



# Project Advocacy Property Report

by Glenn Hamilton

**3 Clematis Court  
Capel Sound  
3940**

**Dec 2025**



## 3 Clematis Court Capel Sound 3940

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**\$ 1,285,000**

### Overview

<b>Secure Co-Living</b>	 <b>7</b>	 <b>7</b>	 <b>7</b>	 <b>279m2</b>
Property Type	Bedrooms	Bathrooms	Living	Size

### Details

<b>Property Type:</b>	Secure Co Living Single Contract
<b>Price:</b>	\$1,285,000
<b>Land Price:</b>	\$520,000
<b>Build Price:</b>	\$765,000
<b>Demolition Existing House</b>	NA
<b>Gross Per Week Projected:</b>	\$2,940
<b>Gross Per Annum Projected:</b>	<b>\$152,880</b>
<b>Gross Yield Projected:</b>	<b>11.89%</b>
<b>Property Size:</b>	279m2
<b>Land Area:</b>	627m2
<b>Bedrooms:</b>	7
<b>Bathrooms:</b>	7
<b>Living Rooms:</b>	7

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# Lets talk numbers

## Secure Co-Living vs. Traditional Investment

Investing in a Secure co Living rental property out performs most standard rental properties due to **diversified** income streams with renting individual apartments within the building

Standard home

vs

Secure Co-Living rental property

Standard 4 beds, 2 baths

Secure Co Living 5 beds, 5 baths

**\$320,000**  
Price to build

VS

**\$765,000**  
Price to build

**\$840,000**  
House & Land Cost

VS

**\$1,285,000**  
House & Land Cost

**\$600**  
Weekly Rent

VS

**\$2,940**  
Weekly Rent

**\$31,200**  
Rent Annually

VS

**\$152,880**  
Rent Annually

**3.71%**  
Rental Yield

VS

**11.89%**  
Rental Yield

Figures are based on the property at Lot 518, 4 Scholz Dve Clyde

Norths

Investing in a Secure Co-Living rental property you can significantly boost your gross rental yield

# Letter from the MD



## Glenn Hamilton

### Managing Director and Officer in Effective Control

Glenn Hamilton, Officer in Effective Control of Real Easy Real Estate, brings over 30 years of experience in property and land development. Since starting his real estate career in 1989, Glenn has specialised in land acquisition—helping developers secure broadacre sites, designing profitable estates, and guiding clients to purchase the right blocks at the right price.

A skilled negotiator, licensed auctioneer, sales trainer and lecturer, Glenn has represented countless clients in both private sales and auctions, always with a focus on value and long-term growth potential. With his deep market knowledge and hands-on investment experience, Glenn provides investors with the insight and confidence needed to secure high-performing land assets.

#### How to maximise your investment!

The most valuable part of property investment is the very first step—choosing the right land. At Real Easy Advocates, we specialise in finding land with the best value, strongest growth prospects, and access to transport, schools, shops, and employment hubs.

We give investors the inside edge. Our Investor Advantage:

- ✓ Identify the right site at the right price
- ✓ Detailed analysis of value, location & future growth drivers
- ✓ Insights into product design, layouts & restrictions
- ✓ Constant market research across growth corridors
- ✓ Expert negotiation & auction representation

With the team's proven track record in both development and investment, we don't just help you buy land—we help you secure high-performing assets that build long-term wealth value adding built form products that bring better than average rental returns.

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# Purpose of this property report & how to use it

The purpose of this report is to provide all the relevant information relating to the property, based on the investment opportunity and viability for renting of the property and what Secure Co-Living property best suites this site.

The report is set out in a logical and simple to digest manner and covers the main components of property selection including Area, Land and rental expectations.

Upon acceptance of suggested property we will organise the Contract of Sale to be emailed from the Listing Real Estate Agent

You can then have this Contract examined and checked by your Solicitor or Conveyancer

Glenn will have checked the Contract and will advise if there are any items of concern and advise accordingly of any procedures that may need to be followed.



Prepared by

Glenn Hamilton

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# Performance Overview

## Project Market Analysis

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### Suburb

Capel Sound is a seaside suburb on the Mornington Peninsula 61kms from Melbourne.

Capel Sound recorded a population of 5,246 at the [2021 census](#).

This town was called Rosebud West & was renamed in September 2016

Rosebud is wedged between the lower slopes of Arthurs Seat, the shores of Port Phillip and the plains of Boneo.

It is a popular tourist resort with families who appreciate its sandy beaches and shallow waters.

Local businessmen had noticed a slowly growing phenomenon in the late 1930s and 1940s – the popularity of camping on the Rosebud foreshore; a cheap and interesting alternative to staying at guesthouses or hotels. After World War II, aided by the explosion in the number of people owning a car, camping at Rosebud over the Christmas-New Year holidays became a tradition for many Melbourne and Victorian families.

The Rosebud Foreshore Committee was set up to administer the area and take bookings, which are now made twelve months in advance. In the 21st century, camping on the foreshore has taken on a cultural dimension and there are families who are fourth and even fifth generation visitors. Many Victorians reminisce about Summer holidays at Rosebud.

By the 1960s, Rosebud had become the largest town on the southern Peninsula, complete with a shopping centre and extensive sporting facilities.

Rosebud is shielded by camping grounds lined with banksias, tea tree and sheoak. During the summer months and as late as Easter campers can be found in these areas. Rosebud is one of the main towns on the Mornington Peninsula mostly because of its shopping areas.

The foreshore area of Rosebud is one of the largest camping areas on the peninsula. During the summer months the populations of Rosebud and Dromana can double in size as many tourists stay within the camp grounds.

### Position

#### 3 Clematis Court Capel Sound

- The property is currently listed as land for sale
  - The block size is approximately 627 m<sup>2</sup>
  - Its sale price IS \$520,000
  - It is located in a "premium pocket" of Capel Sound, only 600mm to the beach, close to shopping & medical facilities including Rosebud hospital
  - The property is in a General Residential Zone
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# Land location



3 Clematis Court



3 Clematis Court

# Property Address

## Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

#### Property: 3 Clematis Court Capel Sound

Land Size: 627m<sup>2</sup>

TBA Front boundary width

TBA Rear boundary width

TBA Left side boundary length

TBA Right side boundary length

House to demolish: No

#### DISTANCE TO PUBLIC TRANSPORT

**280m** Bus, Cootamundra Avenue Capel Sound

#### DISTANCE TO SHOPS

**2.2kms** Rosebud Plaza, Point Nepean Road/Boneo Road Rosebud

**4.7kms** Rosebud Central Woolworths, Jetty Road/McDowall Street

#### DISTANCE TO MEDICAL FACILITIES

**1.5kms** Rosebud Community Health, Braidwood Avenue

**1.5kms** Rosebud Hospital, Point Nepean Road

**1.4kms** South Coast Medical Centre, Point Nepean Highway

**2kms** Rosebud Family Health Care, Point Nepean Road

#### SCHOOLS PUBLIC/PRIVATE

**1.2kms** Rosebud Secondary College, Eastbourne Road

**1.6kms** Eastbourne Primary School, Allambi Avenue

**2.1kms** Our Lady of Fatima Primary School, Hinton Street Rosebud

**2.2kms** Padua College Catholic School, Inglewood Crescent Rosebud

**4.7kms** Rosebud Primary School, Point Nepean Road

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# Property Address

## Project Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

#### Property: 3 Clematis Court Capel Sound

##### VENUES OF INTEREST

- 650m** Capel Sound Beach
- 1.2kms** Southern Peninsula Arts Centre
- 1.7kms** Rosebud & Districts Men's Shed, Allambi Avenue Rosebud
- 2.4kms** Rosebud RSL, Eastbourne Road Rosebud
- 2.5kms** Rosebud Beach, Point Nepean Road

##### SPORTING FACILITIES

- 1.9kms** Olympic Park Recreation Reserve, Besgrove Street
- 2.2kms** Rosebud Soccer Club, Eastbourne Road
- 2.2kms** Rosebud Cricket & Football oval, Eastbourne Road
- 3.5kms** Rosebud Country Club Golf Course, Tom Maw Memorial Drive
- 4kms** Yawa Aquatic Centre, Boneo Road Rosebud

##### SERVICES CONNECTED OR AVAILABLE

**Electricity Underground:** No, may require underground electricity pit

**Sewer:** Yes

**Council LPD for Stormwater Connection:** Yes, may require further works outlet into street

**NBN:** Yes

##### VICPLAN PROPERTY INFORMATION: Zoning, Overlays & Type

**General Residential:** Yes

**BAL (Bushfire Assessment Level):** No

**Site Fall Assessment:** Minor

**Rental Viability:** Rent per week \$420 per room inclusive of utilities for this project.  
\$480 average rent for unit, \$550 average rent for a house in this area.

**Fencing:** Yes. Good condition, Timber. 1800mm height.

**Covenants/Design Guidelines:** NIL

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## PROPERTY DETAILS

Address: **3 CLEMATIS AVENUE CAPEL SOUND 3940**  
 Lot and Plan Number: **Lot 27 LP33997**  
 Standard Parcel Identifier (SPI): **27\LP33997**  
 Local Government Area (Council): **MORNINGTON PENINSULA**  
 Council Property Number: **31368**  
 Planning Scheme: **Mornington Peninsula**  
 Directory Reference: **Melway 169 H4**

[www.mompen.vic.gov.au](http://www.mompen.vic.gov.au)

[Planning Scheme - Mornington Peninsula](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **UNITED ENERGY**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **NEPEAN**  
**OTHER**  
 Registered Aboriginal Party: **Bunurong Land Council  
 Aboriginal Corporation**  
 Fire Authority: **Fire Rescue Victoria & Country  
 Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

PCRZ - Public Conservation and Resource

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an area of cultural heritage sensitivity!

Areas of cultural heritage sensitivity are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, areas of cultural heritage sensitivity are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2008, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.pchris.vic.gov.au/bav/Question.aspx>

More information, including links to both the Aboriginal Heritage Act 2008 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



**Designated Bushfire Prone Areas**

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](https://mapshare.vic.gov.au/vicplan/) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

## Comparable Rentals

A showcase of rental properties available in the area  
All rental listings have been obtained through [realestate.com.au](https://www.realestate.com.au)



2 Mawarra Avenue, Capel Sound  
2 Beds, 1 bath, 2 cars, House  
\$480 per week

Mornington Peninsula Property Group



4 Lyme Court, Capel Sound,  
3 Beds, 1 Bath, 2 Cars, House  
\$480 per week

Barry Plant - Rosebud



4 Kolinda Crescent, Capel Sound,  
3 Beds, 1 Bath, 2 Cars, House  
\$600 per week

Stockdale & Leggo - Rye and Rosebud



3/47 Morris St, Tootgarook,  
2 Beds, 1 Bath, 2 Cars, Unit  
\$450 per week

Ray White - Bundoora

## Comparable Rentals

A showcase of rental properties available in the area  
All rental listings have been obtained through [realestate.com.au](https://realestate.com.au)



7/757 Point Nepean Road, Rosebud  
2 Beds, 1 Bath, 1 Car, Unit  
\$450 per week

Barry Plant - Mornington



3/1901 Point Nepean Road, Tootgarook,  
2 Beds, 1 Bath, 1 Car, Unit  
\$450 per week

YPA Rye & Lifestyle Property Division - RYE



2/137 Boneo Road, Rosebud  
2 Beds, 1 Bath, 1 Car, Unit  
\$475 per week

YPA Rye & Lifestyle Property Division - RYE



2/6 Coorabong Avenue, Rosebud  
3 Beds, 1 Bath, 1 Car, Unit  
\$480 per week

M R LEASING

## Contact Us

Glenn Hamilton

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