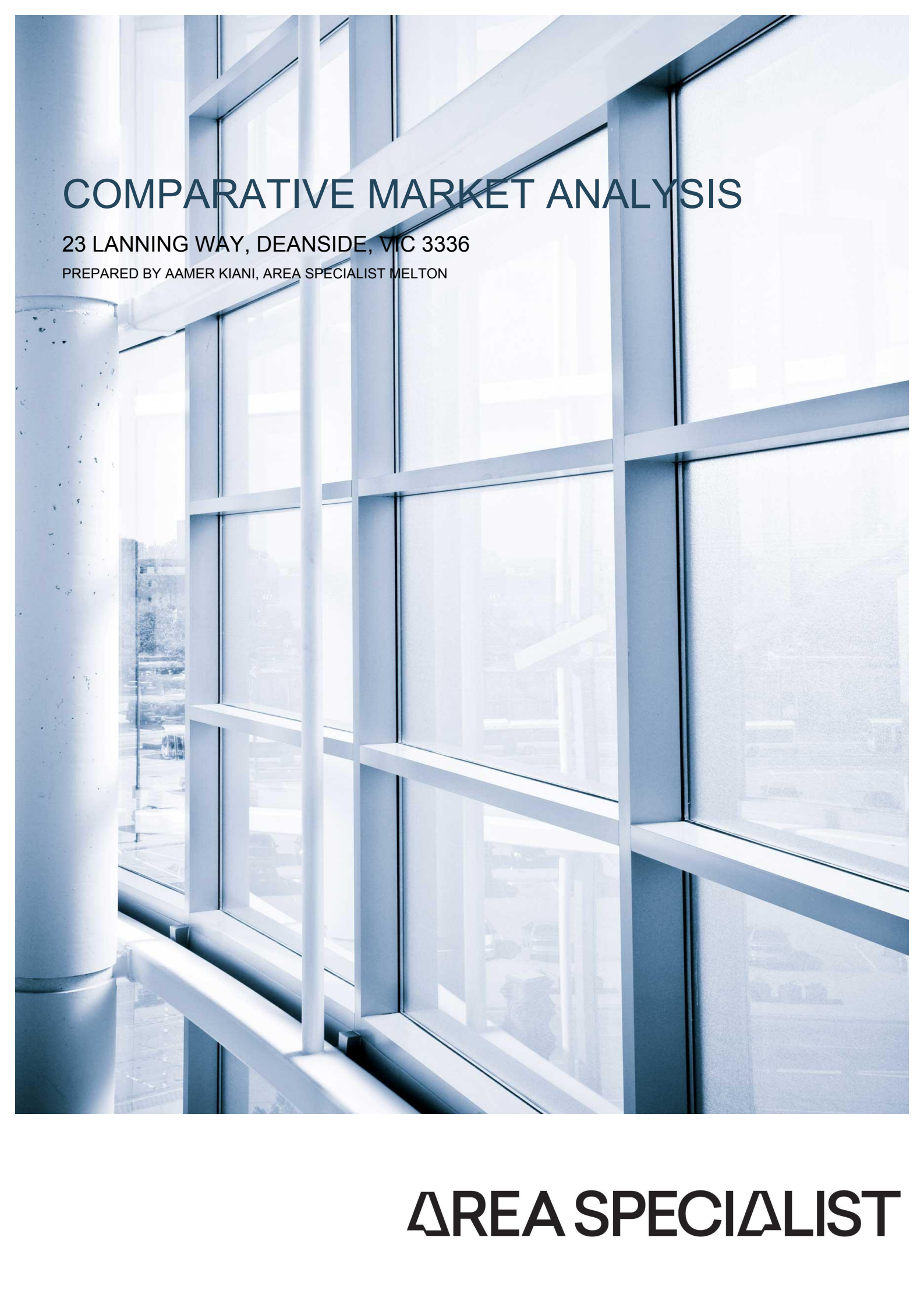




COMPARATIVE MARKET ANALYSIS

23 LANNING WAY, DEANSIDE, VIC 3336

PREPARED BY AAMER KIANI, AREA SPECIALIST MELTON

AREA SPECIALIST

AREA SPECIALIST

Nishaan Pty Ltd
23 Lanning Way
Deanside, VIC, 3336

Aamer Kiani
Area Specialist Melton
Phone: 0434 131 501
Office Phone: 03 87327931
Email: aamerk@areaspecialist.com.au

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23 LANNING WAY, DEANSIDE, VIC 3336



Owner Details

Owner Name(s):	THE PROPRIETORS	Owner Type:	Owner Occupied
Owner Address:	N/A		
Phone(s):			

Property Details

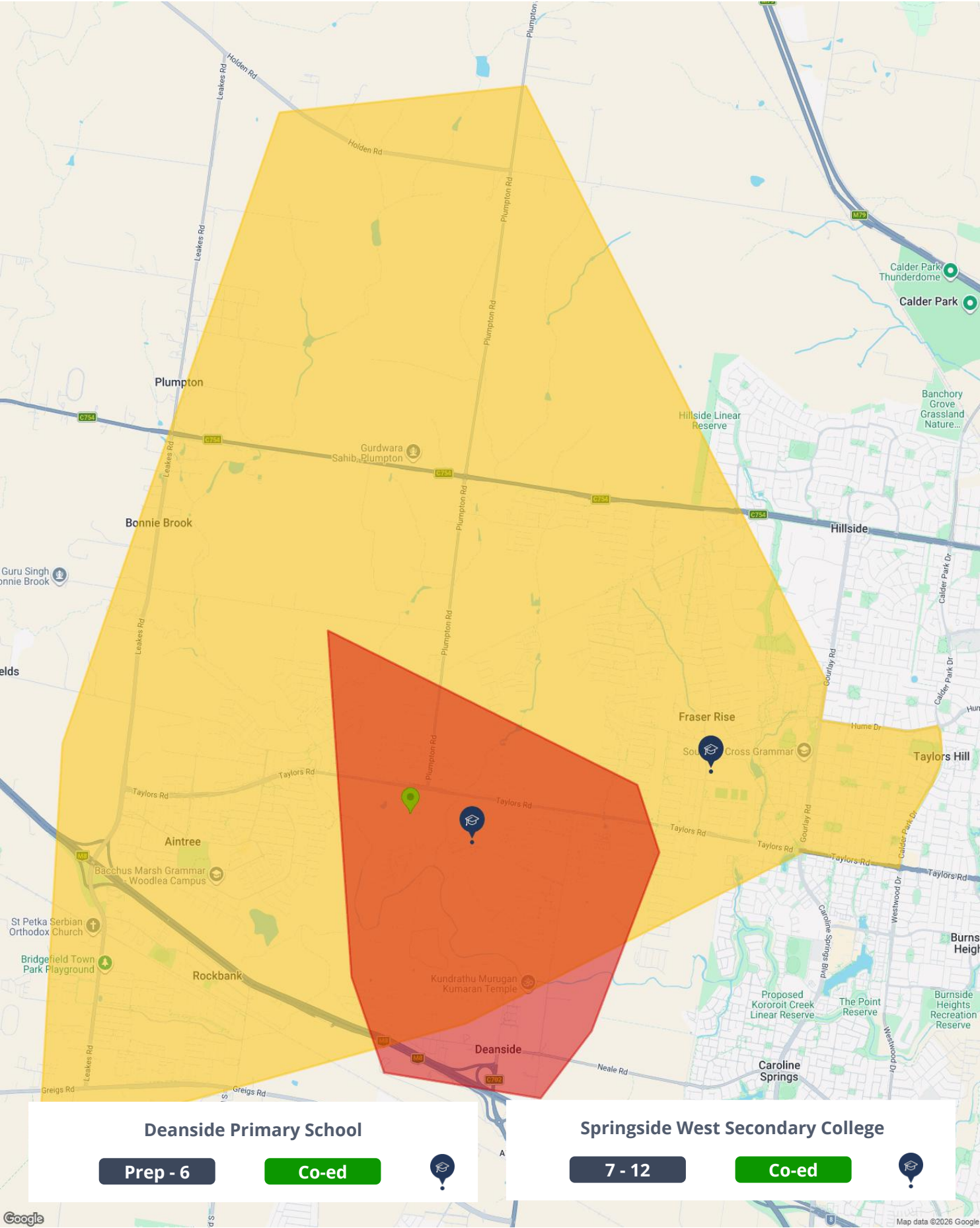
Property Type:	Vacant Land - N/A			
RPD:	324//PS914921 (12606196)			
Land Use:	VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT	Area:	289 m²	
Zoning:		Area \$/m2:	\$1,104	
Council:	MELTON CITY	Water/Sewerage:		
Features:		Property ID:	1519879012 /	
		UBD Ref:	UBD Ref: 187 F14	

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 319,000	18/11/2025	THE PROPRIETORS	289 m²	Normal Sale	No

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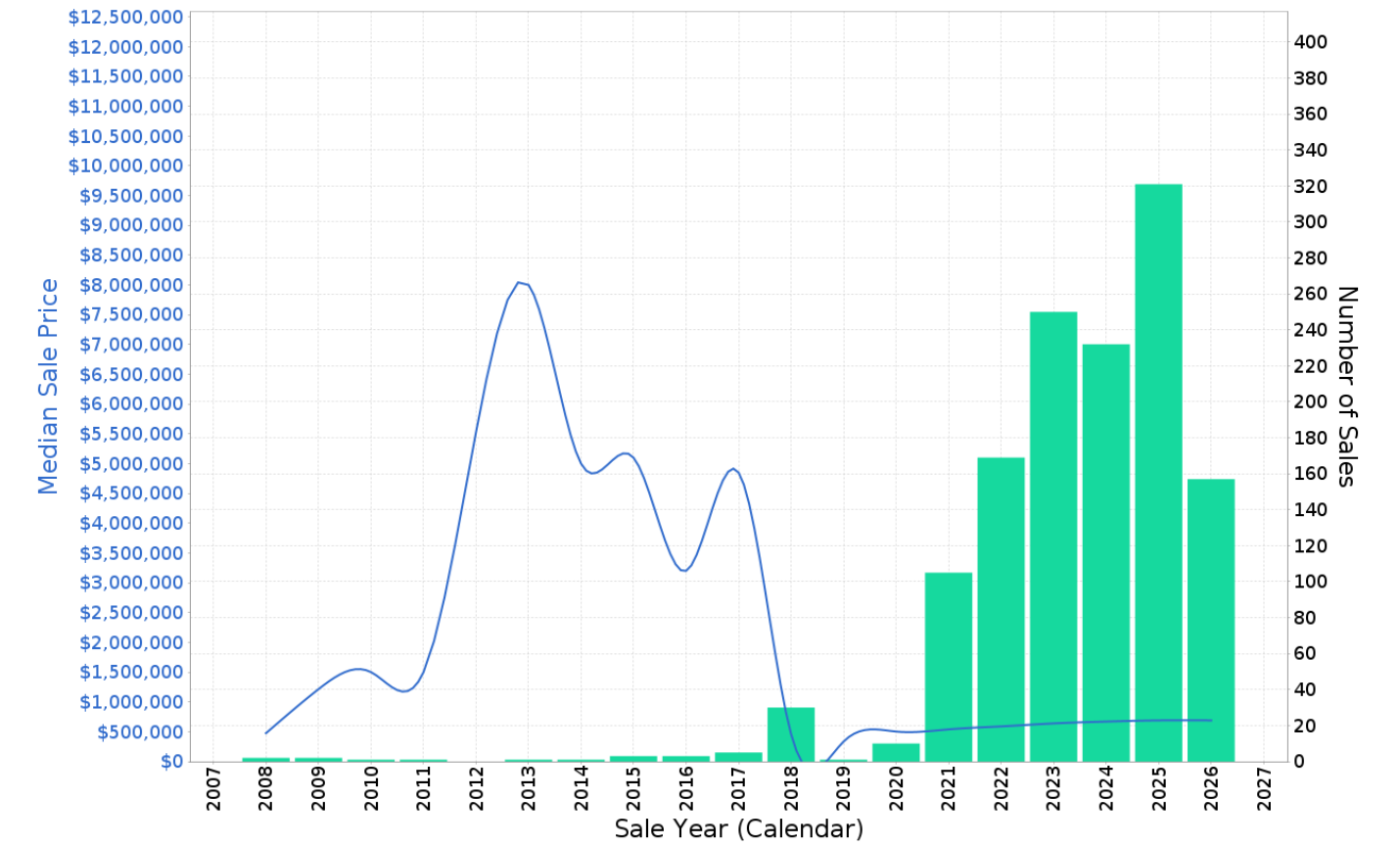
School Catchment Areas



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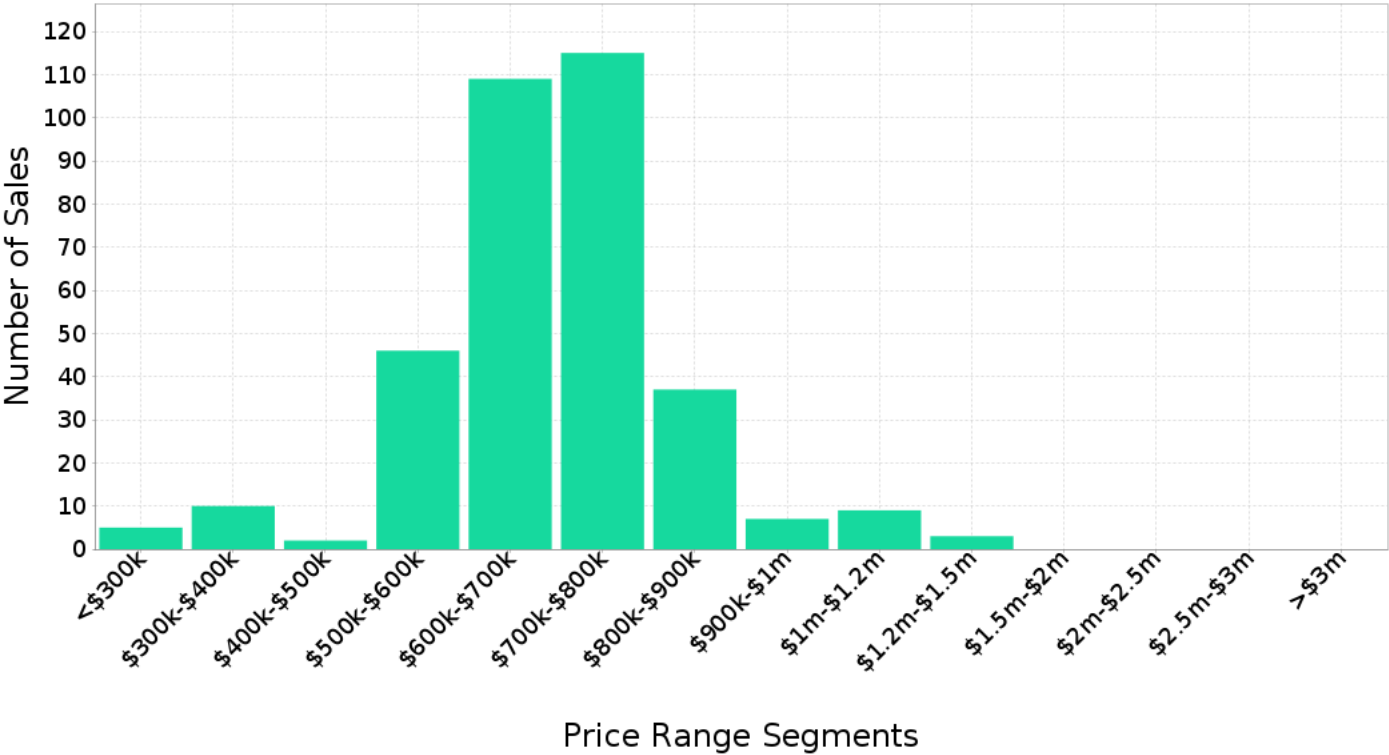
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2008	2	\$ 475,000	\$ 475,000		\$ 200,000	\$ 750,000
2009	2	\$ 1,215,000	\$ 1,215,000	155.8 %	\$ 980,000	\$ 1,450,000
2010	1	\$ 1,500,000	\$ 1,500,000	23.5 %	\$ 1,500,000	\$ 1,500,000
2011	1	\$ 1,500,000	\$ 1,500,000		\$ 1,500,000	\$ 1,500,000
2012	0					
2013	1	\$ 8,000,000	\$ 8,000,000		\$ 8,000,000	\$ 8,000,000
2014	1	\$ 5,000,000	\$ 5,000,000	-37.5 %	\$ 5,000,000	\$ 5,000,000
2015	3	\$ 5,103,333	\$ 5,100,000	2.0 %	\$ 1,210,000	\$ 9,000,000
2016	3	\$ 3,433,333	\$ 3,200,000	-37.3 %	\$ 1,100,000	\$ 6,000,000
2017	5	\$ 7,797,998	\$ 4,850,000	51.6 %	\$ 340,000	\$ 16,499,989
2018	30	\$ 1,047,492	\$ 459,000	-90.5 %	\$ 263,000	\$ 6,800,000
2019	1	\$ 335,000	\$ 335,000	-27.0 %	\$ 335,000	\$ 335,000
2020	10	\$ 3,088,000	\$ 502,250	49.9 %	\$ 317,500	\$ 22,500,000
2021	105	\$ 559,888	\$ 539,000	7.3 %	\$ 260,000	\$ 900,000
2022	169	\$ 606,304	\$ 589,000	9.3 %	\$ 356,000	\$ 1,370,000
2023	250	\$ 654,552	\$ 639,000	8.5 %	\$ 352,000	\$ 1,200,000
2024	232	\$ 675,276	\$ 670,000	4.9 %	\$ 354,350	\$ 1,450,000
2025	321	\$ 729,118	\$ 690,000	3.0 %	\$ 145,000	\$ 16,443,377
2026	157	\$ 696,616	\$ 690,000		\$ 289,000	\$ 1,300,000

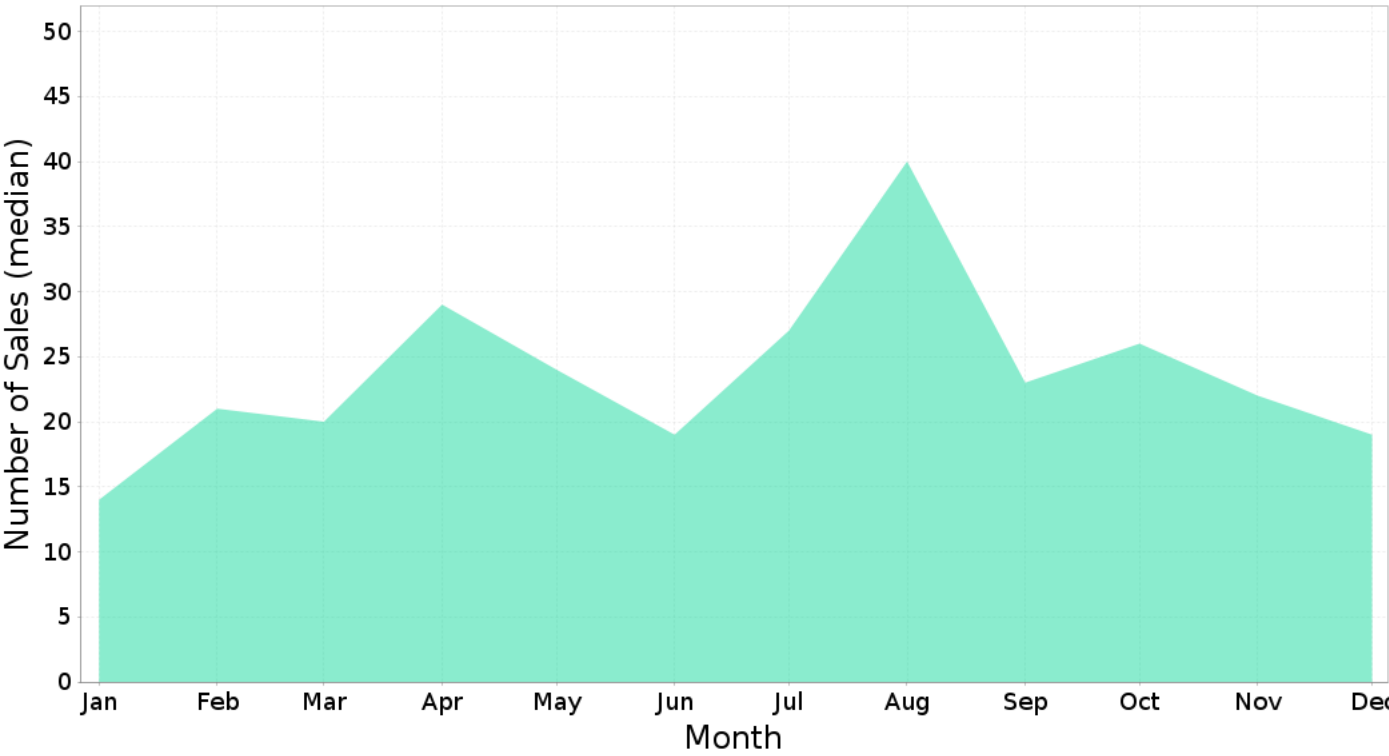


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Price Segmentation

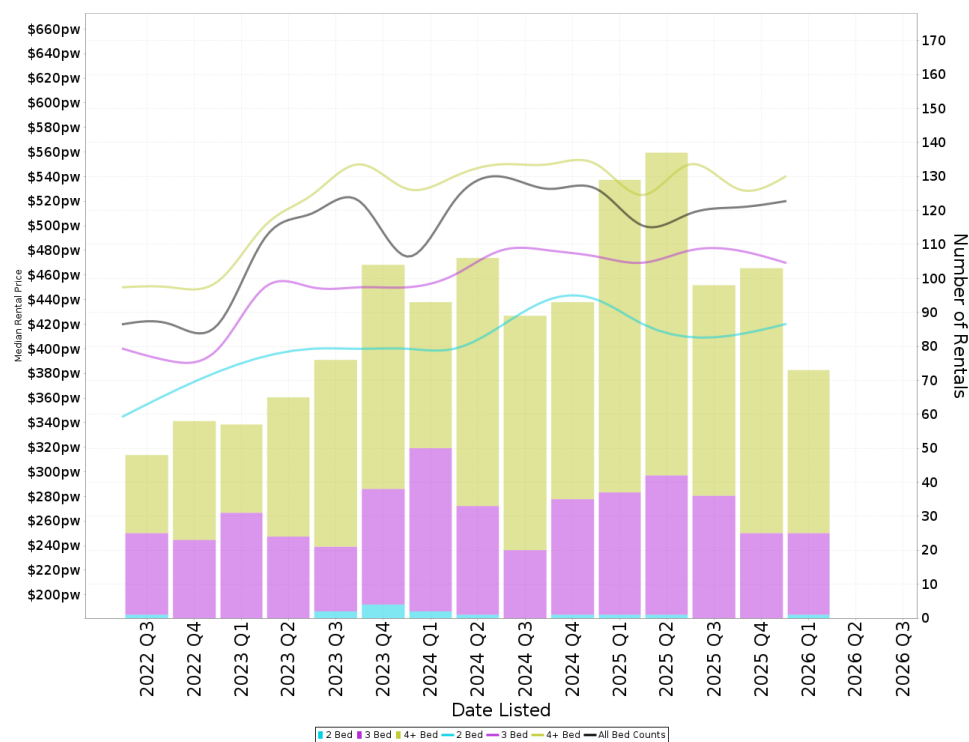


Peak Selling Periods



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.5%

Current Median Price: \$699,000
Previous Median Price: \$682,000

Based on 592 registered House sales compared over the last two rolling 12 month periods.

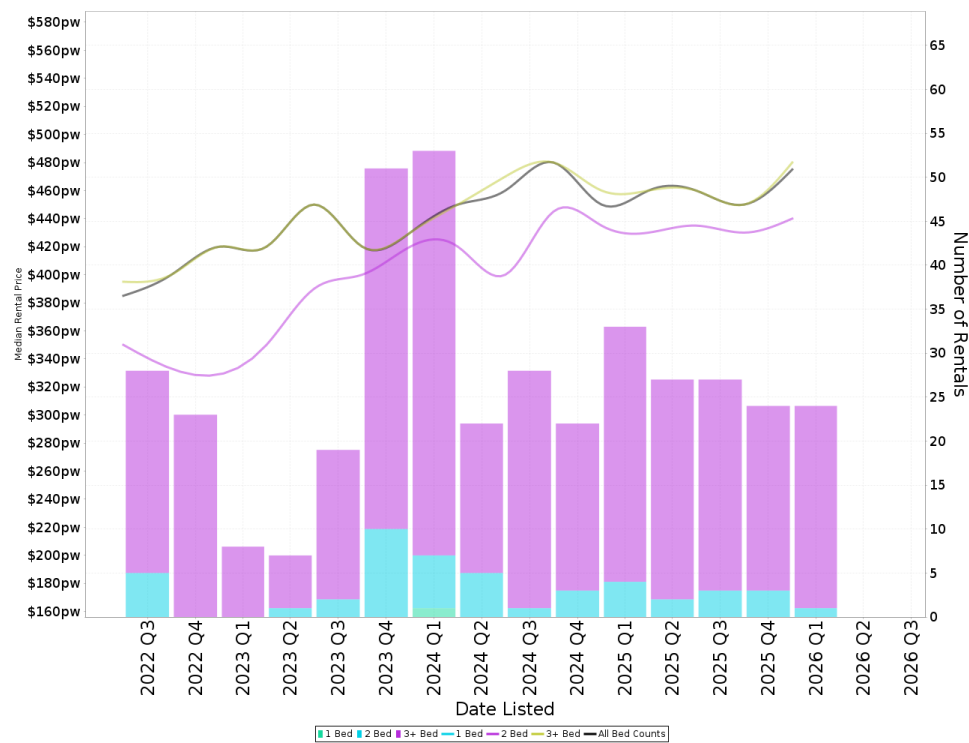
Suburb Rental Yield

+3.8%

Current Median Price: \$699,000
Current Median Rent: \$510

Based on 274 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.9%

Current Median Price: \$553,750
Previous Median Price: \$495,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

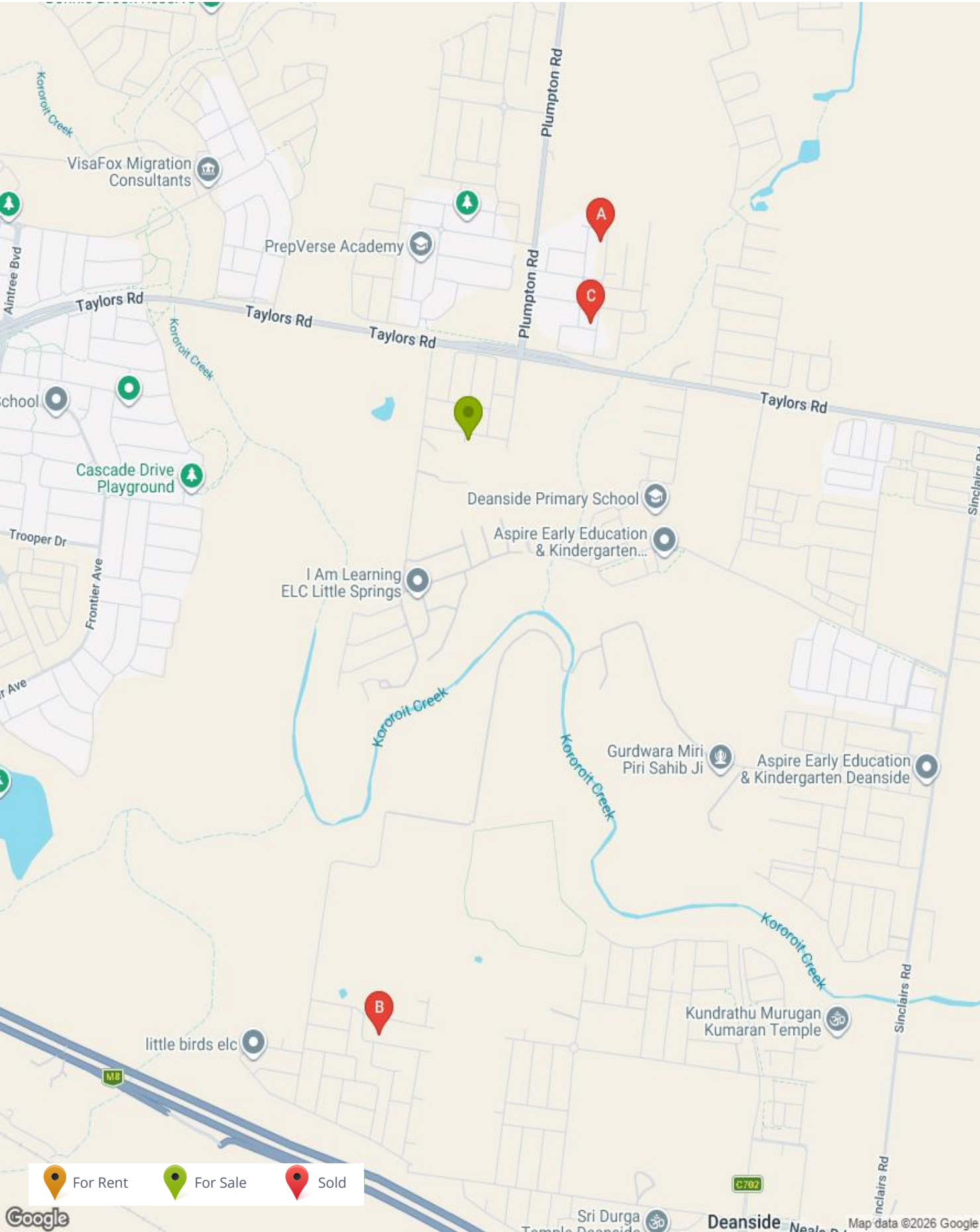
+4.3%

Current Median Price: \$553,750
Current Median Rent: \$460

Based on 75 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



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Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$700,000 and the highest sale price is \$730,000 with a median sale price of \$715,000. Days listed ranges from 22 to 277 days with the average currently at 150 days for these selected properties.

35 ANGHOR DR, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 H11
Distance from Property: 769m



4



2



2



Property Type: House
Area: 350 m²
Area \$/m²: \$2,043
RPD: 408//PS848513

Sale Price: **\$715,000 (Normal Sale)**

Sale Date: 14/03/2026 Days to Sell: **277 Days**

Last Price: UNDER OFFER : Chg %:

First Price: THURSDAY 6PM-6.30 Chg %:

Features: STUDY, IMPROVEMENTS: FLOORBOARDS, DISHWASHER



21 CROTONE AVE, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 E1
Distance from Property: 1.9km



4



3



-



Property Type: House
Area: 293 m²
Area \$/m²: \$2,389
RPD: 2133//PS913462

Sale Price: **\$700,000 (Normal Sale)**

Sale Date: 15/03/2026 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

Features:



10 EMILIA CCT, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 G12
Distance from Property: 554m



4



3



2



Property Type: House
Area: 365 m²
Area \$/m²: \$2,000
RPD: 110//PS836034

Sale Price: **\$730,000 (Normal Sale)**

Sale Date: 20/03/2026 Days to Sell: **22 Days**

Last Price: \$730,000 Chg %:

First Price: Awaiting Price Guide Chg %: **-1.2%**

Features:



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23 LANNING WAY, DEANSIDE, VIC 3336



Appraisal Price

This market analysis has been prepared on 15/09/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$689,000 to \$739,000

Contact your agent for further information:

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Mobile: 0434 131 501
Office: Area Specialist Melton
Office Phone: 03 87327931
Email: aamerk@areaspecialist.com.au