

ZAM



Contents



Central To A Thriving Local Community

Start your day with a leisurely stroll through Wyndham Vale's meandering parklands before striking out to the many nearby established hotspots with ease, thanks to high-connectivity from the neighbourhood's own train station.


From there, Melbourne's West is at your doorstep. Shopping centres, wineries and restaurants are easily accessed, as is Werribee Park Zoo and Mansion, and Melton's striking Botanic Gardens which are the perfect way to end the day as it began — immersed in nature.







A Location Of Significant Population Growth



Following the establishment of Melbourne and the town of Werribee in the early 1800s, Wyndham Vale became a pastoral area with many hectares of land cleared for cattle and other farming. Several large estates were built, such as the 1000-acre Cobbledink Farm, built in 1868. This remained until the late 1990s and early 2000s when the suburban development of the western suburbs of Melbourne began to rapidly expand. Today, Wyndham Vale is the location of significant population growth as new housing is constructed. This growth increased rapidly after June 2012, when Victorian Planning Minister announced an increase in Melbourne's growth boundary by 5858 hectares, including extending the boundary to encompass area of Wyndham Vale.

Addressing All The Necessities Of Modern Family Life

The Wyndham Vale area addresses all the necessities of modern family life. With an abundance of educational infrastructure, as well as a dedicated train station planned, the neighbourhood is ready to meet the needs of all the day-to-day essentials in convenient and close proximity. Wyndham Vale's built environment is perfectly complimented by its flourishing green spaces which support physical and mindful health in the midst of verdant native beauty.

KEY FACTS & FIGURES

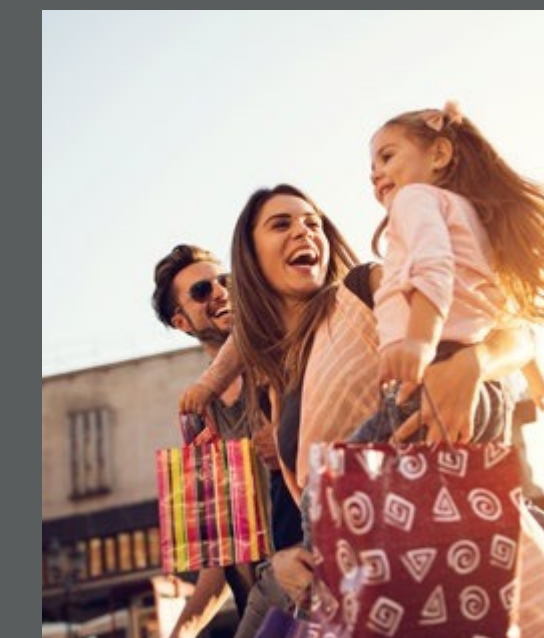


35KM FROM MELBOURNE'S CBD

Nearby access to Princes Freeway via the M1 residents can enjoy fast, hassle-free connectivity in to Melbourne's CBD.

35MINS FROM THE AIRPORT

Wyndham Vale is only 35mins drive to Melbourne International Airport and 20mins to Avalon International Airport.



45 YEARS YOUNG

Median age at Wyndham Vale is 40-49 years with 45% of the total population being couples with children.

MEDIAN PRICE OF \$525,000

The median price for a 4 bedroom home in Wyndham Vale is \$525,000 with an average rental return of approximately \$339 per week. Wyndham Vale houses have increased 7.3% P.A. over the last 5 years.

Source: APM 2021 median price represents a year-to-date value computed from settled sales

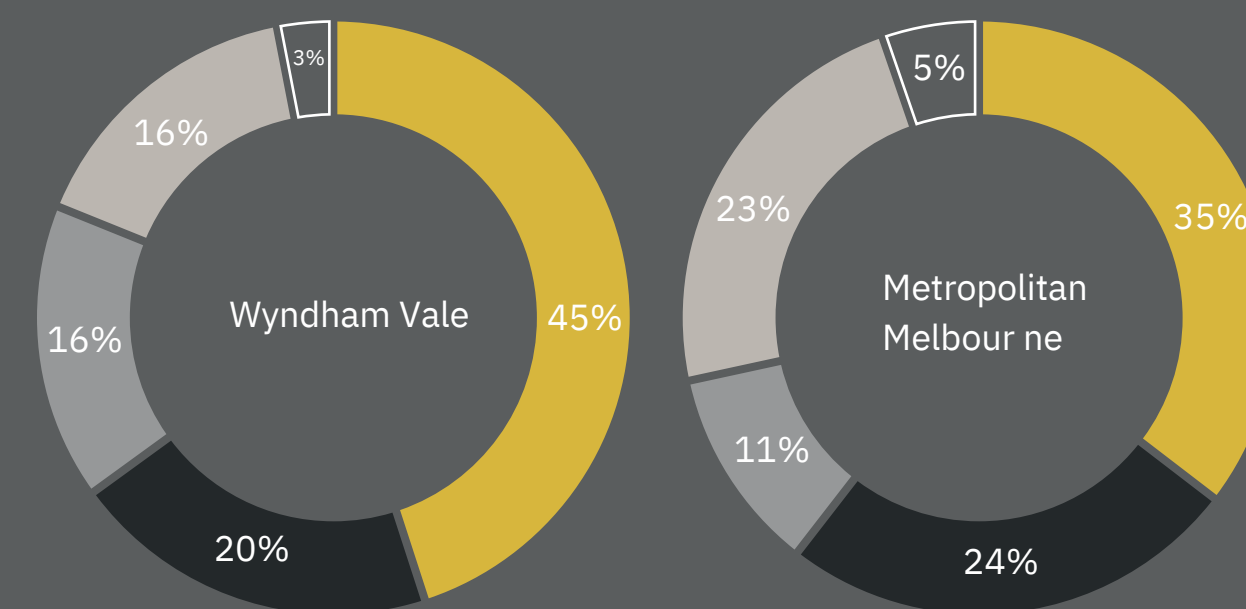


KEY FACTS & FIGURES



HOUSEHOLD STRUCTURE

- Couples with Kids
- Couples without Kids
- One Parent Family
- Lone Person Households
- Group Households



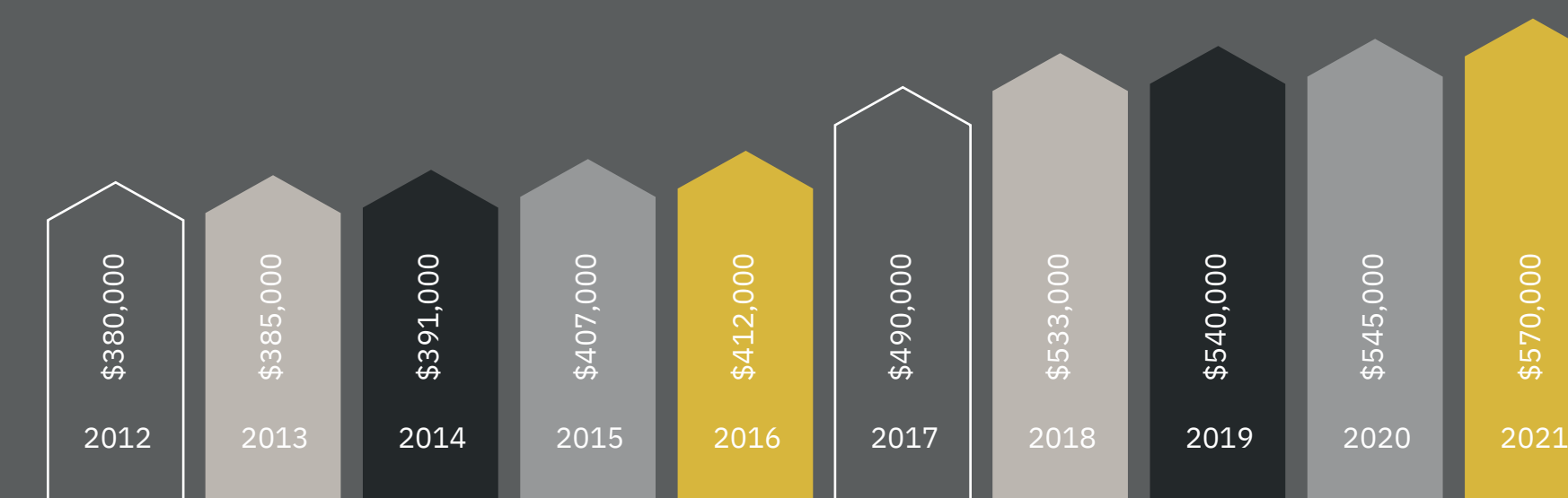
Source: ABS - 2016 Census

RESIDENTIAL VACANCY IS ONLY 2.0% IN WYNDHAM VALE COMPARED WITH 5.0% ACROSS MELBOURNE

Source: REIV

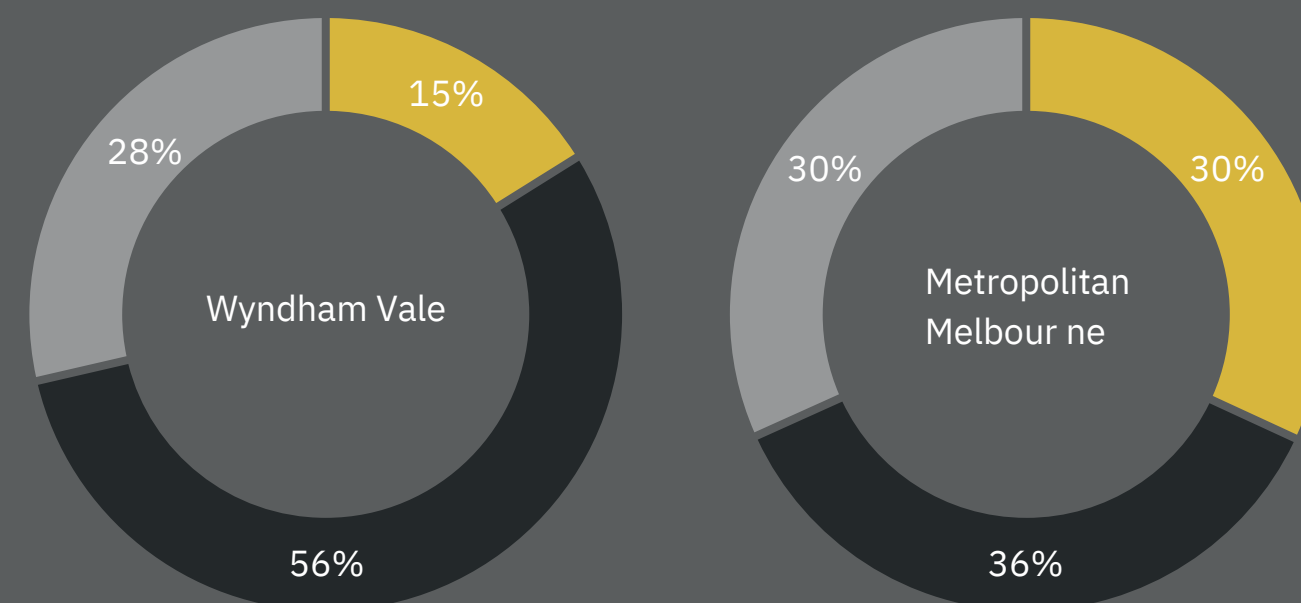
MEDIAN PRICE - 4 BED, 2 BATH, 2 CAR SPACES

Source: Pricerfinder



TENURE

- Owned Outright
- Owned with a Mortgage
- Rented

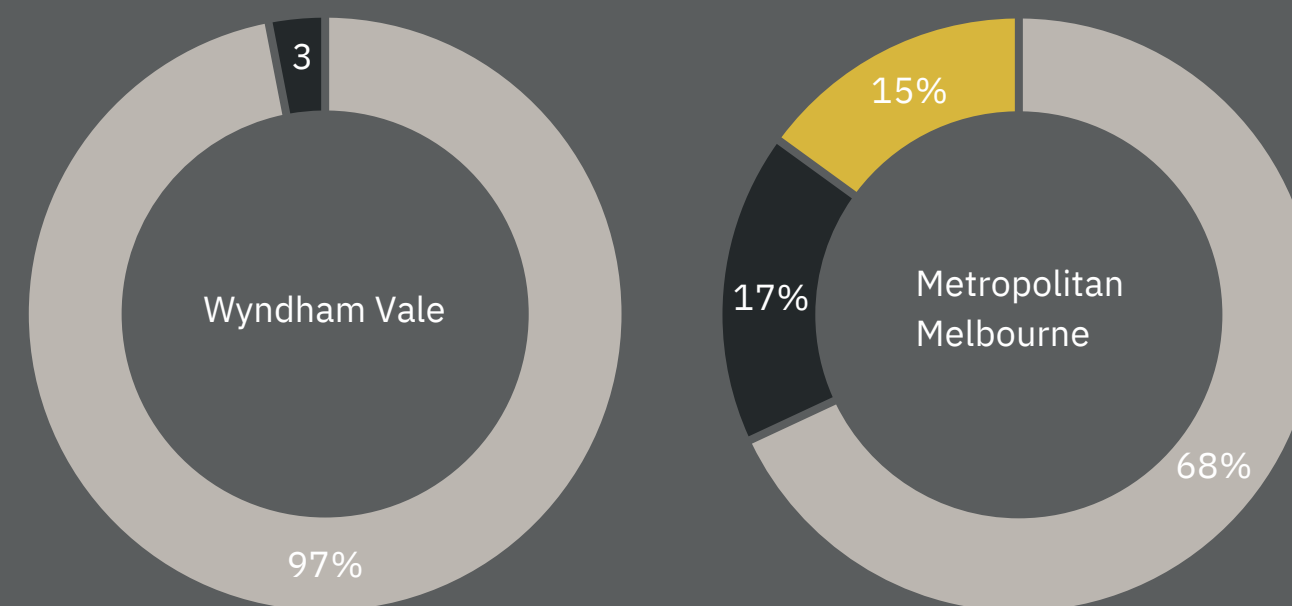


Source: ABS - 2016 Census

KEY FACTS & FIGURES

DWELLING STRUCTURE

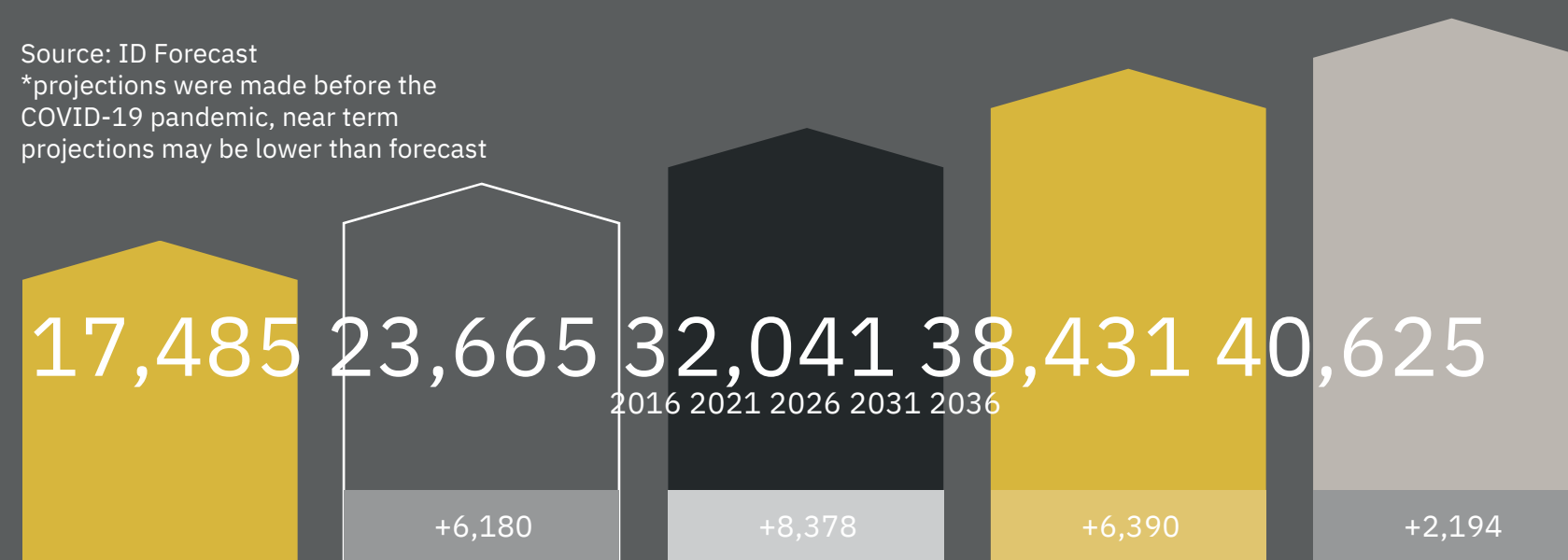
- Houses
- Townhouses
- Apartments



Source: ABS - 2016 Census

POPULATION GROWTH

Source: ID Forecast
*projections were made before the COVID-19 pandemic, near term projections may be lower than forecast



EMPLOYMENT SNAPSHOT

Top industries of employment

Health Care and Social Assistance	12%
Retail Trade	12%
Transport, Postal and Warehousing	11%
Construction	9%
Manufacturing	8%

Top occupations

Cleric and Administrative Workers	17%
Professionals	%
Technicians and Trades Workers	15%
Community and Personal Service Workers	%
Machinery Operators and Drivers	14%
	%
	13%
	%
	12%
	%

Source: ABS - 2016 Census



CONNECTED TO V/LINE TRAINS

Residents can enjoy fast connectivity to both the Melbourne & Geelong CBD's with access via the newly built Wyndham Vale Train Station.

HEALTH & WELLBEING

Wyndham Vale is in close proximity to significant medical and wellbeing facilities.



A GROWING POPULATION

Wyndham Vale's population is forecast to increase an average of 4.3% P.A. over the next 15 years.



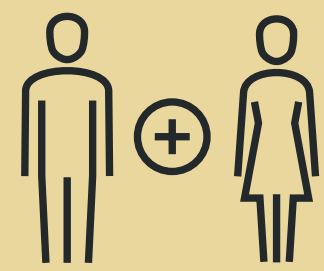
A VIBRANT COMMUNITY HUB

Residents will have access to major health services, higher educational institutions, recreation, entertainment and dining precincts.

KEY FACTS & FIGURES



THE CITY OF WYNDHAM
had an estimated population of 283,294 in 2020 (ABS, 2020).



BY 2040,
the Wyndham City population is forecast to increase by 222,528 people to just over 500,000 by 2040.



56 PER CENT OF RESIDENTS ARE BELOW THE AGE OF 35
More than half of Wyndham households are families with children, and the majority include children under the age of 15 (2016 ABS Census data, sourced from Profile id.)

LITTLE RIVER, WERRIBEE SOUTH & THE RURAL AREAS

Includes Quandong, Cocoroc and parts of Little River, Werribee South, Mambourin, Point Cook, parts of Mount Cottrell and Enesbury.

WYNDHAM VALE, MANOR LAKES & WERRIBEE'S WEST

Includes the majority of Wyndham Vale, Manor Lakes and parts of Werribee, Mambourin and Little River.

TARNEIT, TRUGANINA & PARTS OF MOUNT COTTRELL

Includes the majority of Tarneit and Truganina and parts of Mount Cottrell.

POINT COOK & WILLIAMS LANDING

Includes the majority of Point Cook, Williams Landing, Laverton North and parts of Truganina and Laverton.

WERRIBEE & HOPPERS CROSSING

Includes the majority of Hoppers Crossing and Werribee and parts of Tarneit, Truganina and Werribee South.



41 PER CENT OF WYNDHAM CITY RESIDENTS WERE BORN OVERSEAS

Close to 82 per cent of those residents born overseas come from non-English speaking countries which results in over 170 different languages and over 100 different faiths being represented in Wyndham (2016 ABS Census data).

Source: Wyndham 2040 Community Vision

Everything You Need Is Within Reach

A dynamic and diverse lifestyle is on offer right on Wyndham Vale's doorstep and nearby. Cafes, markets, schools, public transport, abundant retail and commercial and recreational amenity converge in a colourful and inspiring lifestyle where everything is in easy reach.

Offering the perfect balance between city appeal and natural wonder, Wyndham Vale combines convenience, connection and community that delivers desirable living in Melbourne's West.

With the area of Wyndham Vale – like all suburbs in the western suburbs – seeing massive population growth over the past 20 years, it's unsurprising that the suburb features a couple of great parks to stretch your legs at. One of the best playgrounds this side of the city is Presidents Park, with enough adventure equipment to keep even the most hyperactive children busy for hours on end. They'll climb, slide, swing, jump and fly (well, hopefully not fly) their way around the park while you relax, soaking up the weather and meeting another local or two.



PARKLANE STAGE PLAN





PRESIDENTS PARK



EAGLE STADIUM



WYNDHAM VALE TRAIN STATION



WERRIBEE RIVER WALKS



NOTORIOUS ESPRESSO



WYNDHAM VALE SQUARE



WYNDHAM CULTURAL CENTRE



THE SOUTH CORNER CAFE

ZAM

