



**POSITIVE INCOME
PROPERTIES**



Duplex 1

Duplex 2



4 BEDROOMS



2 GARAGE



4 BATHROOMS



167 M²

MULTI TENANT DUPLEX 1 PART CONTRACT

4 BEDROOMS

Uptown Estate Shepparton North
VIC 3630 (**Duplex 1**)

Design Features

- 600mm stainless steel appliances
- Stone benchtops – kitchen & vanities
- Tiled shower base
- Up to 20 downlights included
- 600 × 600mm porcelain tiles to wet areas
- Remotes to garage door
- Timber-look garage door
- NBN provisions
- Concrete driveway (up to 40m2)
- Clothesline
- 2.7m ceilings
- Dishwasher
- Split system to main living area & bedrooms

HALF DUPLEX

Purchase Price

\$738,750

100% 5 Year
Rental
Guarantee
for Duplex

Property Information

- **Total Build Size** : 334 square metres
- **Build Size Per Unit** : 167 square metres
- **Land Size** : 1080 square metres
- **Estate** : Uptown
- **Region** : Shepparton
- **Land Registration Date** : Registered

Duplex Investment Option

Returns at 3.80%

\$540 per week or \$28,080 per annum

Please Visit [Duplex Investment](#) for further information

Co-Living 1B Investment Option

This duplex also presents a compelling Co-Living opportunity

Returns at 7.32%

\$1,040 per week or \$54,080 per annum

Please visit [coliving investment](#) for further information



**POSITIVE INCOME
PROPERTIES**

OUR PROCESS

Positive Income Properties has access to hundreds of investment properties across Australia. We use DEAPS to deliver Low Risk High Return properties for our client and we arrange to meet our clients' Goals, Aspirations and within their Budget.



DETERMINE

Determine your investment property goals and financial capability.



EVALUATE

Evaluate the market and focus on locating suitable properties.



ASSIST

Assist in securing finance with our industry partners.



PROVIDE

Provide support in all aspects of the build to handover



SOURCE

Source reliable tenants and property management.



+61 468 037 484



info@positiveincomeproperties.com



13th May 2026

Re: Appraisal – Shepparton North, VIC

Thank you for the opportunity to provide a rental opinion on the above-mentioned property.

Based on current market conditions and after reviewing similar properties it is my view that the market rent is approximately \$1,080 per week.

Unit 1. \$540

Unit 2. \$540

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,



LREA
Certainty Property
ABN: 85 631 059 866
C1, 63-85 Turner Street, Port Melbourne, VIC, 3008

Sapphire Home Inclusions

STANDARD SPECIFICATION · SINGLE & DOUBLE STOREY

SERVICES

- Sewerage connected to the legal point
- Stormwater 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 & FOUNDATIONS

PRECONSTRUCTION DOCUMENTATION

- Working drawings (for single dwelling)
- Engineering, energy report & soil report
- Site survey
- Developer's approval
- Building permit

Included for single dwellings in newly subdivided areas only.

SITE PREPARATION

- Site cost & connection based on land size up to 450m² and up to 300mm fall over building
- Fixed site cost up to H2 slab (piers and edge beams not included)

FOOTINGS & 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 2,550mm
- Eaves to front façade (if required) as per designer guideline

EXTERNAL WINDOWS & SLIDING DOORS

- Aluminium awning / sliding windows and doors, residential grade powder coated with a choice of colours from the builder's standard range
- Single glazing and obscure as standard (variation cost applies if double glazing required per Energy Rating Report)
- Key locks throughout

FIXINGS

- Architraves — 67mm × 18mm pre-primed MDF
- Skirting — 67mm × 18mm pre-primed MDF
- Single melamine shelf, hanging rail and smart-robe doors from the builder's standard range to all robes and WIR

DOORS

EXTERNAL

- Solid external entry door 2,040mm × 820mm from builder's range
- Dead locks for external door from the builder's standard range
- Choice of lever handles from the builder's standard range for external and internal doors

INTERNAL

- 2,040mm × 820mm flush panel doors from builder's range
- Lever handle from builder's range

GARAGE DOOR

- Panel lift door with 2 remotes (site specific)

ROOFING

- Concrete roof tiles from builder's range
- Metal fascia — Colorbond, colour from builder's standard range
- Gutters and box gutters — Colorbond, colour from builder's standard range
- Downpipes — Colorbond, colour from builder's standard range
- Flashings and rain heads (if required) — Colorbond, colour from builder's standard range

BRICKWORK, MASONRY & EXTERNAL CLADDING

- Selection of face bricks from the builder's standard range
- Natural mortar
- Brick on edge to window sills where applicable
- Upper storey cladding — 75mm polystyrene rendered as per plan (double storey only)

KITCHEN

CABINETS & BENCH TOP

- Cabinets with silk finish laminate doors
- White melamine shelving to all cupboards
- 20mm stone benchtop from builder's range
- Tiled splashback to underside of overhead cupboards
- Stainless steel 1¼ bowl with one side drainer
- Chrome mixer from the builder's standard range
- Overhead cupboards (as per plan)

APPLIANCES

- 600mm stainless steel oven from builder's standard range
- 600mm stainless steel rangehood from builder's standard range
- 600mm stainless steel cooktop from builder's standard range
- 600mm stainless steel dishwasher from builder's standard range

STAIRS & BALUSTRADE — DOUBLE STOREY ONLY

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

BATHROOM & ENSUITE

- Ceramic slimtop white vanity with 20mm stone (as per plan)
- Chrome mixers to vanities and showers from the builder's standard range
- Semi-framed shower screens
- Rise-up square arm in shower from builder's standard range
- Poly marble shower base
- Imperial-ware toilet suites with cistern from builder's range
- Towel rail to ensuite and bathroom from builder's standard range
- White bath from the builder's standard range
- Mirror above vanities

LAUNDRY

- 45L stainless steel trough from builder's range
- Chrome mixer from builder's range

PLUMBING

- UPVC underground supply
- Hot water pipe service throughout including brass fittings
- Cold water — UPVC service
- Gas installed from meter to (single) dwelling, up to 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

RAINWATER TANK

- If a rainwater 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 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 where unlike floor coverings merge
- Living, meals and passage — timber laminate flooring

HEATING & COOLING

- Braemar gas ducted heating, up to 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 lights
- Exhaust fans to bathrooms
- Smoke detectors as per plan, hard wired

INTERNAL WALLS & 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 high gloss to all external doors
- 3 coats paint to timber and PVC components
- 3 coats paint in white to eave lining

WALL TILING

- Bathroom / ensuite — porcelain tiles from builder's range, 300mm above vanities and 2,100mm height to showers
- Laundry — porcelain tiles from builder's range, 300mm above trough

TURNKEY ITEMS

INCLUDED AS STANDARD

- | | | |
|--|---|---|
| - 600mm stainless steel appliances | - 600 x 600mm porcelain tiles to wet areas | - Clothesline |
| - Stone benchtops — kitchen & vanities | - Remotes to garage door | - 2.7m ceilings |
| - Tiled shower base | - Timber-look garage door | - Dishwasher |
| - Up to 20 downlights included | - NBN provisions | - Split system to main living area & bedrooms |
| | - Concrete driveway (up to 40m ²) | |

Conditions apply. 10-year structural guarantee. 6-Star Energy Rating applies to all standard designs with no modifications. Fixed site costs do not include rock or retaining walls and are subject to engineering. The list of items mentioned herein form part of the items included in the base house price of all Enable Group home designs. Any items selected by the customer that are not included in this list will result in additional costs to the contract price. All items are subject to manufacturer's / supplier's availability. Enable Group Pty Ltd reserves the right to replace or substitute any of the listed items with items of equal or greater value.

DUPLEX FACADE SERIES

The Lipa Collection

Four architectural facades for our Duo Lipa and Maxi Lipa duplex builds.

A duplex facade designed to enrich the streetscape. The Lipa Collection is typically paired with our Duo Lipa and Maxi Lipa duplex builds — floor plans that can be occupied as two standard family homes, or configured as co-living with every bedroom ensuited (from 6 bed / 6 ensuite through to 8 bed / 8 ensuite and other varied layouts) so investors can generate multiple incomes from a single duplex. Each facade option pairs premium materials with considered colour palettes and modern massing, so your build reads as a single, beautifully resolved residential home on the street. Choose the facade that suits your land, your suburb and the kind of occupants you want to attract.



Duplex Facade — Lipa Accent

MODERN · CONFIDENT · CONSIDERED

Soft cream wings frame deep charcoal entry portals and garages, with warm interior glow at dusk. A confident, contemporary look that reads as a single architectural home and lifts the kerb appeal of the whole street.



Duplex Facade — Lipa Sage

CALM · GARDEN-INSPIRED · ESTABLISHED

Muted sage wings wrap a warm-white centre, with timber doors and bronze detailing. Settles naturally into leafy or established suburbs and appeals to tenants seeking a calm, considered home.



Duplex Facade — Lipa Warm

WARM · INVITING · FAMILY-READY

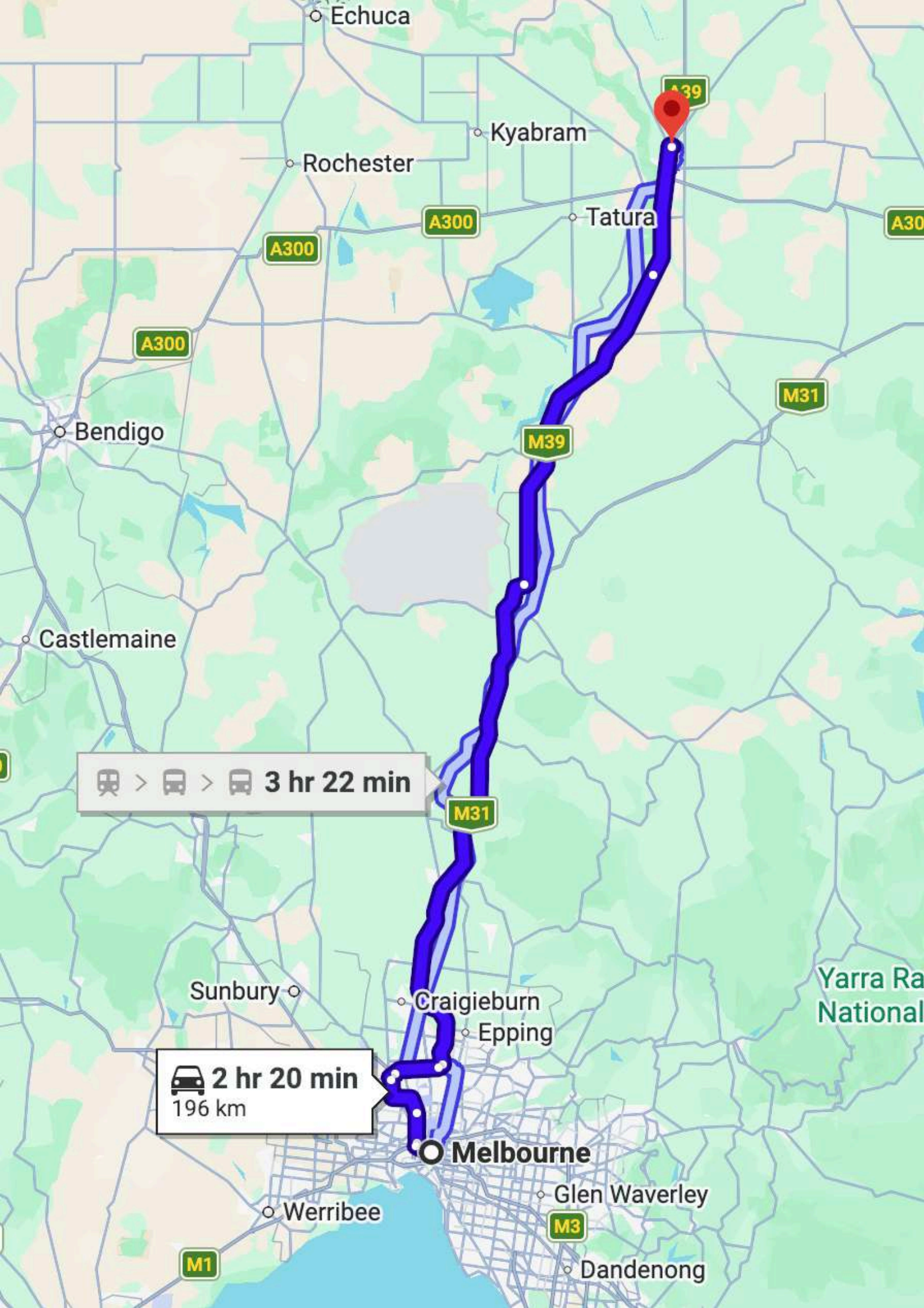
Warm taupe wings, cream entry portals, timber doors and bronze accents create an inviting, family-feel duplex. A palette that feels established from day one and broadens tenant appeal across owner-occupier-style renters.



Duplex Facade — Lipa Blue

HAMPTONS · PREMIUM · STRIKING

Deep navy wings sit beneath a charcoal roof, framing a warm-white centre with timber doors and matte black accents. A standout, Hamptons-inspired presence that elevates the streetscape and attracts design-led tenants.



🚆 > 🚌 > 🚌 3 hr 22 min

🚗 2 hr 20 min
196 km

SHEPPARTON SUBURB PROFILE

SHEPPARTON HOSPITAL



SHEPPARTON MARKETPLACE



WOOLWORTHS SHEPPARTON



BUNNINGS SHEPPARTON



Shepparton is a vibrant regional city in the Goulburn Valley, 165 km northeast of Melbourne. With over 31,000 residents, it is Victoria's largest inland city offering rural tranquility, urban amenities, and a strong community spirit. Shepparton is affordable, family-friendly, and provides access to nature and outdoor activities, making it an ideal destination for those seeking a balanced lifestyle in a lively regional city.

KEY STATISTICS



70,000

The approximate population of Shepparton. Which is only expected to increase with time.



1,000+

Workers at Shepparton Hospital with a need for nearby housing.



Nature Access

Close by to rivers and nearby national parks.



0.8%

Is the current vacancy rate due to high demand.



\$1.3 Billion

funds allocated to the Railway Line Upgrade & more.



10%

Average Annual growth for houses

SHEPPARTON NORTH VIC 3630



EXECUTIVE SUMMARY

Shepparton North (postcode 3631) is a rapidly growing semi-rural suburb located in the northern fringe of Shepparton, Victoria, approximately 181 kilometers north-northeast of Melbourne. The locality is experiencing exceptional population growth and significant infrastructure development, positioning it as a key growth corridor within the Greater Shepparton region.

This location report provides comprehensive analysis of demographic trends, economic indicators, infrastructure development, property market dynamics, and future growth prospects for Shepparton North VIC 3630.

PROPERTY MARKET ANALYSIS

SHEPPARTON NORTH MARKET METRICS (2025)

Property Metric	Value/Detail
Median House Price	\$627,500 - \$632,000
Annual Capital Growth (12 months)	1.62% - 2.35%
Sales Volume (12 months)	34-36 houses
Days on Market	35 days (faster than Shepparton)
Median Weekly Rent	\$600 per week
Gross Rental Yield	4.30% - 5.0%
Vacancy Land Median (Oct-Dec)	\$300,000 (up 106.9% annually)

COMPARATIVE ANALYSIS - SHEPPARTON (3630)

Metric	Value
Median House Price (Q3 2025)	\$470,000 - \$530,000
Annual Growth	10.4% (Q3 2024-2025)
Median Unit Price	\$387,500 - \$395,000
Rental Yield (Houses)	4.3% - 5.2%
Vacancy Rate (September 2025)	1.0% (tight market)



MARKET CHARACTERISTICS

- Stock on Market: Low at 0.22% (opportune for sellers, limited supply)
- Inventory Level: Tight at 1.09 months
- Affordability Index: 28 years (favorable, below 30-year threshold)
- Building Approvals Ratio: 6.37% (high - potential future oversupply risk)
- IRSAD Score: 1,038 (above acceptable benchmark of 927)
- Renter to Owner Ratio: 20% (balanced market)
- Units to Houses Ratio: 1% (predominantly house market)

INVESTMENT CONSIDERATIONS

Growth Drivers

- Exceptional Population Growth: 98.3% growth 2016-2021, among highest in regional Victoria
- Infrastructure Investment: Significant public and private investment in roads, drainage, and community facilities
- Affordable Entry Point: Median house prices \$160,000-\$170,000 below Melbourne metro
- Strong Employment Base: Diverse economy with healthcare, agriculture, and manufacturing
- Regional Migration: Continued trend of tree-change and lifestyle seekers
- Interest Rate Environment: February 2025 RBA rate cut (4.35% to 4.1%) improving affordability

Risk Factors

- Building Approvals: High ratio (6.37%) may indicate future oversupply
- Limited Sales Data: Only 34-36 house sales annually (smaller sample size)
- Economic Dependence: Regional economy tied to agriculture and commodity prices
- Distance from Melbourne: 181km limits daily commuting options

Opportunities

- Strong Rental Market: Yields of 4.3%-5.0%, vacancy rate only 1.0%
- Family Market: Growing young families seeking affordable housing
- Land Banking: Development sites in growth corridors
- Commercial Development: SNAC structure plan unlocking retail/commercial opportunities
- Infrastructure Beneficiary: Property values supported by public investment

SHEPPARTON NORTH VIC 3630



CONCLUSION

Shepparton North VIC 3631 represents a rapidly transforming locality within the Greater Shepparton region. With exceptional population growth of 98.3% between 2016–2021, significant infrastructure investment, and strategic planning frameworks in place, the area is positioned for continued expansion.

The suburb appeals primarily to young families seeking affordable housing in a semi-rural setting with good access to regional employment, education, and health services. The median house price of approximately \$630,000 offers a substantial discount compared to metropolitan Melbourne while providing attractive rental yields of 4.3%–5.0%.

Key strengths include strong demographic fundamentals, tight rental market conditions (1.0% vacancy), substantial homeownership rates (77.6%), and comprehensive strategic planning through the Shepparton North Activity Centre Structure Plan and broader regional growth plans.

Potential investors and residents should be mindful of the high building approvals ratio and relatively limited transaction volumes. However, the substantial public infrastructure investment, diverse regional economy, and established growth trajectory suggest Shepparton North is well-positioned to continue attracting population growth and delivering moderate capital appreciation alongside solid rental returns.

For families, lifestyle seekers, and investors prioritizing regional growth markets with strong rental fundamentals, Shepparton North offers a compelling proposition supported by sound demographic trends and strategic planning frameworks.