



**POSITIVE INCOME
PROPERTIES**



**100% 5 Year
Rental
Guarantee**



 3 + 3

 1 + 1

 3 + 3

 291M²

MULTITENANT DUPLEX HOMES

6 BEDROOMS

Uptown Estate
Shepparton VIC 3631

Design Features

- 900mm Stainless Steel Appliances
- Stone bench tops to kitchen and vanities
- Tiled shower base
- Up to 25 Downlights included +
- 600 x 600mm Porcelain Tiles to wet areas
- Remotes to Garage Door
- Timber Look Garage door
- Tv antenna
- NBN Provisions
- Coloured Driveway (up to)40m2
- Clothesline
- 2.7m ceilings
- Dishwasher
- Brick over windows
- Split system to main living area

Purchase Price

\$1,146,000

Property Information

- **Build Size** : 291 square metres
- **Build Price** : \$856,000
- **Land Size** : 1080 square metres
- **Land Price** : \$290,000
- **Estate** : Uptown
- **Region** : Shepparton
- **Land Registration Date** : Registered

Returns at 4.08%

\$900 per week or \$46,800 per annum

Co-Living Investment Option

This duplex also presents a compelling Co-Living opportunity

Returns at 7.08%

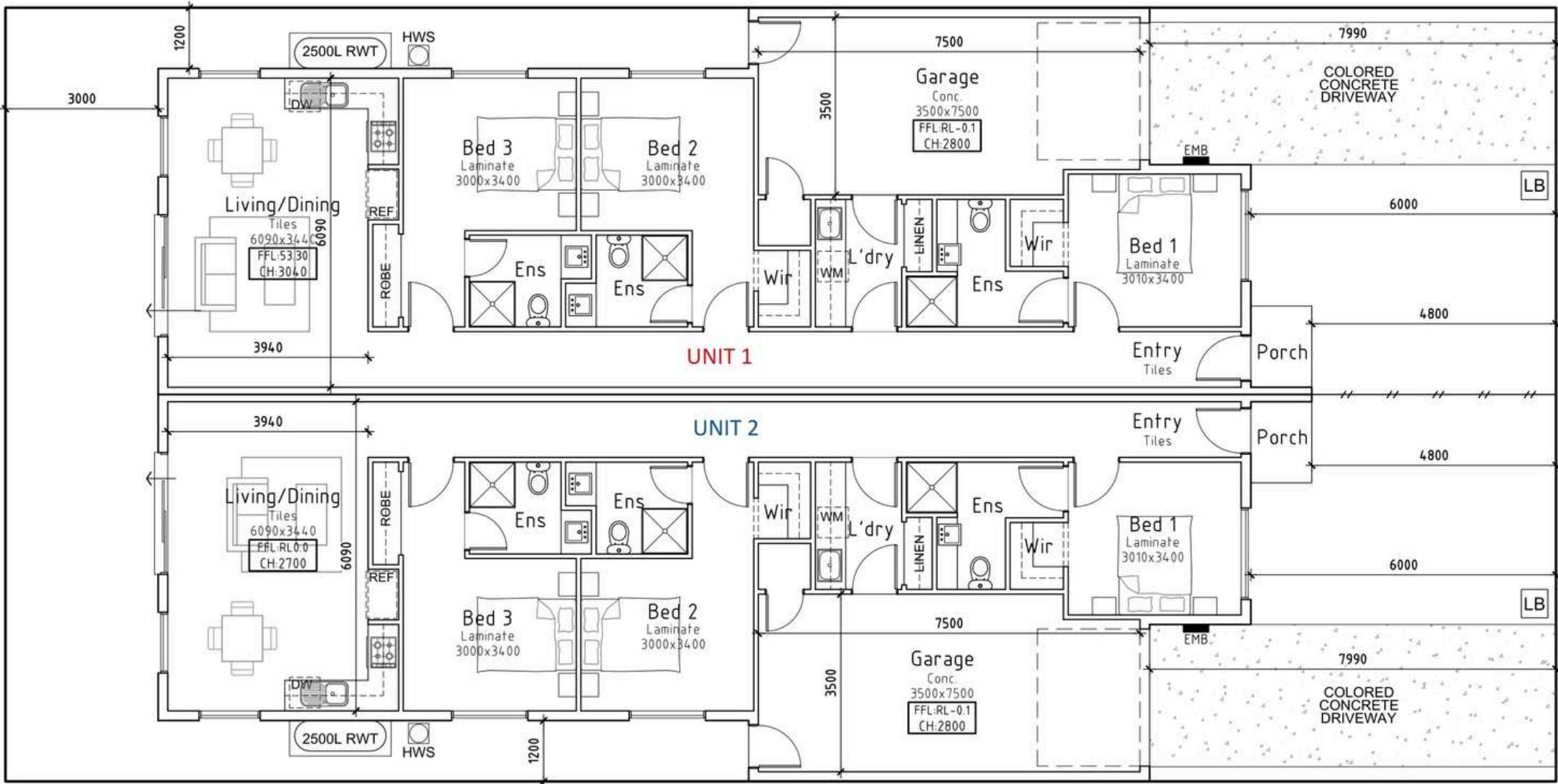
\$1,560 per week or \$81,120 per annum

Please visit [colivinginvestment](#) for further information

**🏠 POTENTIAL CAPITAL UPLIFT: \$200,000+ THROUGH
FUTURE INDIVIDUAL DWELLING SALES**

VISIT

[Duplex Investment Properties](#)





30 March 2026

Re: Appraisal

Thank you for the opportunity to provide a rental opinion on the above-mentioned property. The property is a house with 3 + 3 bedrooms, 3 + 3 bathroom property with 1 + 1 parking space(s).

After reviewing similar properties in that area, it is my opinion that the current market rent for this is \$900 per week.

About us

Certainty Property brings a unique perspective to property management. We understand that as an investor, you want your property manager to work as hard as they would if they were managing their own property. Our approach to property management delivers exceptional results for thousands of clients just like you.

Our rent guarantee

Certainty Property is one of the only property managers in the country to offer a comprehensive rent guarantee on all properties we manage. If you'd like to find out more about our rent guarantee, please don't hesitate to reach out on the details below and our team will happily assist.


Our service

With over 650 five-star reviews, Certainty Property is one of Australia's most highly rated property managers and provides one of the most competitive management fees on the market. We pride ourselves on the exceptional service given to owners and tenants alike.

Kind regards,

A handwritten signature in black ink, appearing to be 'S.P.' or similar initials, written in a cursive style.

LREA
Certainty Property
ABN: 85 631 059 866

 1300 577 298

 certaintyproperty.com.au

 partners@certaintyproperty.com.au

Sapphire home **inclusions**

Services

- Sewerage connected to the Legal Point
- Storm-water connected to Council's Legal point of Discharge
- Electricity connected to authority's underground supply
- Extension of gas supply provided by Authority connected to Meters
- Telephone points wired and provision for connection

Preliminary Site Works and Foundations

PRECONSTRUCTION DOCUMENTATION

- Working Drawings (for single dwelling)
- Engineering
- Energy Report
- Soil Report
- Site Survey
- Developers Approval
- Building Permit
- PLEASE NOTE - This is included for single dwellings in a newly subdivided area only.

SITE PREPARATION

- Site Cost and connection based on land size up to 450m2, and upto 300 mm fall over building
- Fixed Site Cost upto H2 Slab. (Piers and edge beams not included)

FOOTINGS AND SLAB

- Residential Slab Construction as per AS 2870
- Engineer designed concrete slab (site-specific) to standard Class H soil (as per plans)

TERMITE PROTECTION

- As per AS 3660.1-2000

Carpentry Works

- Pre-fabricated timber frames and sizes as per AS 1684
- Engineered roof trusses as per plan
- Ceiling height 2550 mm
- Eaves to front facade (if required) as per designer guideline

External Windows and Sliding Doors

- Aluminum awning/sliding windows and doors, residential grade powder coated with a choice of colours from the builders standard range.
- Single glazing and obscure as standard (Variation cost applies if Double Glazing windows required per Energy Rating Report)
- Key-locks throughout

Fixings

- Architraves - 67mm x 18mm pre-primed MDF
- Skirting - 67mm x 18mm pre-primed MDF
- Single melamine shelf and hanging rail and smart-robe doors from the builders standard range to all robes and WIR.

Doors

EXTERNAL

- Solid External entry door 2040 mm X 820mm from Builders Range
- Dead locks for external door from the builders standard range
- Choice of lever handles from the builders standard range for external and internal doors

INTERNAL

- 2040 X 820 mm Flush panel Doors from Builders Range
- Lever Handle | From Builders Range

GARAGE DOOR

- Panel Lift Door with 2 remotes (site specific)

Stairs and Balustrade (for double storey only)

- MDF stairs (risers and stringer) with a carpet of your choice from the builders' standard range.
- 42mm X 42 mm chamfered profile timber balustrade, painted
- 65mm X 45mm colonial profile handrail, painted

Roofing

- Concrete roof tiles From Builder Range
- Metal Fascia - Colorbond | Color from the builders standard range
- Gutters and Box Gutters - Colorbond | Color from the builders standard range
- Downpipes - Colorbond | Color from the builders standard range
- Flashings and Rain Heads (If Required) - Colorbond | Color from the builders standard range

Brickwork, Masonry and External Cladding

- Selection of Bricks from the builders standard range Face Bricks
- Natural Mortar
- Brick on edge of Window sills where applicable
- Upper Storey Cladding 75mm polystyrene rendered as per plan (Double Storey Only)

Kitchen

CABINETS AND BENCH TOP

- Cabinets with Silk Finish laminate doors
- White melamine shelving to all cupboards
- 20mm Stone bench-top builders range
- Tiled splashback to underside of overhead cupboards
- Stainless Steel 1 ¾ bowl with one side drainer - | Model: TBA
- Chrome mixer from the builders standard range
- Overhead cupboards (as per plan)

APPLIANCES

- 900mm Stainless Steel Oven from the builders standard range
- 900mm Stainless Steel Rangehood from the builders standard range
- 900mm Stainless Steel Cooktop from the builders standard range
- 600mm Stainless Steel Dishwasher from the builders standard range

Sapphire home **inclusions**

Bathroom and Ensuite

- Ceramic slim top white vanity with 20mm stone (as per plan)
- Chrome mixers to the vanities and showers from the builders standard range
- Semi framed shower screens
- Rise-up square arm in the shower from the builders standard range
- Poly marble shower base
- Imperial-ware toilet suites with cistern from Builder Range
- Towel rail to ensuite and bathroom from the builders standard range
- White Bath from the Builders Standard Range
- Mirror above vanities

Laundry

- 45L Stainless Steel trough – Builder's Range
- Chrome Mixer – Builder's Range

Plumbing

- UPVC underground supply
- Hot water piper service throughout including brass fittings
- Cold Water - UPVC service
- Gas installed from the metre to the (single) dwelling (upto 6m)
- 2 x wall mounted external water taps (front/rear)

SOLAR HOT WATER

- Chromagen Solar Hot Water System
- If recycled water is available from the estate, only instantaneous hot water system will be supplied in lieu of solar hot water

RAINWATER TANK

- If rain water tank is required, no solar hot water or recycle water will be provided.

Insulation

- R3.5 Batts for ceiling (subject to 6 star energy rating)
- R2.0 for Walls (Excluding garage)
- Sarking Installed to external side of the frame with joints lapped and taped

Floor Coverings

- Wet Areas Kitchen – Porcelain tiles selected from builder's range
- Carpet and Underlay to Bedrooms and Study – Selected from builder's range
- Flooring Joints – Metal chrome floor joint will be used where unlike floor coverings merge
- Living, meals and passage - timber laminate flooring

Heating and Cooling

- Braemer gas ducted heating | Upto 7 points

Electrical

- Light points with batten holders and bulbs as per plan
- LED downlights (up to 25 lights)
- 2 telephone points
- 2 TV. points
- 2 external flood light
- Exhaust fans to bathrooms
- Smoke detectors as per plan hard wired

Internal Walls and Ceiling Linings

- 10mm Plasterboard
- 10mm W.R. board to wet areas
- 75mm cornice throughout

Painting

- 3 Coats high gloss paint to internal timber doors and woodwork
- 3 Coats paint in a high gloss to all external doors
- 3 Coats paint to timber and PVC components
- 3 Coats paint in white to eave lining

Wall and Floor Coverings

WALL TILING

- Bathroom/Ensuite– Porcelain tiles from builder's range, 300mm above vanities and 2100mm height to showers
- Laundry – Porcelain tiles from builder's range, 300mm above trough

Turnkey items

- 900mm Stainless Steel Appliances
- Stone bench tops to kitchen and vanities
- Tiled shower base
- Up to 25 Downlights included +
- 600 x 600mm Porcelain Tiles to wet areas
- Remotes to Garage Door
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Duplex Arizona (+\$28,000)



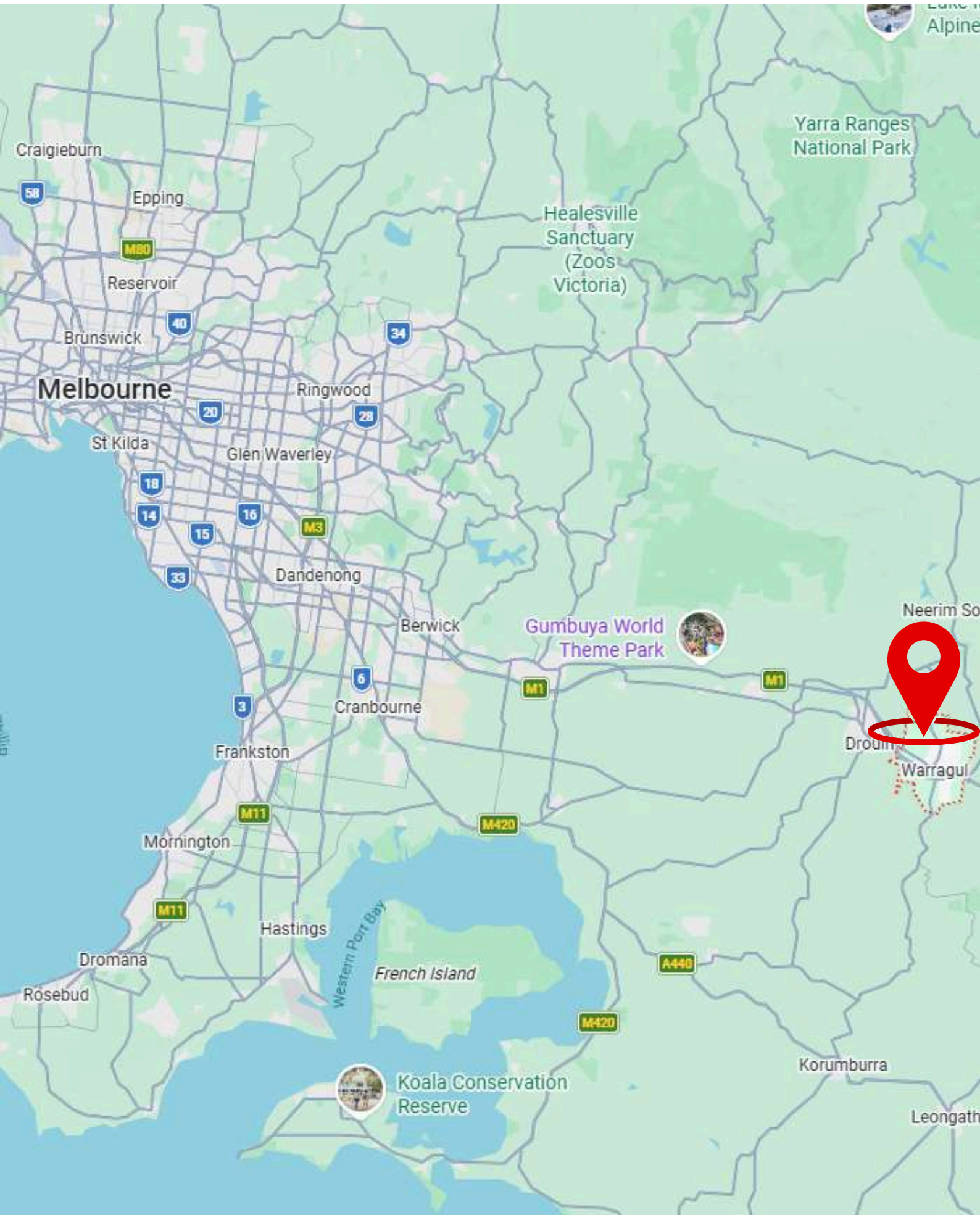
Duplex Clinton (+\$20,000)



Duplex Signature (+\$50,000)



Duplex Bond (+\$30,000)



Melbourne

Gumbuya World Theme Park

Healesville Sanctuary (Zoos Victoria)

Koala Conservation Reserve

Yarra Ranges National Park

Neerim So

Drouin Warragul

Korumburra

Leongath



EXECUTIVE SUMMARY

Warragul (postcode 3820) is the primary commercial, administrative, and service centre of the West Gippsland region, situated 102 kilometres south-east of the Melbourne CBD within the Shire of Baw Baw. Over the past decade, Warragul has established itself as one of Victoria's most consistently high-performing regional growth markets, driven by interstate and intrastate migration, comparatively affordable housing, strong employment diversification, and superior lifestyle credentials relative to metropolitan fringe alternatives.

This Information Memorandum provides a comprehensive assessment of the location's demographic profile, economic indicators, property market dynamics, infrastructure pipeline, and investment considerations. The data presented draws on the 2021 ABS Census, 2024–2026 estimated resident population figures, CoreLogic/Cotality market data, and state government planning documents.

~25,947 Est. Population Nov 2025	3.3% 10-Yr CAGR (Pop.) Per annum	\$649,500 Median House Price Dec 2025	4.25% Rental Yield (House) Gross	2.7% Unemployment Rate Sep 2025
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PROPERTY MARKET ANALYSIS

Residential Market Overview

The Warragul residential property market is characterised by tight supply, sustained demand from interstate and intrastate migrants, and a price point that remains significantly below Melbourne's median — providing an ongoing relative value proposition that continues to attract both owner-occupiers and investors.

The market is predominantly detached housing (92% of recent construction approvals), reflecting the demographic profile of families and semi-rural lifestyle seekers. New attached dwelling supply remains limited (8% of approvals), creating a structural opportunity in the medium-density segment.



RENTAL MARKET

The Warragul rental market remains structurally tight, with vacancy rates reported at approximately 1.7% – well below levels indicative of a balanced market (typically considered 3%). House rental vacancy rates for regional Victoria broadly fell to 1.2% in December 2025, reflecting continued inward migration and constrained rental stock. Weekly rents for houses have increased by approximately 28% over the past five years, providing investors with real rental income growth.

Rental Market Key Indicators

- Vacancy Rate: ~1.7% (functionally tight; strong protection against extended vacancies)
- House Median Rent: \$565/week (CoreLogic Dec 2025); ~\$520/week (Aussie Homes data)
- House Rent 5-Year Growth: ~28%
- Unit Median Rent: \$410/week; 5.15% gross yield – highest yield tier in the market
- Social housing: \$16.5M, 51-unit Big Housing Build project completing in 2025 adds affordable housing supply

INVESTMENT CONSIDERATIONS

Investment Strengths

- Relative affordability: Median house price ~\$649,500 vs Melbourne median (~\$900,000+), offering a substantial entry price discount
 - Strong population growth: 3.3% CAGR, driven by structural interstate migration and proximity to Melbourne
 - Tight rental market: Sub-2% vacancy rates and 4.25%–5.15% gross yields exceed many metropolitan alternatives
 - Infrastructure investment pipeline: Road, utilities, social housing, and long-term hospital project provide future demand anchors
 - Employment diversification: Healthcare, education, and construction sectors provide resilience across economic cycles
- Land value appreciation: 35% house price growth over five years with further growth expected as Precinct Structure Plans are delivered



Investment Risks & Considerations

- Interest rate sensitivity: Affordability index stretches to ~35 years at current median prices; market sensitive to rate changes
- Infrastructure delivery uncertainty: New West Gippsland Hospital has been subject to repeated delays; construction yet to commence as of Q1 2026
- Unit market weakness: Flat to negative annual unit price growth (-0.67%) reflects limited unit demand at current supply levels
- Commuter dependency: A portion of demand relies on Melbourne employment accessibility; any sustained disruption to V/Line services would impact values
- School and services capacity: Rapid population growth creating pressure on existing infrastructure ahead of planned upgrades

SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Strong population growth (3.3% CAGR) • V/Line rail access to Melbourne (90 mins) • Affordable relative to metropolitan alternatives • Diversified employment base • Strong food & agricultural heritage • Comprehensive education sector • Active development pipeline with PSP framework 	<ul style="list-style-type: none"> • Healthcare infrastructure below community need • Unit/apartment market underperforming • Commuter dependency on Melbourne employment • Accommodation & food services under-represented • Infrastructure capacity pressures from rapid growth • Limited public transport frequency within town
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • New West Gippsland Hospital – construction catalyst • Medium-density housing gap (only 8% of supply) • Remote/hybrid work normalisation driving relocations • Agribusiness and food manufacturing investment • Precinct Structure Plan enabling new land releases • Commercial development expansion (\$70.6M in approvals) • Sewer infrastructure enabling north-east development 	<ul style="list-style-type: none"> • Interest rate increases compressing affordability • Hospital project delays reducing economic catalyst effect • State government infrastructure budget constraints • Overheating from speculative development • Melbourne market downturn reducing migration incentive • Flood and bushfire risk in peri-urban fringe • School and community services capacity shortfalls



CONCLUSION & RESEARCH VIEW

Warragul VIC 3820 presents a compelling and well-supported case as one of Victoria's foremost regional growth locations. The combination of strong and sustained population growth, a diversified and expanding local economy, relatively affordable housing with positive yield dynamics, and a clear infrastructure delivery pipeline positions the area favourably against comparable regional alternatives.

The property market has demonstrated resilience through interest rate headwinds, maintaining low vacancy rates, solid transaction volumes, and positive – if moderated – house price growth. The structural case for continued demand is underpinned by ongoing interstate migration, the hybrid work lifestyle trend, comparative Melbourne affordability, and a maturing amenity and services base.

The primary risk to near-term market momentum is the prolonged delay to the new West Gippsland Hospital – a project that, when delivered, will substantially expand healthcare employment and reinforce the region's long-term population growth trajectory. Investors and operators should monitor the state government's hospital infrastructure delivery timeline closely.

For residential investment, detached houses on established lots within the Urban Growth Boundary remain the preferred asset class, offering the strongest combination of demand depth, rental yield, and capital growth potential. The medium-density market (townhouses/units) presents an emerging opportunity given the structural undersupply relative to population mix, provided location and quality are carefully calibrated.