



Property Report

**5 Wavish Crt
Werribee 7 Beds**

Prepared by
Glenn Hamilton

Nov 2025



GRACE HILL
BUILDING GROUP

SECURE CO
LIVING 
Apartments



5 Wavish Crt, Werribee

\$ 1,295,000

Overview

Secure Co-Living



7



7



7



279

Property Type

Bedrooms

Bathrooms

Living

Size

Details

Property Type:	Secure Co Living
Price:	\$1,295,000
Land Price:	\$560,000
Build Price:	\$735,000
Gross Per Week Projected:	\$2,660
Gross Per Annum Projected:	\$138,320
Gross Yield Projected:	10.68%
Property Size:	279m2
Land Area:	630m2
Bedrooms:	7
Bathrooms:	7
Living Rooms:	7

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

\$735,000
Price to build

\$880,000
House & Land Cost

VS

\$1,295,000
House & Land Cost

\$550
Weekly Rent

VS

\$2,660
Weekly Rent

\$28,600
Rent Annually

VS

\$138,320
Rent Annually

3.25%
Rental Yield

VS

10.68%
Rental Yield

Figures are based on the property at 25 Wavish Court Werribee

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

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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

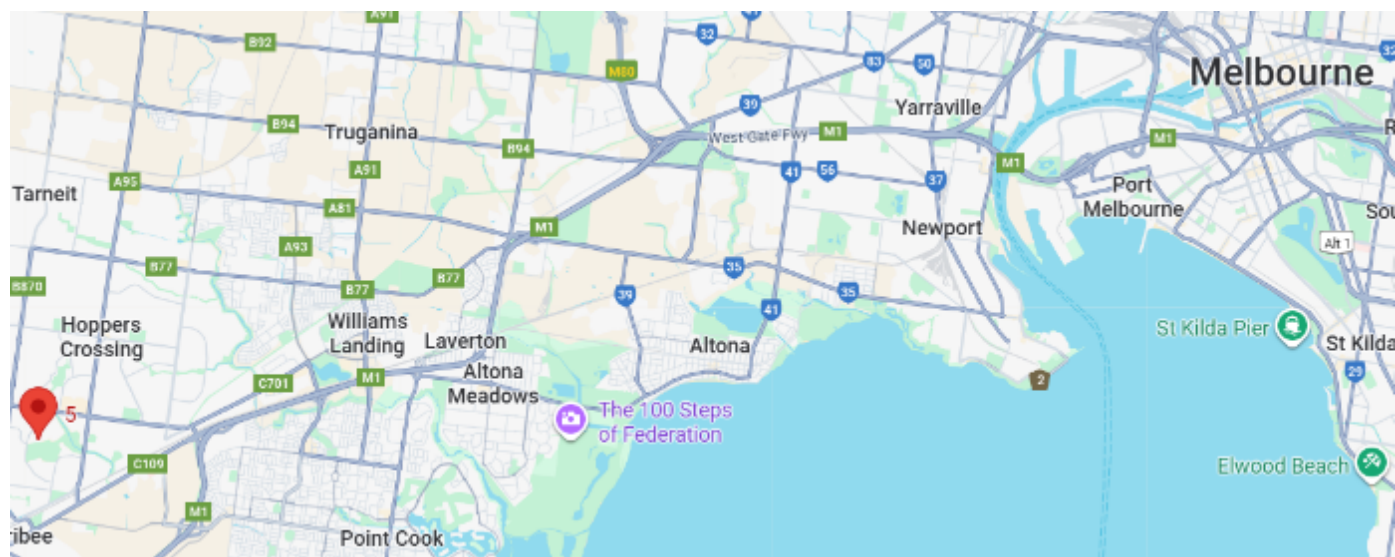
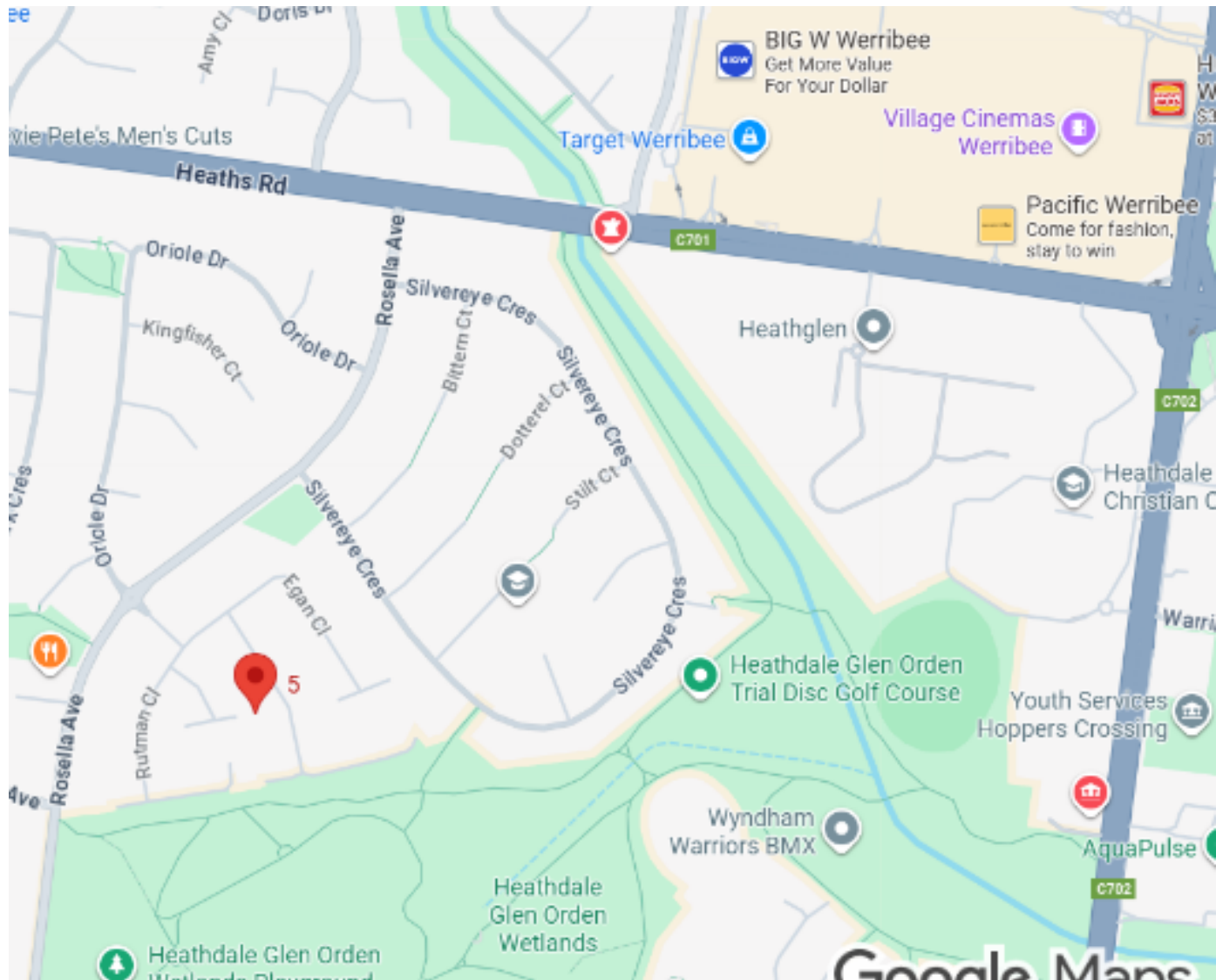
- Werribee is 32 km south-west of Melbourne and had recorded a population of 50,027 at the 2021 census.
- Werribee was established as an agricultural settlement in the 1850s, originally named Wyndham and later renamed Werribee in 1904.
- The suburb is situated on its namesake the Werribee River, approximately halfway between Melbourne and Geelong, on the Princes Highway.
- It is the administrative center of the City of Wyndham and is the City's most populous center.
- Werribee is part of the Melbourne metropolitan area
- Since the 1990s, the suburb has experienced rapid suburban growth into surrounding greenfield land, becoming a commuter town in the Melbourne–Geelong growth corridor.
- Due to this urban sprawl, Wyndham and its suburbs have merged into the Melbourne extended urban area.
- The suburb is best known for its major tourist attractions, which include the former estate of wealthy pastoralist Thomas Chirnside, known as Werribee Park, the Victoria State Rose Garden, the Werribee Park National Equestrian Centre, the Werribee Open Range Zoo and the Werribee Race Course precinct

Position

44 Ballan Road Werribee

- The property is currently listed as land for sale
 - The block size is approximately 630 m²
 - Its sale price \$ 560,000
 - It is located in a "premium pocket" of Werribee close to transport, shopping & medical facilities including hospitals
 - The property is in a General Residential Zone
-

Land location



Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 5 Wavish Court Werribee

Land Size: 630m²

Width Front T Court Lot, 9.8m, block width 16m

Rear: 16m

Depth LHS: 39.5m

Depth RHS: 32m²

DISTANCE TO PUBLIC TRANSPORT

3.4kms Train Werribee Station

3.9kms Hoppers Crossing Station

550m Buses

DISTANCE TO SHOPS

1.5kms Werribee Pacific Shopping Centre

DISTANCE TO MEDICAL FACILITIES

3.8kms Lancaster Medical Center

5.2kms Werribee Mercy Hospital

SCHOOLS PUBLIC/PRIVATE

640m Wyndhamvale Park Primary School

890m Heathdale Christian College

1.1kms Westgrove Primary School

1.3kms Bethany Park Primary Catholic School

1.7kms Cambridge Primary School

4.1kms Hoppers Crossing Secondary College

Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 5 Wavish Court Werribee

VENUES OF INTEREST

- 2.4kms** Aqua Pulse Swimming Center
- 5.7kms** Werribee Racing Club
- 7.2kms** Werribee Sculpture Park
- 8.1kms** Werribee Open Zoo
- 8.7kms** Werribee Park Mansion
- 13kms** Wyndham Harbour

SPORTING FACILITIES

- 5.7kms** Eagle Stadium
- 7.5kms** Western Wildcats basketball club
- 7.6kms** Werribee 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):** No
 - Site Fall Assessment:** Minor
 - Rental Viability:** Rent per week \$380 per room inclusive of utilities for this project.
\$500 average rent for house or unit in this area.
 - Fencing:** Yes. Timber
 - Covenants/Design Guidelines:** NIL
-

Secure Co-Living Opportunity

Real Easy Real Estate Buyers Advocacy Service

Property: 5 Wavish Court Werribee

Werribee is 32 km southwest of Melbourne, recorded a population of 50,027 at the 2021 census. Werribee was established as an agricultural settlement in the 1850s, originally named Wyndham and later renamed Werribee in 1904.

The suburb is situated on its namesake the Werribee River, approximately halfway between Melbourne and Geelong, on the Princes Highway.

It is the administrative center of the City of Wyndham and is the City's most populous town

Werribee is part of the Melbourne metropolitan area

Since the 1990s, the suburb has experienced rapid suburban growth into surrounding greenfield land, becoming a commuter town in the Melbourne–Geelong growth corridor.

Due to this urban sprawl, Wyndham and its suburbs have merged into the Melbourne extended urban area.

The suburb is best known for its major tourist attractions, which include the former estate of wealthy pastoralist Thomas Chirnside, known as Werribee Park, the Victoria State Rose Garden, the Werribee Park National Equestrian Centre, the Werribee Open Range Zoo, the Werribee Race Course precinct and the Werribee river.

THE ASSET

Land: 630m2 (approx) - flat block, premium pocket of Werribee

Zoning: General Residential Zone (GRZ1)

The Proposal – 7 Bedroom Co-Living Home

- Shared kitchen, living and outdoor space designed for comfort & community.
- Built to 1B Victorian Building Code, avoiding lengthy planning permits.
- Target market: professionals, students, key workers seeking affordable, high-quality housing
- Private studio-style rooms (ensuite or private bathroom options).

Investment Snapshot

Metric	Land	Standard House	Co-Living (Proposed)
Price Build		\$300,000, 4 beds	\$735,000 7-beds
Cost Total		\$860,000	\$1,295,000
Rent Weekly		\$570	\$2,660 (7 × \$380)
Rent Annual		\$29,640	\$138,320
Rent Yield		3.44%	10.68%
Y			

Why It Works

Meets urgent demand for affordable rental housing Leverages land efficiency, higher income per sqm.

Yields on par with commercial property, at residential risk levels

Scalable model for multiple lots across growth corridors

Secure Co-Living – Building communities, delivering returns.

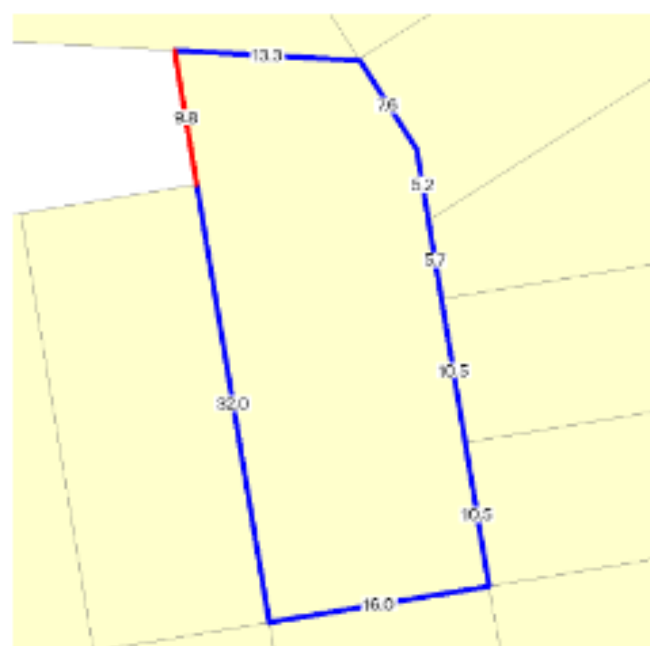
PROPERTY DETAILS

Address: **5 WAVISH COURT WERRIBEE 3030**
 Lot and Plan Number: **Lot 307 PS402885**
 Standard Parcel Identifier (SPI): **307\PS402885**
 Local Government Area (Council): **WYNDHAM**
 Council Property Number: **111980**
 Directory Reference: **Melway 206 B3**

www.wyndham.vic.gov.au

SITE DIMENSIONS

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



Area: 631 sq. m

Perimeter: 111 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: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **WERRIBEE**

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://mapshare.vic.gov.au/vicplan/>

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

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 Directory Reference: **Melway 206 B3**

www.wyndham.vic.gov.au

[Planning Scheme - Wyndham](#)

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STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **WERRIBEE**

OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[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.

Planning Overlays

No planning overlay found

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 the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> 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 \(environment.vic.gov.au\)](#)

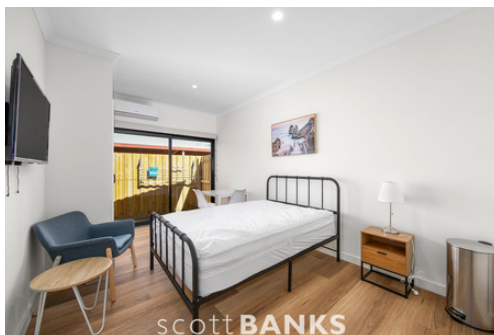
Comparable Rentals

All listings sourced through realestate.com website



5 Gavan Court, Werribee
1 bed, 1 bath Apartment Studio
\$350 per week

Scott Banks Real Estate Group



3 Richmond Crescent, Werribee
1 Bed, 1 Bath, Apartment Studio
\$350 per week

Scott Banks Real Estate Group



37 Margaret Rd, Werribee
1 bed 1 bath, Apartment studio
\$370 per week

Kristy Ford Property Management



41 Edgar St, Werribee
1 Bed, 1 Bath, Apartment Studio
\$395 per week

Scott Banks Real Estate Group

Comparable Rentals

All listings sourced through realestate.com website



3/33 Edgar Street, Werribee
2 beds, 1 bath a gar Unit
\$410 per week

First National Westwood - Werribee



1/34 Jellicoe Street, Werribee
2 Beds, 1 Bath, 1 Gar Unit
\$430 per week

O'Brien Real Estate



19/4 Mantello Drive, Werribee
2 Beds, 2 Baths, 1 Gar
\$480 per week

Merri Bek Real Estate



25 Allunga Way, Werribee
3 beds, 1 bath, 1 Gar
\$420 per week

Area Specialist Real Estate

Contact Us

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