



# Property Report

**44 Ballan Rd  
Werribee 7 Beds**

Prepared by  
Glenn Hamilton

**Oct 2025**



**GRACE HILL**  
BUILDING GROUP

**SECURE CO**  
**LIVING**   
Apartments



44 Ballan Road, Werribee

\$ 1,335,000

## Overview

**Secure Co-Living**



**7**



**7**



**7**



**279**

Property Type

Bedrooms

Bathrooms

Living

Size

## Details

|                                   |                  |
|-----------------------------------|------------------|
| <b>Property Type:</b>             | Secure Co Living |
| <b>Price:</b>                     | \$1,335,000      |
| <b>Land Price:</b>                | \$570,000        |
| <b>Build Price:</b>               | \$735,000        |
| <b>House to Demolish</b>          | \$30,000         |
| <b>Gross Per Week Projected:</b>  | \$2,660          |
| <b>Gross Per Annum Projected:</b> | \$138,320        |
| <b>Gross Yield Projected:</b>     | 10.35%           |
| <b>Property Size:</b>             | 279m2            |
| <b>Land Area:</b>                 | 631m2            |
| <b>Bedrooms:</b>                  | 7                |
| <b>Bathrooms:</b>                 | 7                |
| <b>Living Rooms:</b>              | 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

**\$920,000**  
House & Land Cost

VS

**\$1,335,000**  
House & Land Cost

**\$550**  
Weekly Rent

VS

**\$2,660**  
Weekly Rent

**\$28,600**  
Rent Annually

VS

**\$138,320**  
Rent Annually

**3.1%**  
Rental Yield

VS

**10.36%**  
Rental Yield

Figures are based on the property at 44 Ballan Road 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.

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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

## Market Analysis

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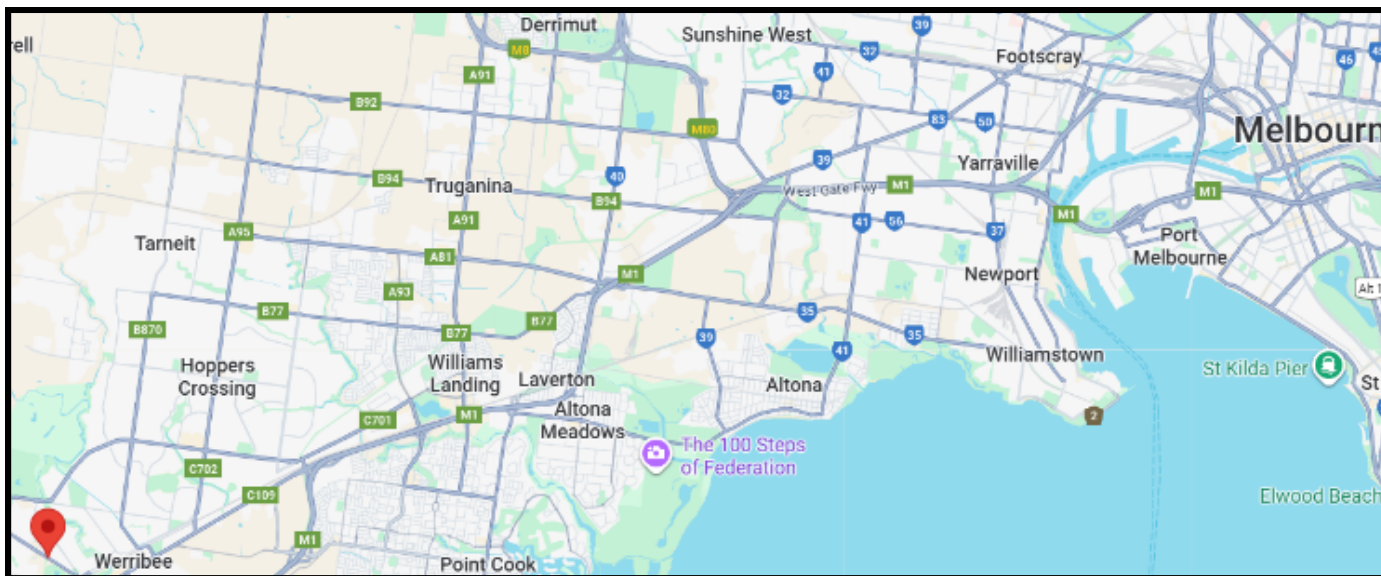
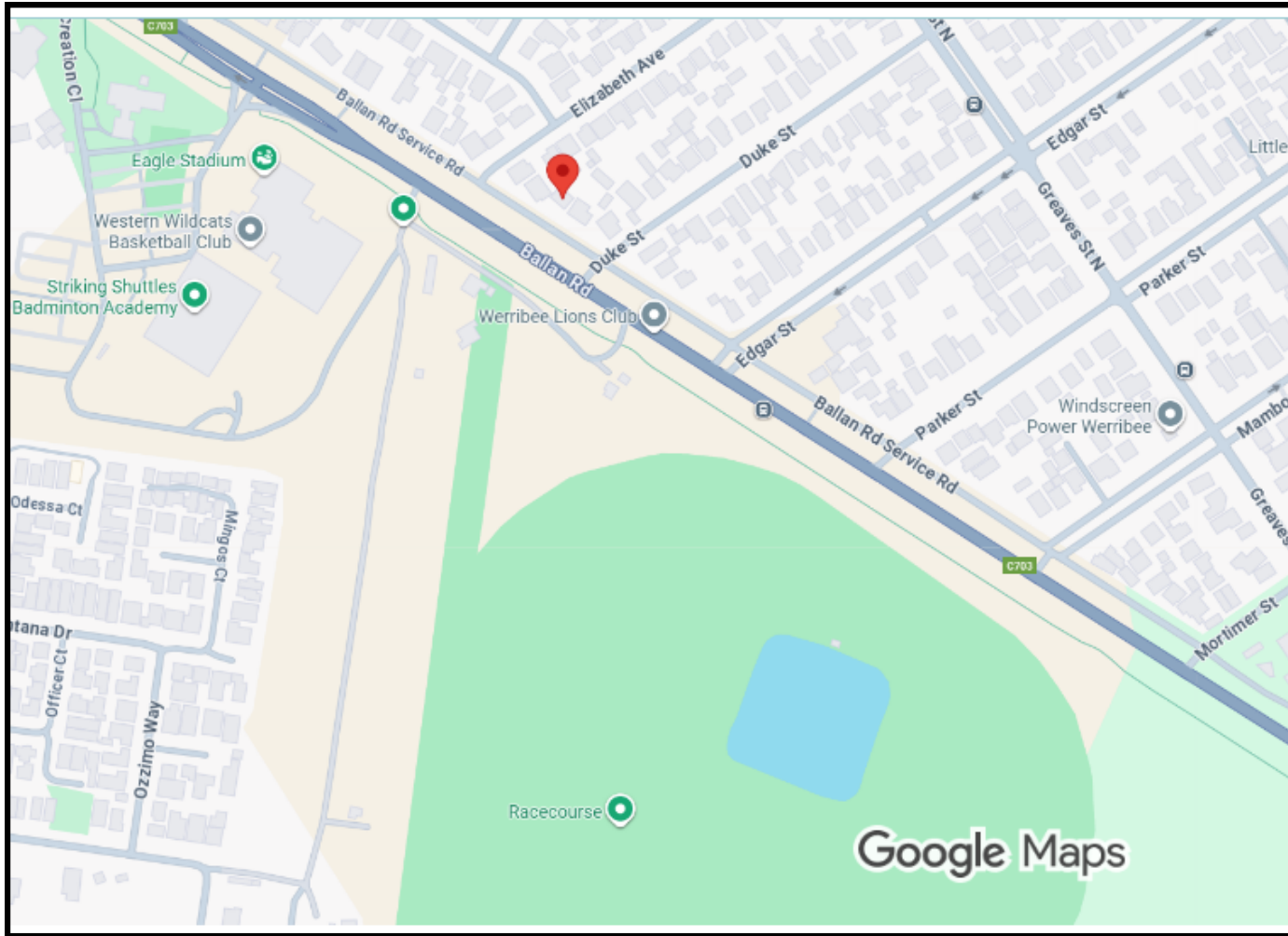
### Suburb

- 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 631 m<sup>2</sup>
  - Its sale price \$ 570,000
  - 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
-



# Property Address

## Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

Property: 44 Ballan Road Werribee

**Land Size:** 631m<sup>2</sup>

**Width Front** 21.3m

**Rear:** 8.8m

**Depth LHS:** 45.7m

**Depth RHS:** 41.m<sup>2</sup>

**House to demolish:** Yes

#### DISTANCE TO PUBLIC TRANSPORT

**1.9kms** Train Werribee Station

**160m** Buses

#### DISTANCE TO SHOPS

**1.8 kms** Werribee Central Shopping Centre

**3.1kms** IGA Werribee

**5.7kms** Werribee Pacific Shopping Centre

#### DISTANCE TO MEDICAL FACILITIES

**1.7kms** Wyndham Vale Health Care & Chemist, Physio

**2.4km** Werribee Medical Center

**1.2km** The Doctors Werribee

**5.9kms** Werribee Hospital

#### SCHOOLS PUBLIC/PRIVATE

**590m** Manorvale Primary Scholl

**690m** Thomas Chirnside Primary School

**740m** St. Andrews Primary School

**1.6kms** Werribee Primary School

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# Property Address

## Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

Property: 44 Ballan Road Werribee

#### VENUES OF INTEREST

- 450m** Werribee Racing Club
- 3.7kms** Riverwalk Village Park
- 7.2kms** Werribee Sculpture Park
- 8.1kms** Werribee Park Mansion
- 8.2kms** Werribee Open Zoo

#### SPORTING FACILITIES

- 500m** Eagle Stadium
- 500m** Western Wildcats basketball club
- 1.9km** Werribee RSL Bowls Club
- 7.6kms** Werribee Golf Club

#### SERVICES CONNECTED OR AVAILABLE

**Electricity Underground:** NO, MAY REQUIRE UNDERGROUND PIT (Additional cost if required)

**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. Left side old may need replacement, Right side good condition, Timber

**Covenants/Design Guidelines:** NIL

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# Secure Co-Living Opportunity

## Real Easy Real Estate Buyers Advocacy Service

Property: 44 Ballan Road 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:** 650m2 (approx) - flat block, premium pocket of Frankston  
**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 | \$765,000 7-beds     |
| Cost Total  |      | \$900,000         | \$1,365,000          |
| Rent Weekly |      | \$570             | \$2,660 (7 × \$380)  |
| Rent Annual |      | \$29,640          | \$138,320            |
| Rent Yield  |      | 3.29%             | 10.13%               |
| 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: **44 BALLAN ROAD WERRIBEE 3030**  
 Lot and Plan Number: **Lot 3 LP32452**  
 Standard Parcel Identifier (SPI): **3\LP32452**  
 Local Government Area (Council): **WYNDHAM**  
 Council Property Number: **100162**  
 Planning Scheme: **Wyndham**  
 Directory Reference: **Melway 205 E7**

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

[Planning Scheme - Wyndham](#)

## 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**  
**OTHER**  
 Registered Aboriginal Party: **Wadawurrung Traditional Owners 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.

## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### HERITAGE OVERLAY (HO)



HO - Heritage 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 25 September 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>

## 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 \(environment.vic.gov.au\)](https://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

Glenn Hamilton

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