



# Elanor.

SUNBURY

INVESTMENT REPORT

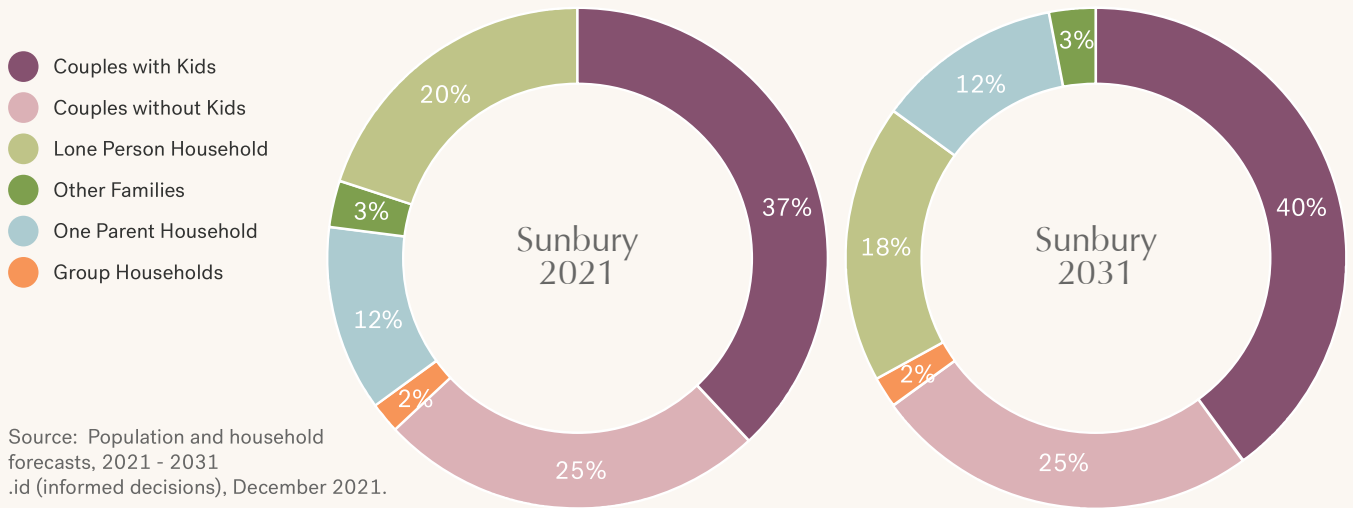




Artists Impression



## Household Structure



As at August 2022, Sunbury’s vacancy rate was extremely tight at 0.7%. Vacancy rates in Sunbury have continued to tighten since a recent peak of 1.6% (May 2020) and now measure at historic lows for the suburb.

## Rental Considerations

For 3/4 bed townhouse

**\$530 p/w**

For 3 bed Villa

**\$495 p/w**

Recent rental growth in Sunbury has been above that of the long-term average with prices over the last 3 years growing by +8.2% p.a. compared to the 10-year average of +6.8% p.a. As at August 2022,

Sunbury’s vacancy rate was extremely tight at 0.7%.

As at the 2021 census, across the suburb of Sunbury 21% of dwellings are rented with 31% owned outright and 48% owned with a mortgage.



The suburb has experienced a strong period of price growth since 2019, averaging +8.2% p.a. over this period



## 2022 median sale prices

For houses

**\$675,000**

Growth averaging of +8.2% since 2019.

Despite Sunbury's median house price measuring below that of metropolitan Melbourne (\$880,000), it has outpaced metropolitan Melbourne (+7.2% p.a.) from an average annual growth perspective.

Sunbury is primarily made up of



Houses

**89%**



Townhouses

**4%**

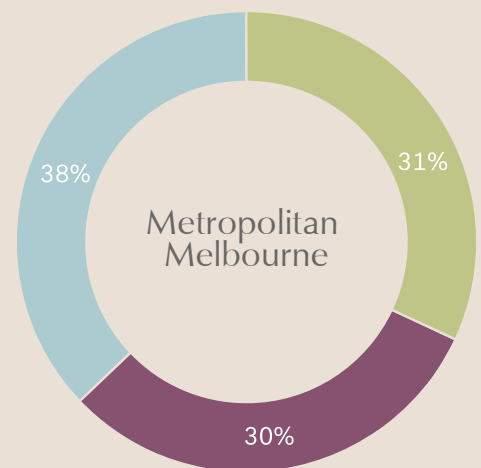
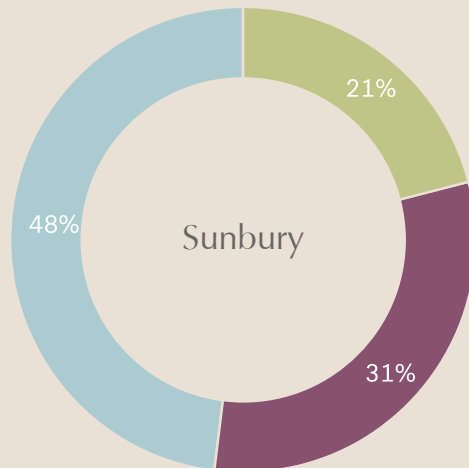


Apartments

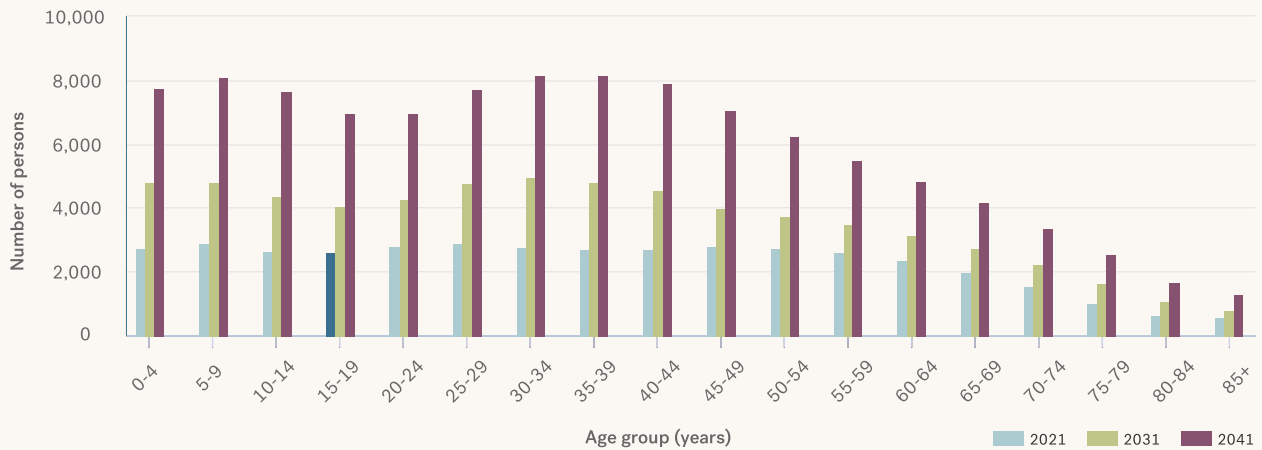
**7%**

## Tenure

- Owned Outright
- Owned with a Mortgage
- Rented

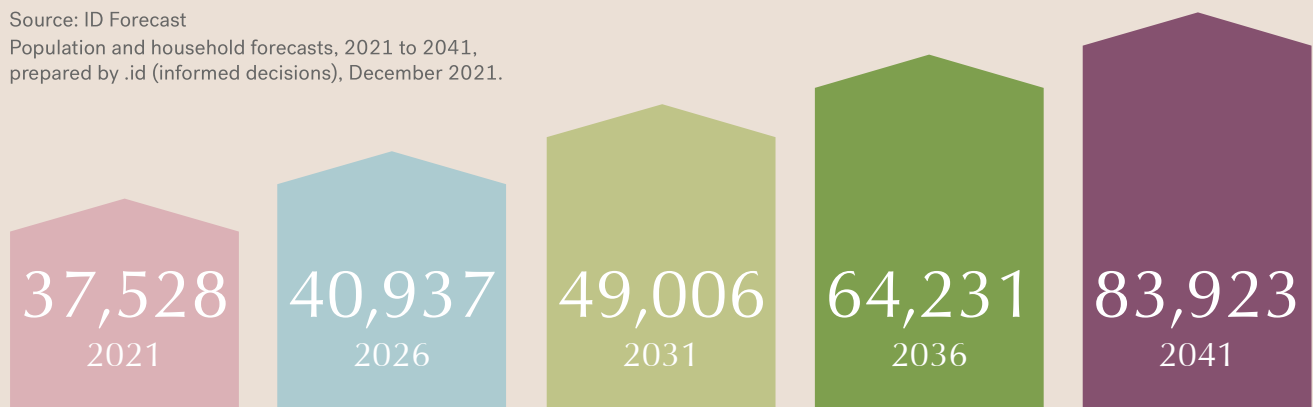


# Population Age Structure



# Population Growth

Source: ID Forecast  
Population and household forecasts, 2021 to 2041,  
prepared by .id (informed decisions), December 2021.



# Employment & Income

## Top 3 industries of employment

Construction	14%
Health Care and Social Assistance	13%
Education and Training	10%

## Top 3 occupations

Professionals	81%
Technicians and Trades Workers	17%
Clerical and Administrative Workers	16%

## Top Higher Education Qualifications

Postgraduate Degree Level	6%
Graduate Diploma and Graduate Certificate Level	5%
Bachelor's Degree Level	24%

Advanced Diploma and Diploma Level	20%
Certificate Level	45%

Source: ABS - 2021 Census