse

Established homes selling mainly by way of Auction – St Kilda



Indicative Auction Price
\$900,000 — \$950,000

1/17 Martin Street St Kilda VIC 3182

2 bed + 1 bath + 1 car space

Open Sat 13 May





Michael Townsend


Contact Agent

Auction Sat 27 May

1/17 Martin Street, St Kilda, Vic 3182





1/25 Neptune Street St Kilda Vic 3182

Property No. 125110845

THE DEAL \$1,200,000

Show Home Visits
Mortgage Calculator

Print Page Save
Get Directions Send to a Friend
Twitter

Like Sign up to see what your friends like

2 2 1 Townhouse

Other townhouse options available in St Kilda East – established / completed



Open Sat 13 May

\$850,000 - \$935,000
Auction Sun 28 May

11/39 Balston Street, St Kilda East, Vic 3183

2 1 1

Daniel Micmacher

Save Details >

SOLD – Townhouses



\$1,460,000

5/53 Jackson Street St Kilda
Townhouse. Sold on 16 Dec 2016

Agent:

Jason Andor

🏠 3 🏠 3 🏠 2

☆ Save



\$1,170,000

8/98 Barkly Street St Kilda
Townhouse. Sold on 24 Mar 2017

Agent:

Kehren Eade

🏠 3 🏠 2 🏠 2

☆ Save



\$1,000,000

3/23 Foster Street St Kilda
Townhouse. Sold on 04 Mar 2017

Agent:

John Carter

🏠 2 🏠 1 🏠 1

☆ Save

Rental Appraisal



Suite 301, Level 3
350 Collins Street
MELBOURNE VIC 3000

Friday, 12 May 2017

To whom it may concern,

Re: 21-23 Brighton Road, St Kilda

Based on the current market climate and comparable properties in the area, as well as the details provided regarding the proposed development we provide a list below on rentals that may be achieved.

These indicative figures have been forecasted to estimate the prices at the time of request and may change depending on supply and demand at the time of placing the properties on the market.

2 Bed, 2 Bath, 1 Car, 1 Study	Range from: \$680 - \$750 per week
2 Bed, 2 Bath, 1 Car	Range from: \$650 - \$730 per week
3 Bed, 3 Bath, 2 Car	Range from: \$850 - \$950 per week

Please feel free to contact the undersigned should you wish to discuss further.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Michelle Sheils'.

Michelle Sheils
Property Management

michelle@dynamicresidential.com.au
D+ 61 (3) 8600 1200
M+ 61 403 721 153

Please note that this is not a sworn valuation, merely an opinion of market worth and any reliance by you or any other third party is strictly at your own risk and no responsibility will be taken for any loss incurred.

Disclaimer

General

This information sheet is intended to be used as a general guide only and should not be relied upon by any person as being complete or accurate. We shall not be liable for any liability or loss suffered or incurred by any person arising out of or in connection with any reliance to the content or information contained in this information sheet.

Images

Any images used in this document are for illustration purposes only. Please consult with a legal advisor as to what is and is not included in the Contract of sale.

As the projects are under continuous development, all images are intended to provide an indication of a general style of the projects. Details in such images may be subject to change without notice.

Area Analysis

Any reference to area or area analysis is meant to provide a general guide as the breakdown of each level in the property. The area may change based on the provisions allowed for in the Contract of Sale.

Locations, Travel Distances & Times

Any maps or statement regarding locations, travel distances and times are based on approximate location of developments and may not necessarily show the precise location of the development. Travel distances are based on straight line counting method while travel times are based on publicly available online sources which may not include allowances for delays or disruption to public transportation services.

Dates

We rely on information provided by the Vendor as such, dates of anticipated construction and completion of developments are indicative only and may change from time to time. Please consult with a legal advisor as to the completion and timing based on the provisions in the Contract of Sale.

Prices, Land Value & Availability

Prices and land value displayed in our document are the correct proposed selling price at the time this document was prepared. The Vendor reserves its right to amend the pricing of any of its properties. The availability of a property in this document does not necessarily indicate that the same or similar property at that development is available.

Please consult with your Business Development Manager or review our online portal for availability prior to making a reservation.

Rent Estimates

Rent estimates are based on the rental that may be achieved given the current market climate and comparable properties in the area, as well as the details provided regarding the proposed development. These figures are indicative only and forecasted based on prices at the time of settlement and may change depending on supply and demand at the time the properties are available for rent on the market.