



Property Report

**11 Jambe Court
Hampton Park
7 beds**

Prepared by
Glenn Hamilton

Oct 2025

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GRACE HILL
BUILDING GROUP

SECURE CO
LIVING 
Apartments



11 Jambe Crt, Hampton Park
\$ 1,364,0000 7 Beds

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Overview

Secure Co-Living



7



7



7



279m2

Property Type

Bedrooms

Bathrooms

Living

Size

Details

Property Type:	Secure Co Living
Price:	\$1,364,000
Land Price:	\$599,000
Build Price:	\$765,000
Gross Per Week Projected:	\$2,940
Gross Per Annum Projected:	\$152,880
Gross Yield Projected:	11.2%
Property Size:	279m2
Land Area:	641 m2
Bedrooms:	7
Bathrooms:	7
Living Rooms:	7

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Let's 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

\$320,000
Price to build

VS

Secure Co Living 7 beds, 7 baths

\$765,000
Price to build

\$919,000
House & Land Cost

VS

\$1,364,000
House & Land Cost

\$600
Weekly Rent

VS

\$2,940
Weekly Rent

\$31,200
Rent Annually

VS

\$152,880
Rent Annually

3.39%
Rental Yield

VS

11.2%
Rental Yield

Figures are based on the property at 11 Jambe Court Hampton Park

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.

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

Market Analysis

Suburb

Description

This stunning Secure Co Living property in Hampton Park VIC offers a rare blend of private living spaces and shared community areas, ideal for generating high rental yields. Designed for modern convenience and comfort, it features seven spacious bedrooms, each with private amenities, alongside inviting communal zones for residents to enjoy. With titled land, quality finishes, and a location that ensures strong tenant demand, this property represents a strategic choice for investors seeking both security and growth potential.

Suburb profile:

Hampton Park is a suburb in Melbourne, 36 km south-east of Melbourne located within the City of Casey local government area. Hampton Park had a population of 26,082 at the 2021 census.

Hampton Park is bounded by the South Gippsland Freeway in the west, Centre Road in the north, a line generally parallel to Langbourne Drive in the east, and Glasscocks Road in the south.[2]

The nearest railway station is Lynbrook and Hallam railway station on the Cranbourne railway line and Pakenham line respectively. Buses operate regularly to Hallam station.

One of the buses travels from Lynbrook railway to Hallam railway to Westfield Fountain Gate, bus Route 893 travels via Hampton Park and Hallam Station from Cranbourne Park Shopping Centre to Dandenong railway station.

Hampton Park's town center is situated on Hallam Road. It includes a Library, Community Hall, and a local shopping center with a Woolworths supermarket.

Hampton Park also has a high school and five primary schools, one of which being private.

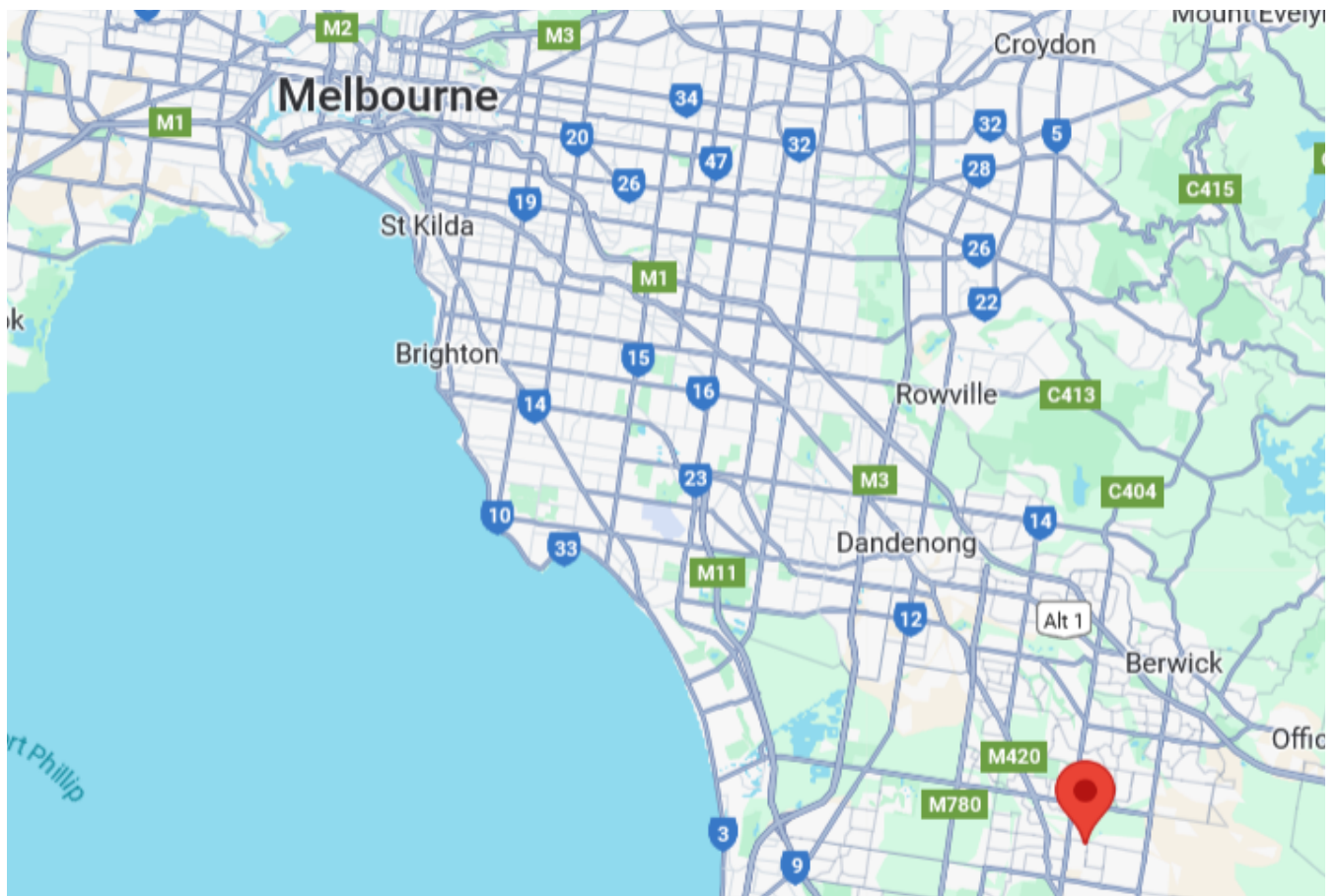
The town has an Australian Rules football team competing in the Mornington Peninsula Nepean Football League. The football ground is located at Robert Booth Reserve along with Hampton Park Tennis Club.[5]

A smaller shopping precinct exists on Pound Road with a standalone Aldi supermarket, Chemist Warehouse and 10 specialty stores.

Position

3 Staunton Walk, Cranbourne East

- The property is currently listed as a land /with house in need of demolition
- The block size is approximately 707 m²
- Its sale price \$599,000
- It is located in a "premium pocket" of Cranbourne East
- In terms of nearby education and childcare:
- The existing house is fire damaged & will need to be demolished.
- The property is in a General Residential Zone



Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 11 Jambe Court Hampton Park

Land Size: 641m²

Width Front 12.8m

Rear: 24m

Depth LHS: 36.7m

Depth RHS: 35m

DISTANCE TO PUBLIC TRANSPORT

2.7kms Train Hallam

160m Buses

DISTANCE TO SHOPS

1.7kms Hampton Park Shopping Center, Woolworths.

3.4kms Aldi

3.7km Lynbrook Shopping Ccenter

7kms Westfield Fountain Gate

DISTANCE TO MEDICAL FACI

1.3kms Health Dew Medical Centre Fordholm Road

1.7kms Southern Cross Medical Centre Somerville Rd

1.7 kms Better Health Family Clinic Fordholm Road

12kms St John of God Kangan Dve Berwick

12kms Casey Hospital Kangan Dve Berwick

SCHOOLS PUBLIC/PRIVATE

1.6kms Hampton Park Secondary College

2.6kms St. Kevins Primary School

750m Hampton Park Primary School

Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 11 Jambe Court Hampton Park

VENUES OF INTEREST

2.3km The Royal Botanic Gardens Cranbourne provides a natural escape and recreational space.

4.1km Cranbourne Race Course Complex & Trios Restaurant.

SPORTING FACILITIES

3.3km Sports facilities, Casey Fields with VFL ground, Melbourne City Soccer Ground. 160 acres of facilities.

2.2km Indoor Swimming Complex, including a wave and hydrotherapy pool.

2.2km Indoor Basketball Center.

8.2km Ranfurly Golf Club

SERVICES CONNECTED OR AVAILABLE

Electricity Underground: Yes

Sewer: Yes

Council LPD for Stormwater Connection: Yes

NBN: Yes

VICPLAN PROPERTY INFORMATION: Zoning, Overlays & Type

General Residential: Yes

BAL (Bushfire Assessment Level): Yes

Site Fall Assessment: Minor

Rental Viability: Rent per week \$420 per room inclusive of utilities for this project. \$500 average rent for house or unit in this area.

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

Covenants/Design Guidelines: NIL

PROPERTY DETAILS

Address: **11 JAMBE COURT HAMPTON PARK 3976**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **CASEY**

Council Property Number: **175760**

Planning Scheme: **Casey**

Directory Reference: **Melway 96 C6**

www.casey.vic.gov.au

[Planning Scheme - Casey](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#).

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **NARRE WARREN SOUTH**

OTHER

Registered Aboriginal Party: **Bunurong Land Council**

Aboriginal Corporation

Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



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

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 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](#) 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 \(environment.vic.gov.au\)](#).

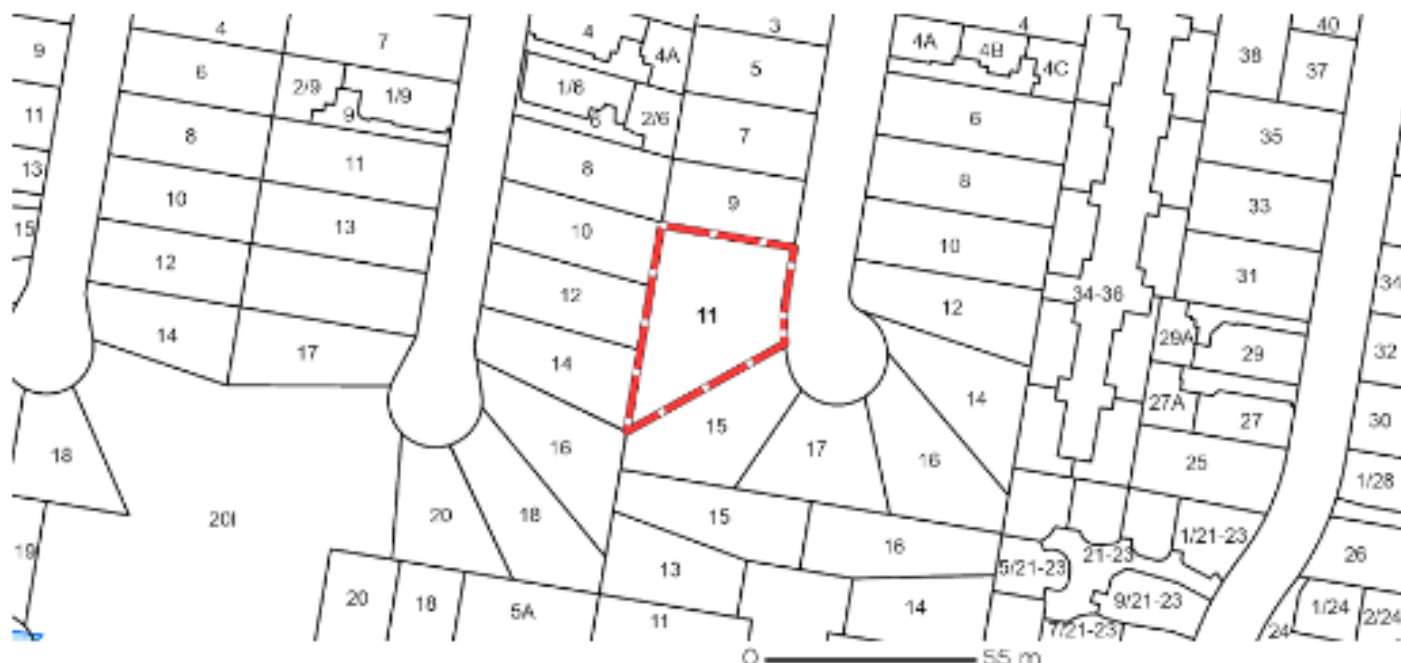
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIAL BUILDING OVERLAY (SBO)



SBO - Special Building Overlay

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

Further Planning Information

Planning scheme data last updated on 9 October 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Comparable Rentals

A showcase of rental properties available in the area
All rental listings have been obtained through realestate.com.au



4 Jambe Court, Hampton Park

2 bed, 1 bath, 1 car

Unit \$550 per week



1/1 Terry Court, Hampton Park

1 bed, 1 bath

Room \$330 per week



1/90 Warana Drive, Hampton Park

3 bed, 1 bath, 1 car

Unit \$435 per week



35 Millswyn Avenue, Hampton Park

3 bed 1 bath 1 car

House \$475 per week



Comparable Rentals

A showcase of rental properties available in the area
All rental listings have been obtained through realestate.com.au



1/2 Wycombe Rise, Hampton Park
3 bed, 1 bath, 1 car
House \$500 per week

Harcourts



8 Pistachio Close, Hampton Park
2 bed, 1 bath, 1 car
House \$530 per week

ROYAL
MELBOURNE ESTATE



13 Jason Place, Hampton Park
3 bed, 2 bath, 2 car
House \$500 per wee



8/6-8 Strabane Way, Hampton Park
2 bed, 1 bath, 1 car
Unit \$510 per week

Harcourts

Contact Us

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