

PROPERTY REPORT

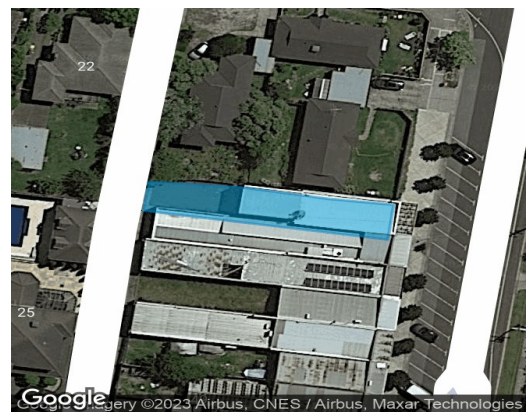
61 Marianne Way, Mount Waverley VIC 3149





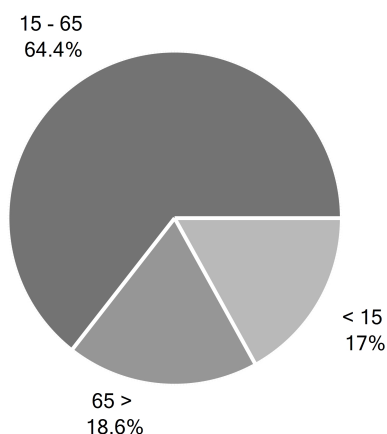
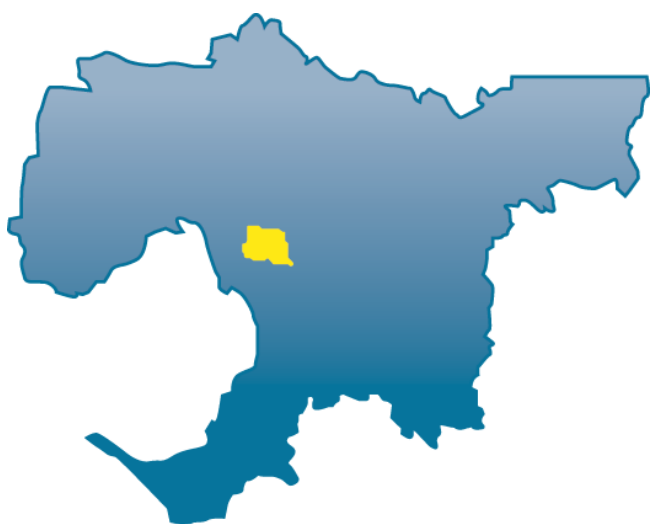
SITE DETAILS

Lot/Plan Number	1/TP114531
Area	224
Melway Map Ref	MELWAY ()
Planning Zone Number	711
Overlay Zone	
Perimeter	86
Planning Scheme Zone	ZN
Planning Zone	(COMMERCIAL 1 ZONE)
Municipality	Monash



Demographic profile for Mount Waverley

Mount Waverley is located 16 km south-east of the CBD. The major land use in the suburb is residential. Mount Waverley features the Riversdale Golf Club MCC Glen Iris Valley Tennis Club Mount Waverley Village and Pinewood Shopping Village. There are large tracts of open spaces in the neighbourhood including Valley Reserve Fairway Reserve and Tally Ho Reserve.



Suburb

Mount Waverley

Local Government Area

Monash

Median Age

40

Population

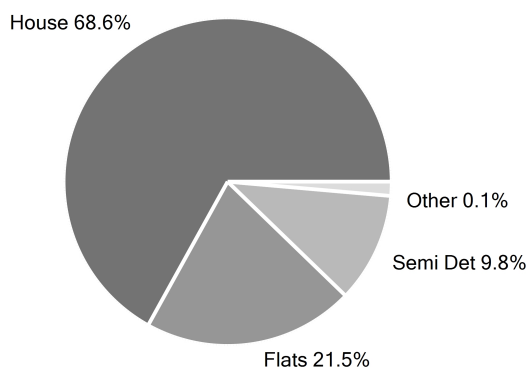
Under 15 years	5994
15-65 years	22763
65 years and over	6580
Total	35340

*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

Demographic profile for Mount Waverley

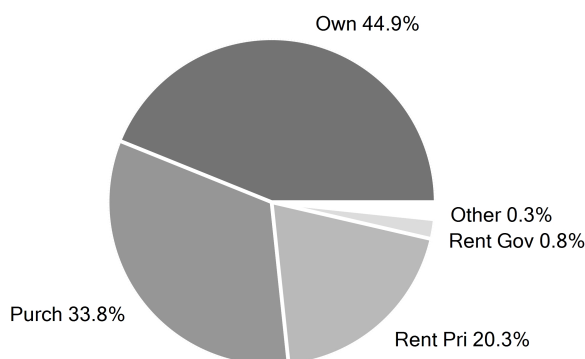
Dwelling Type

Separate house	8561
Semi-detached (row/terrace)	1227
Flat, unit or apartment	2681
Other	7
Total	12476



Rent vs. Own

Own	5232
Purchasing	3932
Rent government	91
Rent private	2361
Other	34



Median Loan Repayments & Income

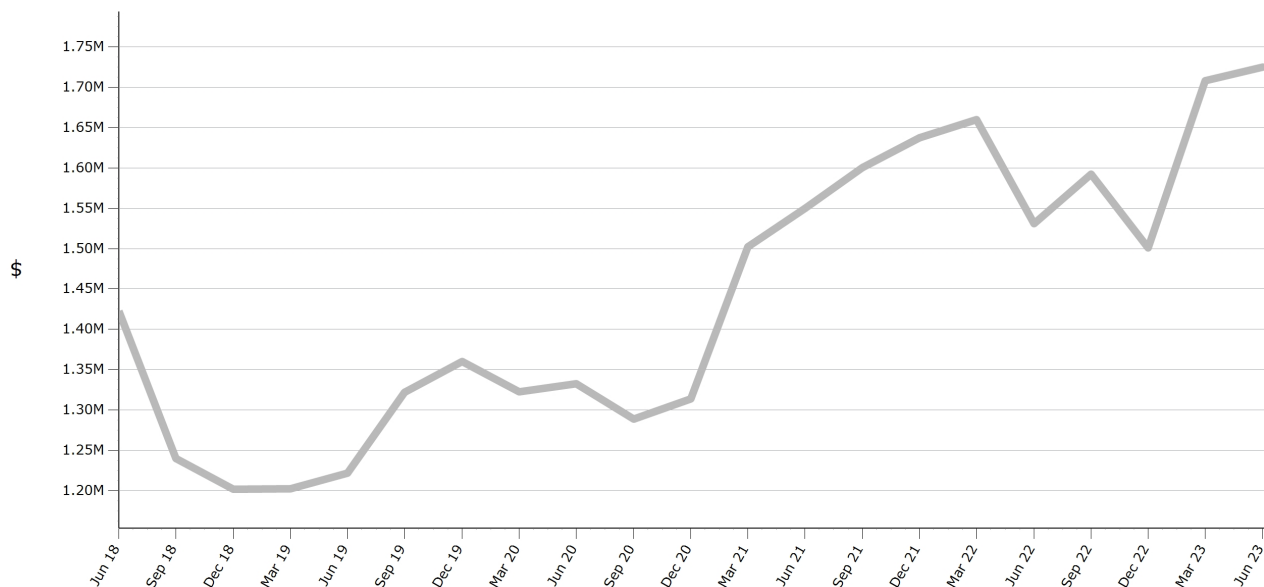
Monthly loan repayment	\$2,600.00
Weekly rent	\$476.00
Weekly individual income	\$810.00
Weekly family income	\$2,383.00
Weekly household income	\$2,066.00

*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

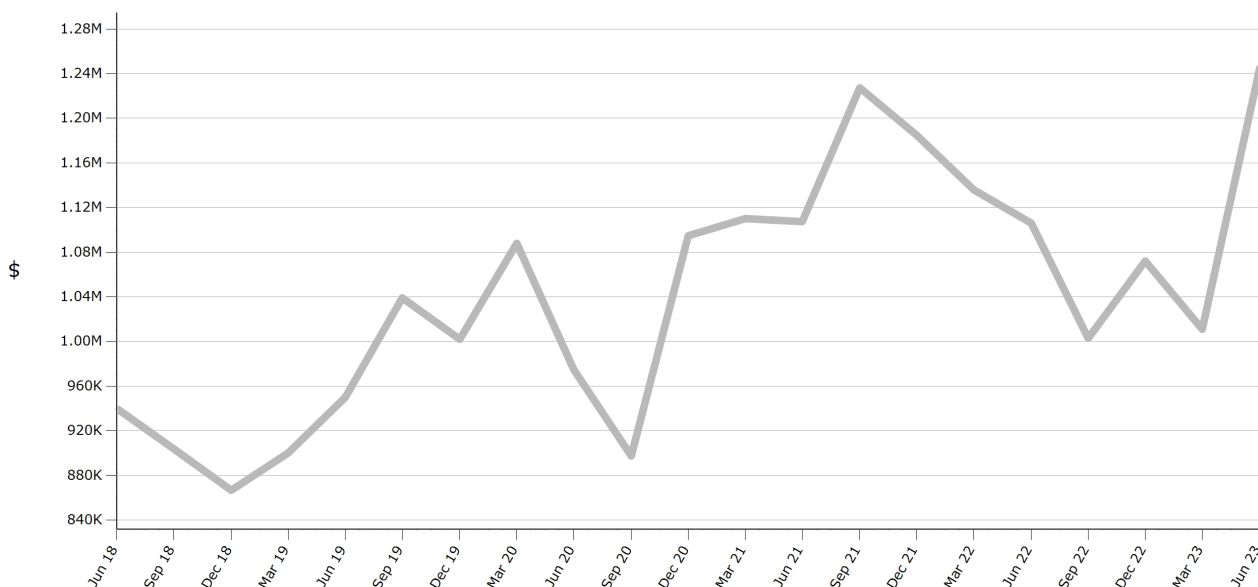
Median Prices for Mount Waverley

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

House Median Price



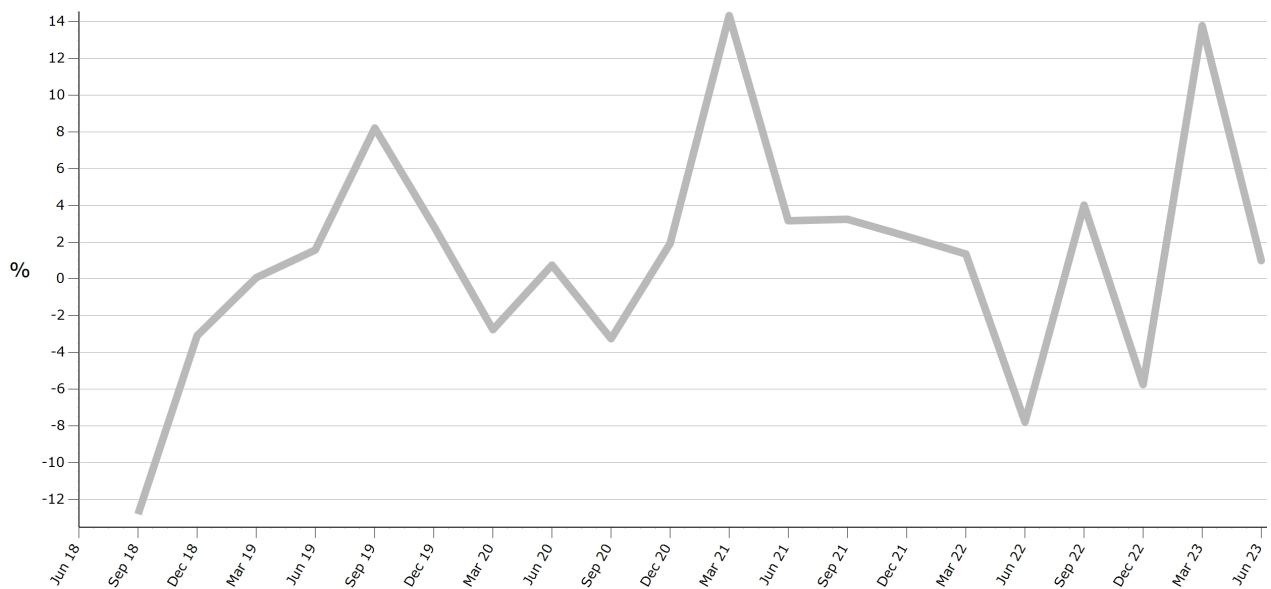
Unit Median Price



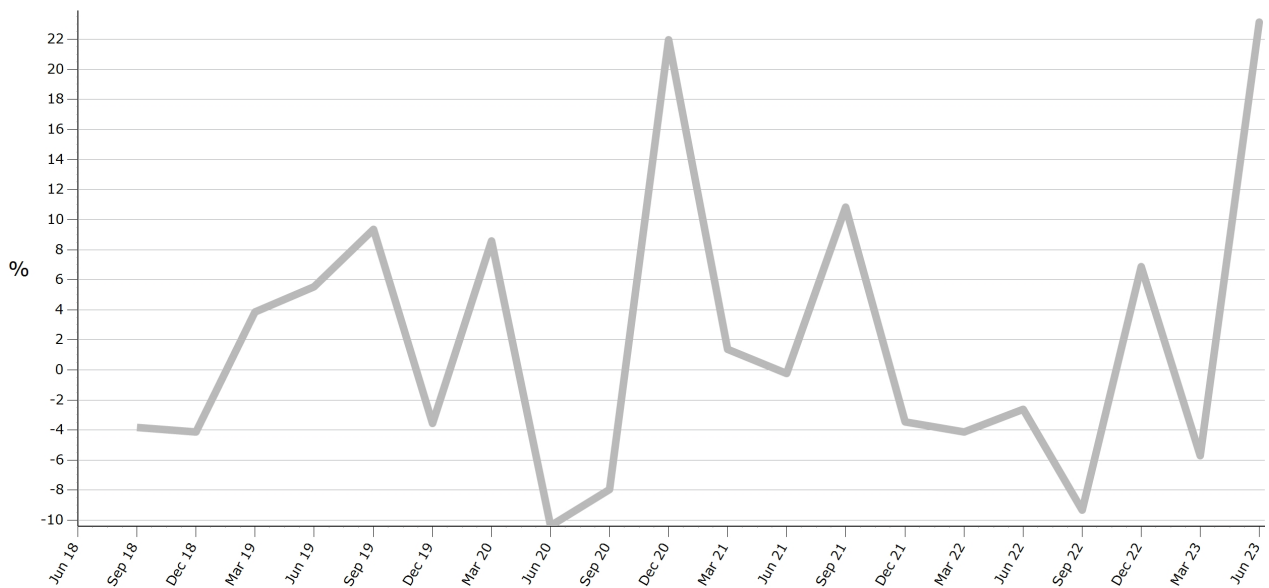
Capital Growth for Mount Waverley

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

House Capital Growth



Unit Capital Growth



Property History for 61 Marianne Way, Mount Waverley VIC 3149



61 Marianne Way MOUNT WAVERLEY 3149

🏠 - 🚗 - 🚘 -

Price: \$500,000
Method: Sale
Date: 08/09/2021
Property Type: Retail - Mixed Use (Unspecified)
Land Size: 227 sqm



61 Marianne Way MOUNT WAVERLEY 3149

🏠 - 🚗 - 🚘 -

Price: \$640,000
Method: Sale
Date: 29/02/2016
Property Type: Retail - Mixed Use (Unspecified)
Land Size: 227 sqm



61 Marianne Way MOUNT WAVERLEY 3149

🏠 2 🚗 1 🚘 2

Conveniently positioned near the Mt Waverley Secondary College this shop and 2-storey dwelling provides a fantastic opportunity for owner occupiers seeking a shop front to run a business and a dwelling to live in or rent out or alternatively a savvy investment opportunity providing great rental returns. Currently the shop is used as a Milk Bar/Mixed business while the well maintained ...

Price: \$537,000
Method: Private Sale
Date: 29/05/2014
Rooms: 3
Property Type: Shop
Land Size: 225 sqm



61 Marianne Way MOUNT WAVERLEY 3149

🏠 2 🚗 1 🚘 -

Price: \$500,000
Method: Passed in at Auction
Date: 24/07/2013
Rooms: 3
Property Type: House



61 Marianne Way MOUNT WAVERLEY 3149

🏠 - 🚗 - 🚘 -

Price: \$420,000
Method: Sale
Date: 19/02/2010
Property Type: Shop/Dwelling
Land Size: 227 sqm

Comparable Sales around Mount Waverley

Selection Criteria

Address:

61 Marianne Way
Mount Waverley Vic 3149

Search Radius: 10km**Data Source(s):**

Agent and Settled Sales (Gov)

Property Type(s):

Business (All Types), Commercial
(All Types), Land (Res)

Price: \$550,000-\$605,000**Date:** 01/07/2021-30/06/2022**Result Type(s):** All sold

46 Buckingham Av SPRINGVALE 3171

 -  -  -

Price: \$600,000**Method:** Sale**Property Type:** Shop**Land Size:** 13736 sqm

1f Parsons Av SPRINGVALE 3171

 -  -  -

Price: \$600,000**Method:** Sale**Property Type:** Office
(Com)

10 Rowern Ct BOX HILL NORTH 3129

 -  -  -

Price: \$561,000**Method:** Sale**Property Type:** Factory**Land Size:** 191 sqm

3 Eskay Rd OAKLEIGH SOUTH 3167

 1  -  8

Price: \$585,000
Method: Private Sale
Property Type: Shop
Land Size: 365 sqm



7 Dunoon Ct MULGRAVE 3170

 -  -  -

Price: \$565,000
Method: Sale
Property Type: Retail -
Mixed Use (Unspecified)

18 James St CLAYTON SOUTH 3169

 -  -  -

Price: \$605,000
Method: Sale
Property Type: Factory
Land Size: 297 sqm

1/9 Parsons St CLAYTON SOUTH 3169

 -  -  -

Price: \$583,000
Method: Sale
Property Type: Factory
Land Size: 204 sqm

16 James St CLAYTON SOUTH 3169

 -  -  -

Price: \$605,000
Method: Sale
Property Type: Factory
Land Size: 309 sqm



65 Murrumbeena Rd MURRUMBEENA 3163

- - -

Price: \$550,000
Method: Sale
Property Type: Retail (Com)
Land Size: 61 sqm

28/50 New St RINGWOOD 3134

- - -

Price: \$600,000
Method: Sale
Property Type: Office (Com)
Land Size: 2375 sqm

282 Auburn Rd HAWTHORN 3122

1 - -

Price: \$600,000
Method: Sale
Property Type: Retail (Com)
Land Size: 117 sqm

152 Junction Rd NUNAWADING 3131

- - -

Price: \$570,000
Method: Sale
Property Type: Shop
Land Size: 138 sqm

1135 Toorak Rd CAMBERWELL 3124

- - -

Price: \$550,000
Method: Sale
Property Type: Retail (Com)
Land Size: 221 sqm

1/23 Eileen Rd CLAYTON SOUTH 3169

 -  -  -

Price: \$580,000
Method: Sale
Property Type: Factory
Land Size: 342 sqm

2A/758 Blackburn Rd CLAYTON 3168

 1  -  -

Price: \$572,000
Method: Sale
Property Type: Retail -
Mixed Use (Office)
Land Size: 26308 sqm

3/12 Kelly Ct SPRINGVALE 3171

 1  -  -

Price: \$594,358
Method: Sale
Property Type:
Warehouse



4/165 Westall Rd CLAYTON SOUTH 3169

 -  -  -

Price: \$560,000
Method: Sale
Property Type: Factory
Land Size: 29 sqm

201/202 Jells Rd WHEELERS HILL 3150

 -  -  -

Price: \$577,500
Method: Sale
Property Type: Retail -
Mixed Use (Office)
Land Size: 5234 sqm

2/12 Kelly Ct SPRINGVALE 3171

 -  -  -

Price: \$566,858

Method: Sale

Property Type:
Warehouse

39 Kingsway GLEN WAVERLEY 3150

 -  -  -

Price: \$605,000

Method: Sale

Property Type:
Advertising or Public
Information Screens
(Com)
Land Size: 2163 sqm

330 Belmore Rd BALWYN 3103

 -  -  -

Price: \$550,000

Method: Sale

Property Type: Retail
(Com)

41 Brentwood CI CLAYTON SOUTH 3169

 -  -  -

Price: \$605,000

Method: Sale

Property Type: Retail
(Com)
Land Size: 149 sqm

6/12 Kelly Ct SPRINGVALE 3171

 -  -  -

Price: \$556,965

Method: Sale

Property Type:
Warehouse

44b Sunrise Dr MULGRAVE 3170

 -  -  -

Price: \$575,000
Method: Sale
Property Type: Land
Land Size: 258 sqm

1/166 Rosebank Av CLAYTON SOUTH 3169

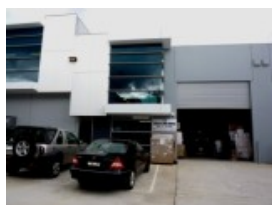
 -  -  -

Price: \$600,000
Method: Sale
Property Type: Retail
(Com)

7/12 Kelly Ct SPRINGVALE 3171

 -  -  -

Price: \$552,569
Method: Sale
Property Type:
Warehouse



12/56 Norcal Rd NUNAWADING 3131

 -  -  -

Price: \$557,000
Method: Sale
Property Type:
Factory/Office
Land Size: 12630 sqm



11 Norweena St DONCASTER 3108

 -  -  -

Price: \$600,000
Method: Sale
Property Type: Land
Land Size: 332 sqm

10/140 Fairbank Rd CLAYTON SOUTH 3169

 -  -  -

Price: \$570,000
Method: Private Sale
Property Type: Warehouse/Wholesale/Distribution/Storage (Com)
Land Size: 170 sqm

7/45 Ringwood St RINGWOOD 3134

 -  -  -

Price: \$605,000
Method: Sale
Property Type: Office (Com)
Land Size: 3267 sqm

22 Ebony Ct SPRINGVALE 3171

 -  -  -

Price: \$605,000
Method: Sale
Property Type: Office (Com)
Land Size: 22554 sqm

2/1632 High St GLEN IRIS 3146

 -  -  -

Price: \$586,000
Method: Sale
Property Type: Office (Com)
Land Size: 560 sqm

20/140 Fairbank Rd CLAYTON SOUTH 3169

 1  -  -

Price: \$565,000
Method: Sale
Property Type: Factory
Land Size: 169 sqm

2/400 Canterbury Rd SURREY HILLS 3127

 3  -  -

Price: \$580,000
Method: Sale
Property Type: Office
(Com)
Land Size: 1519 sqm



129 Springvale Rd SPRINGVALE 3171

 2  -  -

Price: \$600,000
Method: Sale
Property Type: Shop
Land Size: 167 sqm

5/12 Kelly Ct SPRINGVALE 3171

 -  -  -

Price: \$571,289
Method: Sale
Property Type: Factory

7/140 Fairbank Rd CLAYTON SOUTH 3169

 -  -  -

Price: \$570,000
Method: Sale
Property Type:
Warehouse
Land Size: 185 sqm

31/107 Heatherdale Rd RINGWOOD 3134

 -  -  -

Price: \$578,000
Method: Sale
Property Type: Factory
Land Size: 182 sqm

14/249 Stud Rd STUDFIELD 3152

 -  -  -

Price: \$560,000
Method: Sale
Property Type: Office
(Com)
Land Size: 1722 sqm

213/737 Burwood Rd HAWTHORN EAST 3123

 -  -  -

Price: \$594,000
Method: Sale
Property Type: Office
(Com)

10 Archer Gr ROWVILLE 3178

 -  -  -

Price: \$599,000
Method: Sale
Property Type: Land
Land Size: 392 sqm

8 Archer Gr ROWVILLE 3178

 -  -  -

Price: \$599,000
Method: Sale
Property Type: Land

16 Archer Gr ROWVILLE 3178

 -  -  -

Price: \$590,000
Method: Sale
Property Type: Land
Land Size: 381 sqm

On the market in Mount Waverley

Selection Criteria

Address:

61 Marianne Way
Mount Waverley Vic 3149

Search Radius: 10km**Data Source(s):**

Agent and Settled Sales (Gov)

Property Type(s):

Business (All Types), Commercial
(All Types), Land (Res)

Price: \$550,000-\$605,000**Date:** 01/07/2021-30/06/2022**Result Type(s):** All sold

887 Dandenong Road MALVERN EAST 3145 (REV)

In the heart of Caulfield, neighbouring Carnegie and Malvern East. Floor Area | 70 m2 approx. Adjacent to Caulfield Plaza 200m to Caulfield train station 200m to Monash University Positioned centrally in business strip Great exposure with local foot traffic Suit owner occupiers or investors Vacant possession Toilet Corner location with 2 street ...

**Method:** For Sale (private)**Property Type:** Shop