



# Project Advocacy Property Report

by Glenn Hamilton

**5 East Road,  
Seaford**

**Dec 2025**



## 5 East Road Seaford

### \$ 1,513,000

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### Overview

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Secure Co-Living	 7	 7	 7	 279m <sup>2</sup>
Property Type	Bedrooms	Bathrooms	Living	Size

### Details

Property Type:	Secure Co Living Single Contract
Price:	\$1,513,000
Land Price:	\$748,000
Build Price:	\$765,000
Demolition Cost Allowance	Nil
Gross Per Week Projected:	\$2,940
Gross Per Annum Projected:	<b>\$152,880</b>
Gross Yield Projected:	<b>10.1%</b>
Property Size:	279m <sup>2</sup>
Land Area:	610 m <sup>2</sup>
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

Secure Co Living 5 beds, 5 baths

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

VS

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

**\$1,068,000**  
House & Land Cost

VS

**\$1,513,000**  
House & Land Cost

**\$600**  
Weekly Rent

VS

**\$2,940**  
Weekly Rent

**\$31,200**  
Rent Annually

VS

**\$152,880**  
Rent Annually

**2.92%**  
Rental Yield

VS

**10.1%**  
Rental Yield

Figures are based on the property at Lot 518, 45 East Road Seaford

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

Seaford is a beachside suburb 36km south east of Melbourne

Seaford recorded a population of 17,215 at the 2021 census

During the 1950s and 1960s, the suburb grew due to affordability, beach proximity and Frankston

Seaford contains the Seaford and Edithvale wetlands, s a 305-hectare (750-acre) nature reserve listed on the Register of the National Estate.

The wetlands are home to a wide variety of bird life, including a number of rare and endangered migratory species protected by international agreements.

The Seaford Foreshore Reserve is one of the few remaining substantial continuous strands of natural coastal vegetation near Melbourne. Seaford is notable for this reserve, which divides the beach from Nepean Highway along the whole length of the suburb.

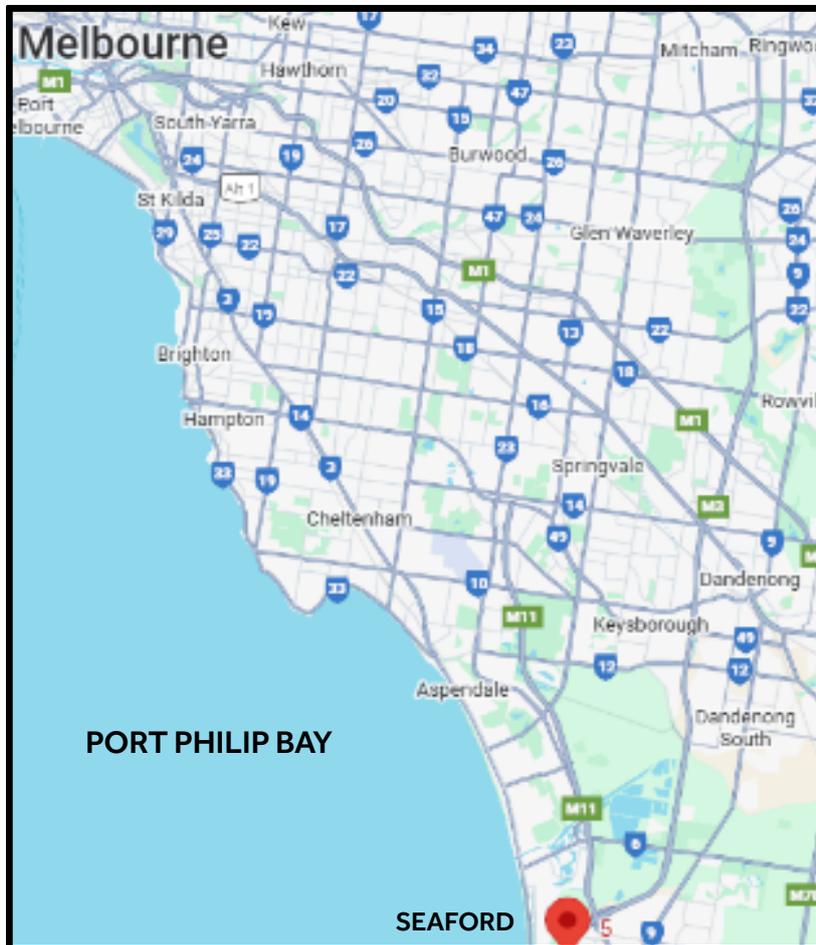
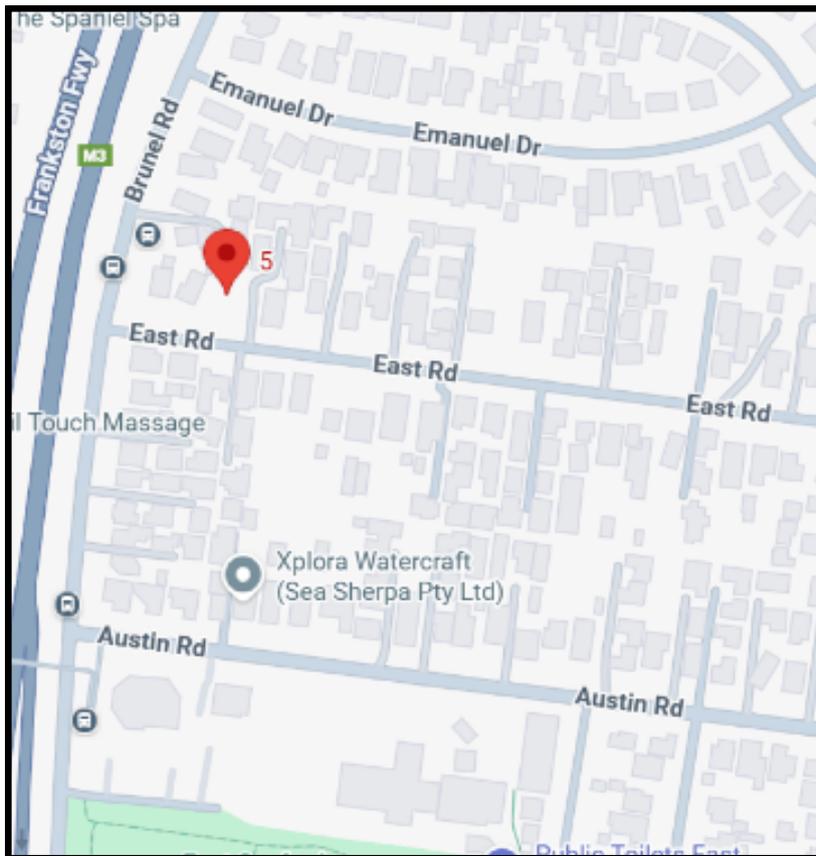
Seaford is serviced by both Bus and Commuter rail. Two railway stations are within the suburb, Seaford and Kananook, on the Frankston railway line.

### Position

#### 5 East Road Seaford

- The property is currently listed as land for sale
  - The block size is approximately 610 m<sup>2</sup>
  - Its sale price \$748,000
  - It is located in a "premium pocket" of Seaford, close to transport, shopping & medical facilities including hospitals & Port Philip Bay
  - The property is in a Residential 1 Zone
-

# Land location



# Property Address

## Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

#### Property: 5 East Road Somerville

Land Size: 610m<sup>2</sup>

15.27m Front boundary width

15.25m Rear boundary width

39.62m Left side boundary length

39.62m Right side boundary length

House to demolish: No

#### DISTANCE TO PUBLIC TRANSPORT

5kms Train, Seaford, Station Street Seaford

450m Buses

#### DISTANCE TO SHOPS

1.7kms Seaford Village, Nepean Hwy Seaford

2.1kms IGA Seaford Road corner Dandenong Frankston Rd Seaford

2.1kms Woolworths supermarket, Nepean Hwy Corner Seaford Road Seaford

5kms Frankston Bayside Shopping Centre

5.5kms Karingal Shopping Centre, Cranbourne Frankston Road Frankston (Karingal)

#### DISTANCE TO MEDICAL FACILITIES

850ms Belvedere Park Maternal & Child Health Centre, Austin Rd Seaford

1.3kms Hartnett Medical Clinic, Hartnett Dve Seaford

1.7kms Seaford Beach Medical Clinic, Nepean Hwy Seaford

6.1kms Frankston Hospital

8.8kms Peninsula Private Hospital

#### SCHOOLS PUBLIC/PRIVATE

400ms St Annes Austin Rd Seaford

1.1kms Belvedere Park Primary, Belvedere Cres Seaford

1.2kms Seaford Park Primary School, East Road Seaford

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# Property Address

## Project Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

#### Property: 5 East Road Seaford

##### VENUES OF INTEREST

- 1.6kms** Seaford RSL, Station St Seaford
- 1.9km** Seaford Surf Life Saving Club, Nepean Hwy Seaford
- 2kms** Port Philip Bay entrance Seaford Road Seaford
- 2.2kms** Seaford Hotel Dandenong Frankston Rd Seaford

##### SPORTING FACILITIES

- 800ms** Belvedere Park Tennis Club, East Road Seaford
- 1.4kms** Belvedere Bowls Club 1.4kms, East Rd Seaford
- 1.5kms** Seaford Tigers Cricket Club & Football ground complex, Belvedere Cres Seaford
- 2.5kms** Frankston Basketball Stadium Wells Rd Frankston
- 3.9kms** National Golf Club, Long Island, Dandenong Frankston Rd Frankston North

##### SERVICES CONNECTED OR AVAILABLE

**Electricity Underground: NO.** May require an underground electricity pit

**Sewer:** Yes

**Council LPD for Stormwater Connection:** Yes

**NBN:** Yes

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

**Residential 1 Zone** 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 Apartment, Unit, Townhouse in this area.

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

**Covenants/Design Guidelines:** NIL

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## PROPERTY DETAILS

Address:	<b>5 EAST ROAD SEAFORD 3658</b>
Lot and Plan Number:	<b>Lot 4 LP65081</b>
Standard Parcel Identifier (SPI):	<b>4/LP65081</b>
Local Government Area (Council):	<b>FRANKSTON</b>
Council Property Number:	<b>1829 59</b>
Planning Scheme:	<b>Frankston</b>
Directory Reference:	<b>Melway 99 H3</b>

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

[Planning Scheme - Frankston](#)

## UTILITIES

Rural Water Corporation:	<b>Southern Rural Water</b>
Melbourne Water Retailer:	<b>South East Water</b>
Melbourne Water:	<b>Inside drainage boundary</b>
Power Distributor:	<b>UNITED ENERGY</b>

## STATE ELECTORATES

Legislative Council:	<b>SOUTH-EASTERN METROPOLITAN</b>
Legislative Assembly:	<b>CARRUM</b>
<b>OTHER</b>	
Registered Aboriginal Party:	<b>Bunurong Land Council Aboriginal Corporation</b>
Fire Authority:	<b>Fire Rescue Victoria &amp; Country Fire Authority</b>

[View location on Google](#)

## Planning Zones

[GENERAL REGIONAL COUNCIL ZONE \(GCZ\)](#)

[ROADSIDE FRONT GENERAL REGIONAL COUNCIL ZONE \(GCZ\)](#)



GCZ - Residential 1      GCZ - Roadside Front Network  
Note: labels for overlays may appear outside the vertical corner - please compare the labels with the legend.

## Planning Overlays

No planning overlays found.

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## 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 \(environment.vic.gov.au\)](https://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 \(environment.vic.gov.au\)](https://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' 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.achris.vic.gov.au/faq/question.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>



## 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)



4/4A Pildra Court, Seaford, 1  
Bed, 1 Bath, Apartment  
\$360 per week

WINEX REAL ESTATE PTY LTD



7/21 Wells Road, Seaford  
1 Bed, 1 Bath, 1 Car, Unit  
\$380 per week

Seachange Property - MORNINGTON



8/298 Nepean Highway, Seaford  
2 Beds, 1 Bath, 1 Car, Apartment  
\$460 per week

Ray White Frankston -



2/38 Railway Parade, Seaford  
2 Beds, 1 Bath, 2 Cars, Unit  
\$495 per week

Harcourts - Carrum Downs

## Comparable Rentals

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



14/1 Young Street, Seaford  
2 Beds, 1 Bath, 2 Cars, Unit  
\$520 per week

Harcourts - FRANKSTON



1/173 Seaford Road, Seaford  
2 Beds, 1 Bath, 2 Cars, Unit  
\$540 per week

Aquire Real Estate



32/99-101 Nepean Hwy, Seaford  
2 Beds, 1 Bath, 1 Car, Townhouse  
\$595 per week

Buxton Bentleigh



2/40 East Road, Seaford  
3 Beds, 2 Baths, 2 Cars Townhouse  
\$650 per week

Harcourts

## Contact Us

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