



Project Advocacy Property Report

by Glenn Hamilton

**117 Victoria St
Hastings 3939
7 beds**

Dec 2025

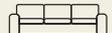


117 Victoria Street Hastings

\$1,650,000 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:	\$1,650,000
Land Price:	\$850,000
Build Price:	\$765,000
Demolition Cost Allowance	\$35,000 Including new elec pit
Gross Per Week Projected:	\$2,940
Gross Per Annum Projected:	\$152,880
Gross Yield Projected:	9.26%
Property Size:	279m2
Land Area:	969 m2
Bedrooms:	7
Bathrooms:	7
Living Rooms:	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

\$320,000
Price to build

VS

Secure Co Living 7 beds, 7 baths

\$765,000
Price to build

\$1,070,000
House & Land Cost

VS

\$1,650,000
House & Land Cost

\$600
Weekly Rent

VS

\$2,940
Weekly Rent

\$31,200
Rent Annually

VS

\$152,880
Rent Annually

2.91%
Rental Yield

VS

9.26%
Rental Yield

Figures are based on the property at 6 Elizabeth Street Hasting

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

Project Market Analysis

Suburb

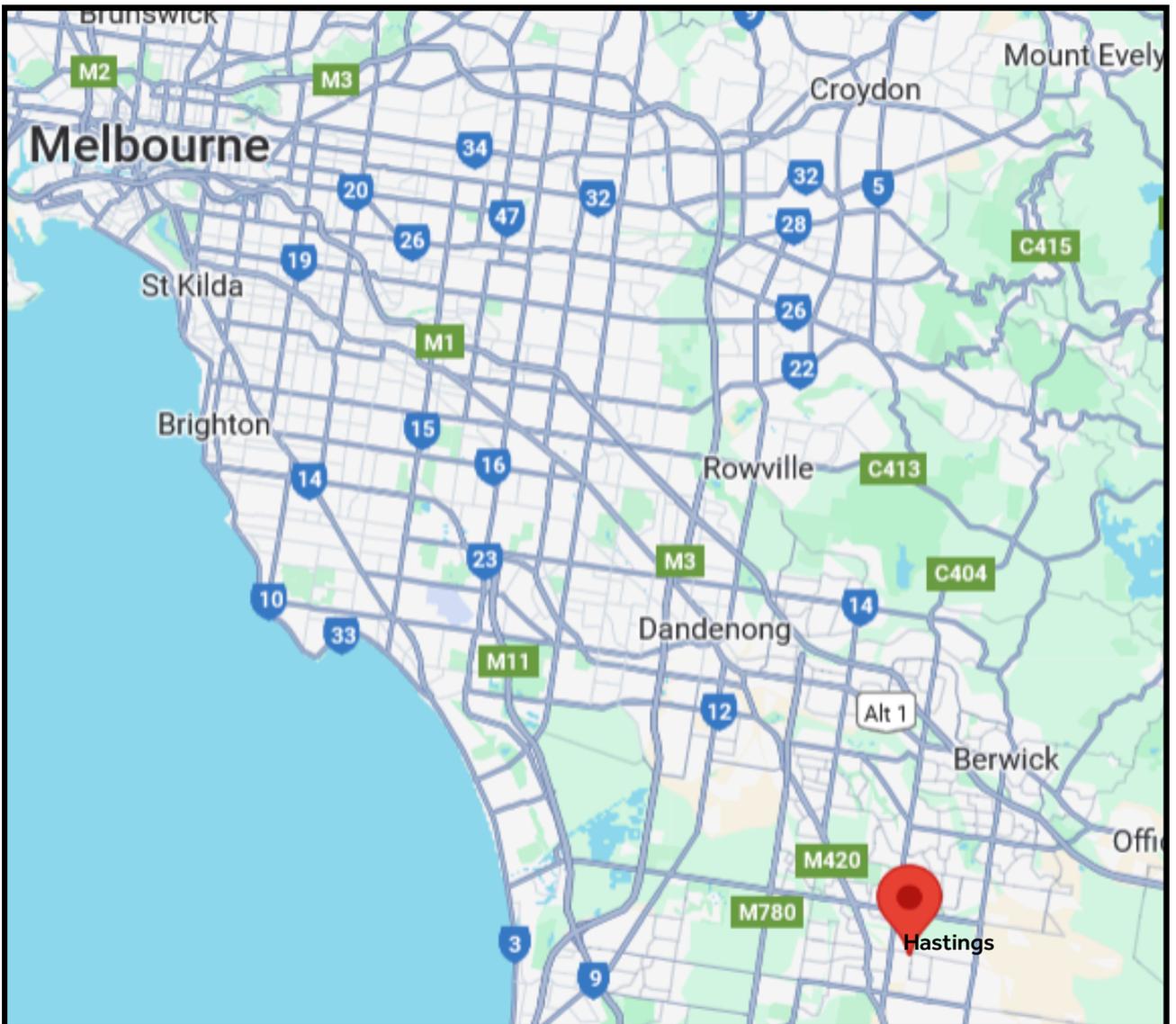
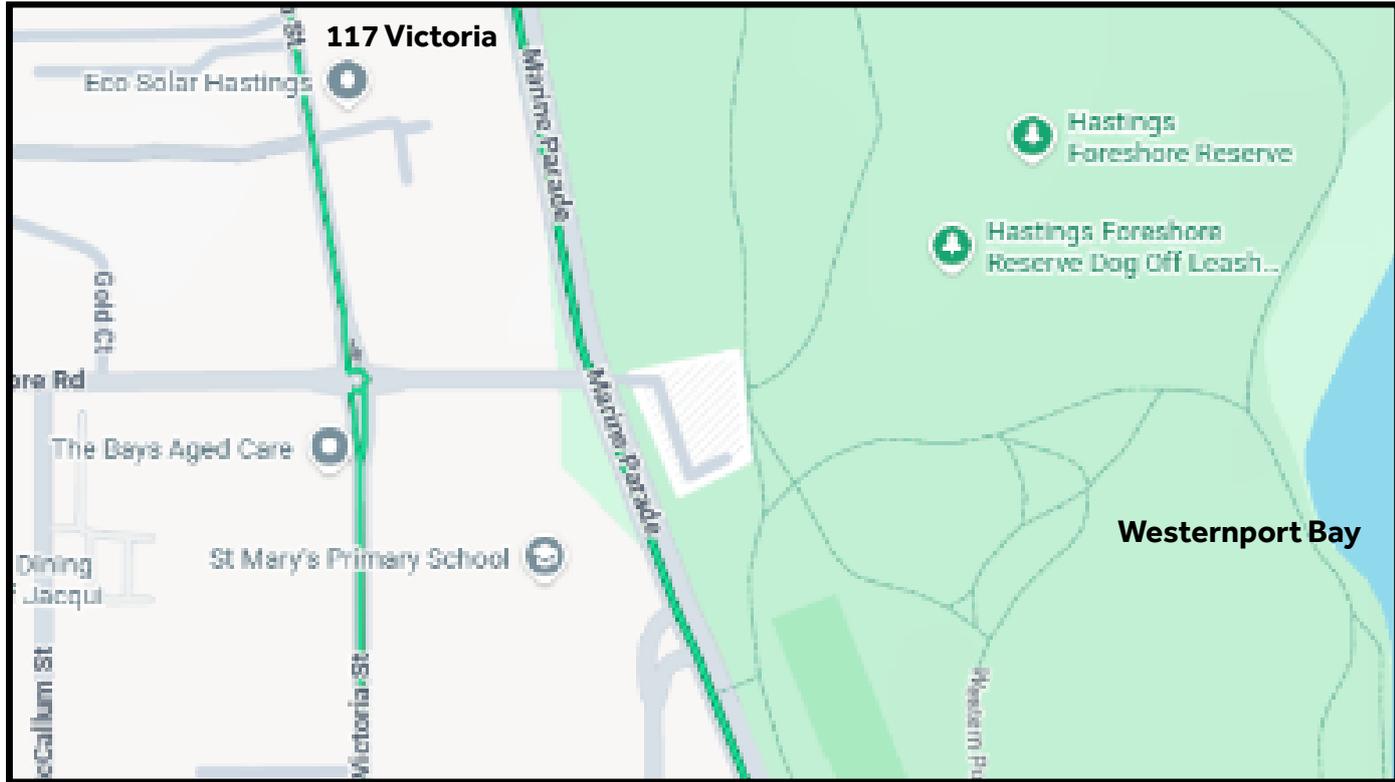
- Hastings is a town on the Mornington Peninsula 58 km south-east of the Melbourne Central District. Hastings recorded a population of 10,369 at the 2021 census.
- Hastings is situated on an inlet on Western Port Bay, a major port and important environmental area. and has multiple marina's and is home to many recreational boating activities.
- In 2021, several major franchises have commenced operations. The opening of Kmart on 19 October 2006 was the first large department store in the town.
- There is a modern library in the center of town, outside of which is a statue of former resident and footballer, John Coleman. Other facilities include a public hall, and a modern aquatic centre.
- Some key features and facilities of the area:
- Hastings is located on a crescent-shaped bay opening onto Western Port. It is probably the safest small boat harbour on Western Port, as it is easily accessible, and protected from prevailing winds. Therefore, much of the recreation centres around boating or fishing at the local marina and yacht club.
- The area around the pier is popular with sightseers, there being a waterfront cafe, and many yachts moored nearby.
Wikipedia
- Hastings has two public primary schools – Hastings Primary and Wallaroo Primary.
- Hastings Primary School celebrated 150 years in 2022, having been established in 1872.
- There is also a private Catholic school named St Marys Primary School, as well as Western Port Secondary College, a state high school

Position

6 Elizabeth Street Hastings

- The property is currently listed as a House for sale
 - The block size is approximately 697 m²
 - Its sale price is \$720,000
 - It is located close to all required facilities of Hastings
 - It faces the mangrove forests of Westernport Bay & the Waterway
 - The property is in a Mixed Use Zone (Ideal for this type of Development)
-

Land location



Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 117 Victoria Street Hastings

Land Size: 969m²

21.5m Front boundary width

21.5 Rear boundary width

45.1m Left side boundary length

45.1m Right side boundary length

House to demolish: YES

DISTANCE TO PUBLIC TRANSPORT

500ms Train, Church Street

130ms Bus, Victoria Street

DISTANCE TO SHOPS

700ms Main Shopping Strip Hastings, High Street.

700ms Coles, Church Street Hastings

900ms Kmart, Woolworths, Chemist, Victoria Street

DISTANCE TO MEDICAL FACILITIES

550ms Hastings Medical Centre, 11 - 23 Victoria Street

600ms The Hastings Clinic Medical Centre 44 Victoria St

750ms Advantage Medical Clinic, High Street Hastings

20kms Frankston Hospital

SCHOOLS PUBLIC/PRIVATE

250ms Hastings Primary School, Victoria Street

400ms St Mary's Primary School, King Street Hastings

1.9kms Westernport Secondary College, High Street Hastings

Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 117 Victoria Street Hastings

VENUES OF INTEREST

- 750ms** Kings Creek Hotel, Frankston Flinders Road Hastings
- 1.9kms** Hastings Community Centre
- 3km** Hastings RSL
- 750ms** Hastings Foreshore, Marine Parade
- 1.2kms** Hastings Jetty, Marine Parade

SPORTING FACILITIES

- 600ms** Hastings off lead dog park, Marine Parade
- 750ms** Hastings Bowling Club, Marine Parade
- 450ms** Hastings Park Football Oval, Hodgins Road
- 1.1kms** Hastings Indoor Swimming Complex
- 1.7kms** Westernport Marina/Yacht Club

SERVICES CONNECTED OR AVAILABLE

- YES** Electricity overhead CHANGE TO underground pit. \$5,000 PC Allowance Included in above price
- YES** Sewer
- YES** Council LPD for Stormwater Connection
- YES** NBN

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.
\$500 average rent for house or unit in this area.

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

Covenants/Design Guidelines: NIL

Comparable Rentals

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



6/14 Queen Street, Hastings, Vic 3915

1 Studio Room

\$380 per week

Aquire
Real Estate



3/66 King Street, Hastings, Vic 3915

2 beds, 1 bath

Unit \$430 per week

baywest
REAL ESTATE



1/1 Queen Street, Hastings, Vic 3915

2 beds, 1 bath, 1 car•

Unit \$450 per week

Harcourts Coast & Lifestyle



1a McCallum Street, Hastings

2 beds, 1 bath, 3 car

Unit \$520 per week

Aquire
Real Estate

Comparable Rentals

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



7 Station Street, Hastings

3 bed, 1 bath, 2 car

House \$590 per week

TALLON
ESTATE AGENTS



11/91 Marine Parade, Hastings

2 Beds, 2 Baths, 1 Car

House \$510 per week

Harcourts Coast & Lifestyle

PROPERTY DETAILS

Address: **117 VICTORIA STREET HASTINGS 3915**
 Lot and Plan Number: **Lot 6 LP31537**
 Standard Parcel Identifier (SPI): **6\LP31537**
 Local Government Area (Council): **MORNINGTON PENINSULA**
 Council Property Number: **89692**
 Planning Scheme: **Mornington Peninsula**
 Directory Reference: **Melway 154 J9**

www.mornpen.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

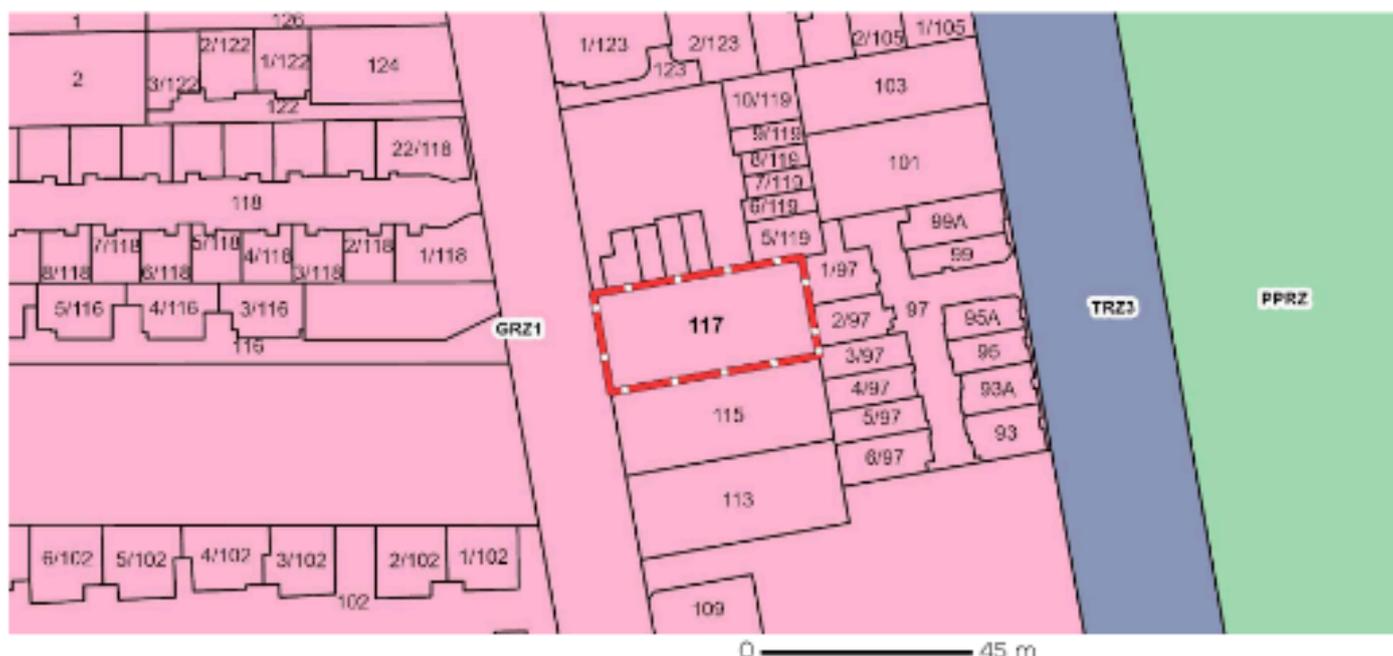
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **HASTINGS**
OTHER
 Registered Aboriginal Party: **Bunurong Land Council
 Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



GRZ - General Residential PPRZ - Public Park and Recreation TRZ1 - Significant Municipal Road

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

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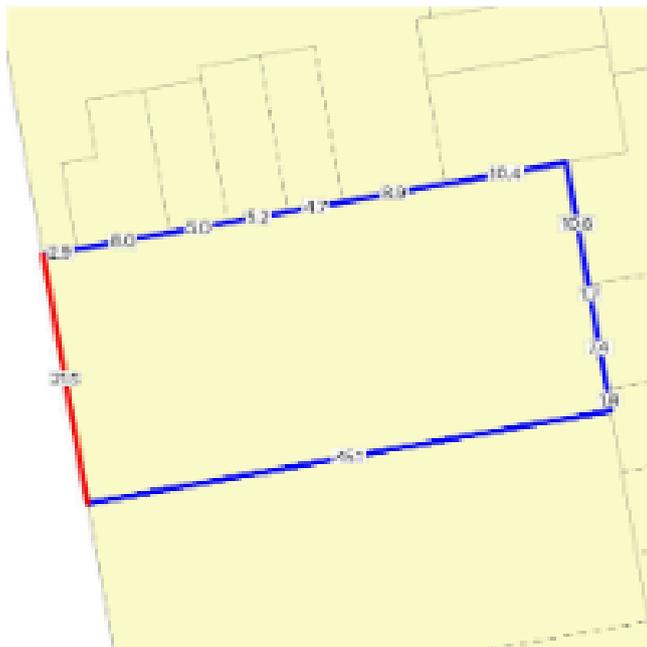
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www.mornpen.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 970 sq. m

Perimeter: 132 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

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: **HASTINGS**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://maps.hon.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in 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 \(environment.vic.gov.au\)](http://www.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 \(environment.vic.gov.au\)](http://www.environment.vic.gov.au).

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 to 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 2006, 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.andris.vic.gov.au/anyQuestion.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Contact Us

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