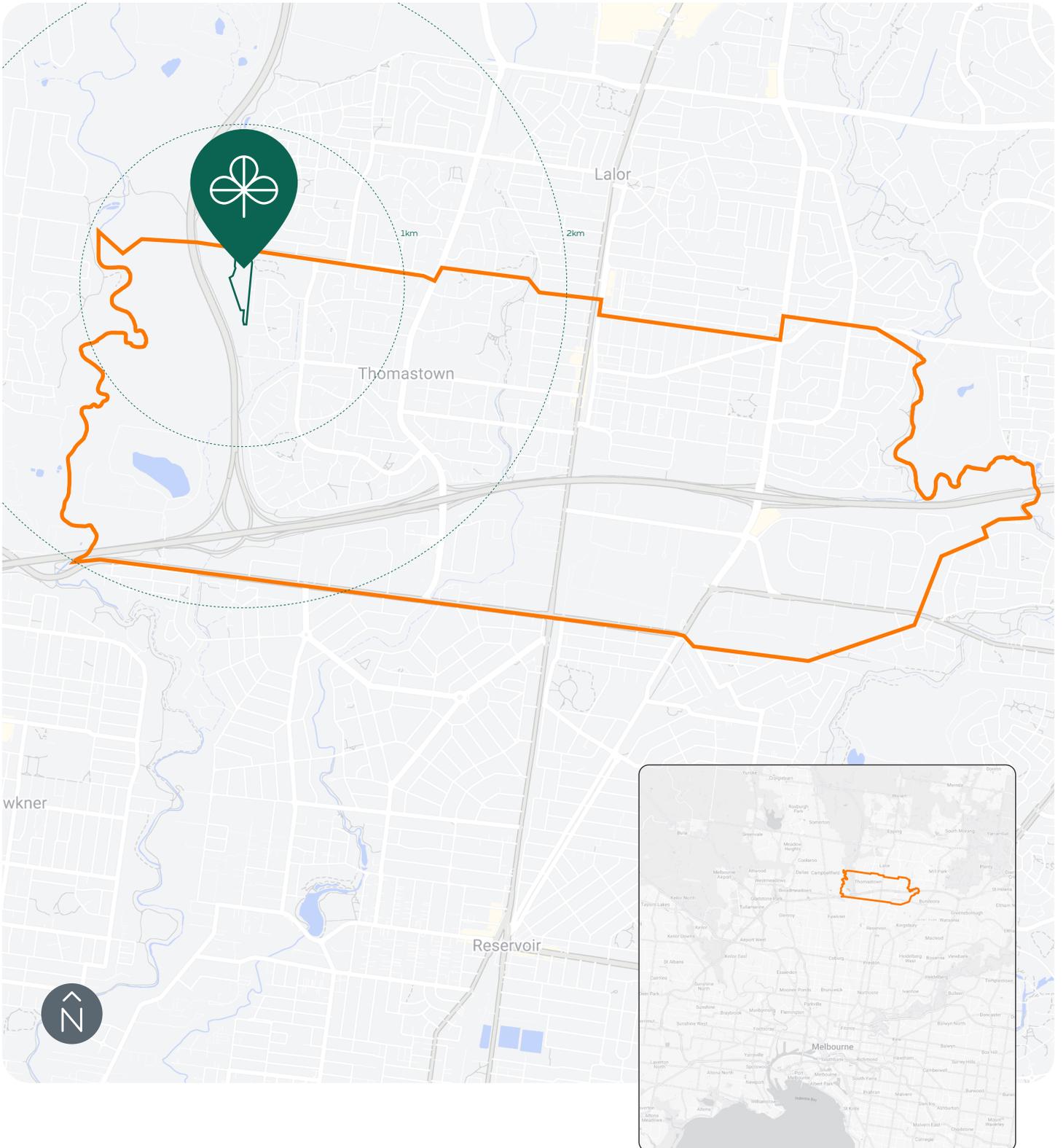


Marran Run

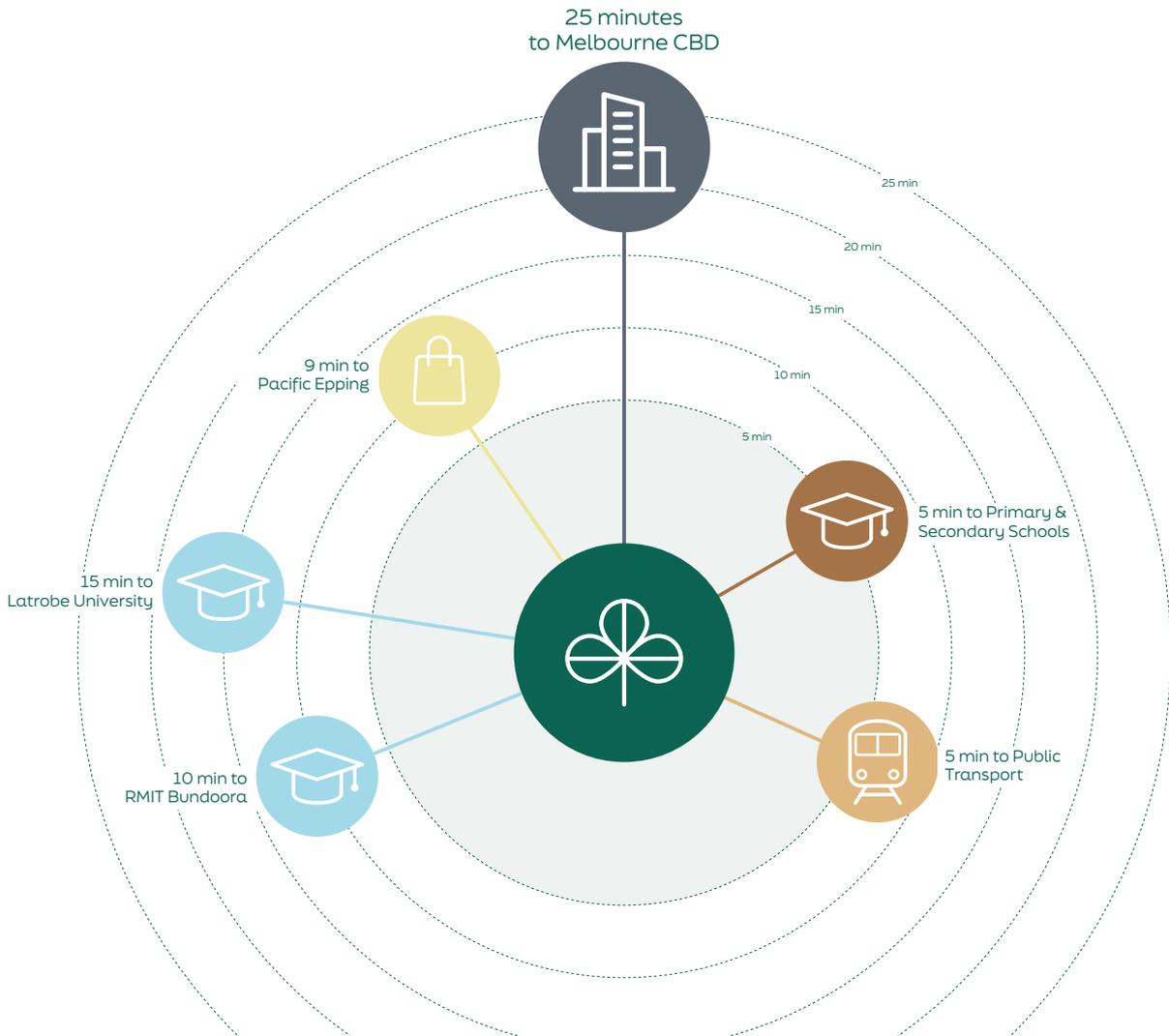


Thomastown
Investor Insights

Marran Run Site Location



Thomastown Convenience & Proximity to the CBD



Thomastown offers an ideal investment opportunity with its prime location. Just 25 minutes from Melbourne CBD, it boasts easy access to schools, public transport, Latrobe University, RMIT Bundoora, and Pacific Epping. Its central position and proximity to key amenities make it an attractive choice for investors seeking long-term growth.

Key Market Indicators



Vacancy Rates*

(Feb 2024 - htag.com.au)



Time on Market*

(This statistic indicates the duration required to sell all available stock in the market, serving as a key indicator of supply and demand dynamics. (Feb 2024 - htag.com.au))



Gross Rental Yield*

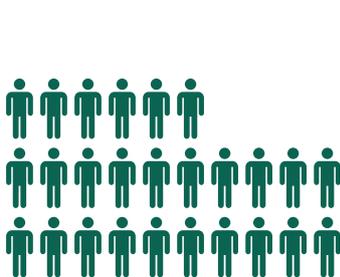
(Feb 2024 - realestate.com.au)



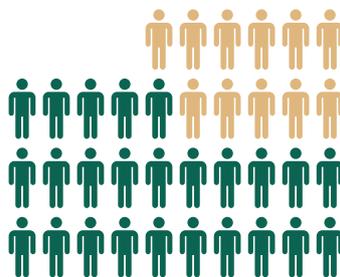
Median Rent 3 Bedroom*

(Feb 2024 - realestate.com.au)

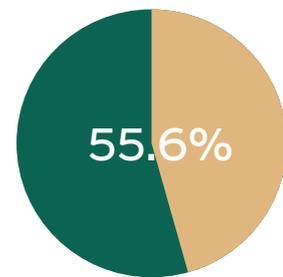
Population Growth



Est. Population 2026
263,898



Est. Population 2041
360,691



Population Growth
2021-2041

Thomastown presents a compelling investment opportunity driven by its favourable location, strong market fundamentals, and anticipated population growth. Investors looking for long-term capital appreciation and rental income potential should consider Thomastown as a viable option within Melbourne's thriving property market.

Median House Prices in Surrounding Areas



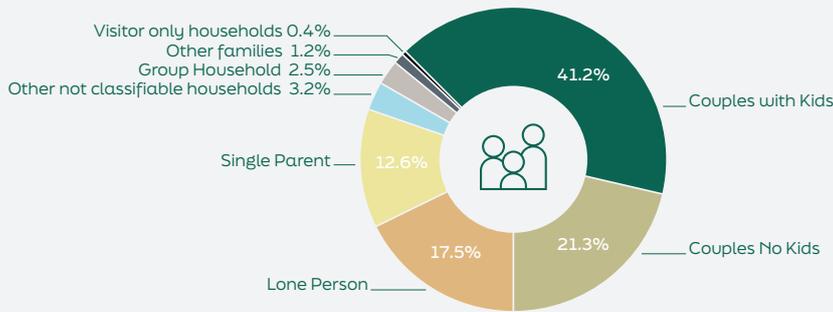
Thomastown presents investors with an enticing opportunity due to its affordability, offering some of the most accessible entry points within Melbourne's Northern Corridor. This means, you don't need to overcapitalise on your investment while minimising risk and upfront costs.

*Data sourced from realestate.com.au suburb reports

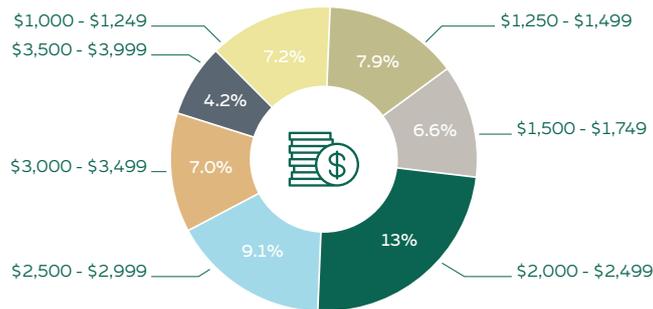
Location Demographics

(Census 2021)

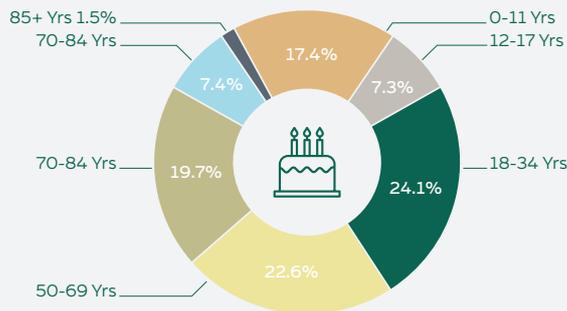
Household Structure



Weekly Household Income



Age Breakdown

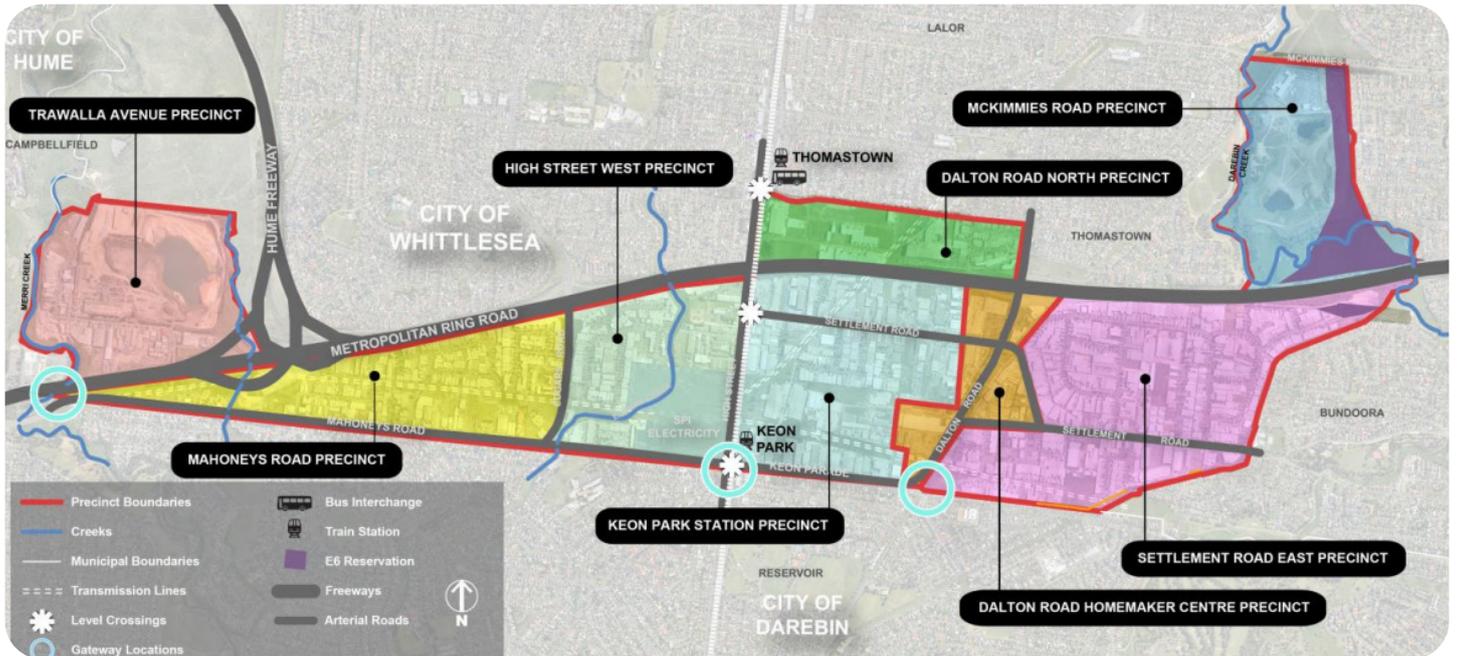


Occupation Breakdown (2021)



Infrastructure & Employment

Thomastown Employment Hub



The Thomastown Industrial Hub is a crucial economic centre in Whittlesea, employing 11,000 people and contributing \$1.1 billion to the economy. Its strategic location near major transport routes and key institutions like Melbourne Polytechnic and commercial centers boosts its appeal for businesses.

The vision from council is to further develop it as a thriving business hub, fostering growth through innovation and collaboration. The plan aims to attract investment, enhance transportation, improve the area's image, and upgrade environmental conditions to create an attractive business environment.



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*The information provided herein is sourced from external resources and is accurate only at the time of the production of this document. We advise all users to visit relevant websites to obtain the most up-to-date metrics at the time of reading.