

Bendigo Market Update 2nd Half 2024



OVERVIEW

In Q2 2024, Bendigo* recorded a median house price of \$560,000 and a median unit price of \$437,750. This represents an annual (Q2 2023 – Q2 2024) price softening of -5.9% for houses and a growth of 4.5% for units. Comparing Q2 2023 and Q2 2024 total sales surged, by 23.3% (to 307 sales in Q2 2024) for houses and by 30.2% (to 56 sales in Q2 2024) for units. Bendigo* saw a return in buyer confidence, evidenced by high demand for both property types. With only a small amount of new ready-to-sell stock planned for the rest of 2024, the current dip median house price is most likely temporary. Thus, buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↑	↑
HOUSE MEDIAN PRICE	↓	↓
HOUSE RENTAL PRICE	↑	↑



UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↓
UNIT RENTAL PRICE	↑	↓



MARKET CONDITIONS

MEDIAN PRICE
Q2 2024



\$560K



\$440K

SALES

AVERAGE DAYS
ON MARKET Q2 2024



67
HOUSE



77
UNIT

MEDIAN PRICE
Q2 2024



\$450



\$380

RENTALS

AVERAGE DAYS
ON MARKET Q2 2024



25
HOUSE

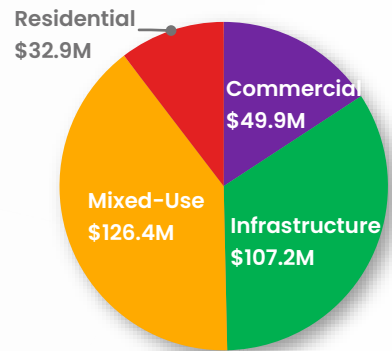


20
UNIT



FUTURE DEVELOPMENTS

Bendigo LGA will see approximately **\$316.4M of new projects commencing construction in the 2nd half of 2024.**



A strong focus on infrastructure and mixed-use and projects will improve the liveability for residents and create local jobs in the construction phase. This can potentially attract more people to choose to live in Bendigo; which can lead to higher demand for housing stock.

A remarkable infrastructure project in the 2nd half of 2024 is Derby Solar Farm (Victorian State Government), which is expected to construct a renewable energy facility (95 MW solar farm) with a 85/100-megawatt hour battery energy storage facility.

Key residential projects include:

- Viewpoint Huntly Estate Precinct F&G (338 Lots)
- Brookwood Strathfieldsaye Dwellings (20 Dwellings)
- 42 Barrell Street Units (10 Units)



**13 Units/
Apartments**



**43
Dwellings**



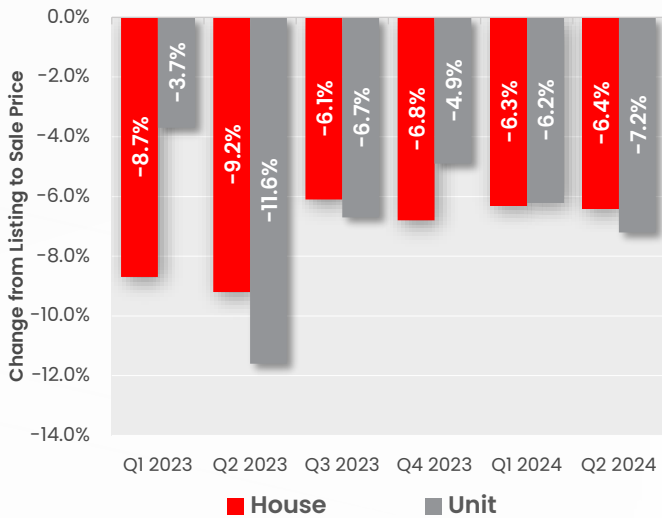
422 Lots



AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

Average vendor discounts between Q2 2023 and Q2 2024 have tightened to -6.4% for houses and -7.2% for units. Market conditions in Bendigo* still favours buyers, as the final sale price is lower than the first list price. Looking at the past four quarters, average vendor house discount have remained relatively stable, sitting around the 6.0% mark. This creates a supportive environment for first home buyers.

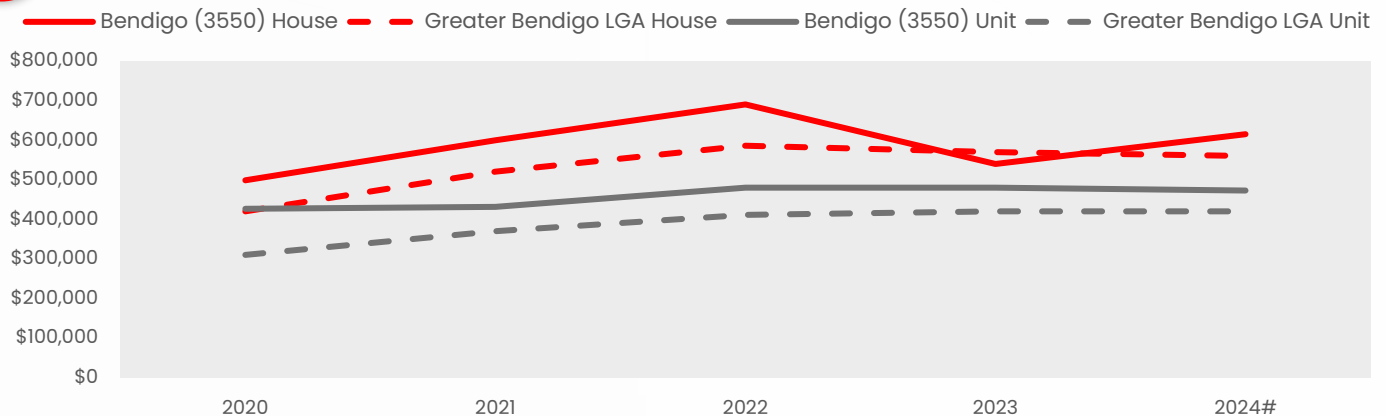


The suburb of Bendigo has historically outperformed the wider Bendigo Local Government Area (LGA) in both house and unit prices, except in 2023. However, 2024# saw median house price recovery in the suburb of Bendigo, returning to its pre-cash rate hikes pattern of being above the LGA price.

The dominant proportion of homes sold in Bendigo* across 2023# were in the middle-price bracket between \$500,000 - \$599,999 (32.4%). Similarly, units also recorded a dominant mid-range price point of between \$400,000 - \$499,999 (40.5%). That said the premium markets is strong, with 18.5% houses sold at \$700,000 and 8.8% units sold at \$600,000 and above (units); benefitting owners. Affordable options are available, in good news for first home buyers. Overall, there is a home for every budget in Bendigo*.



MARKET COMPARISON

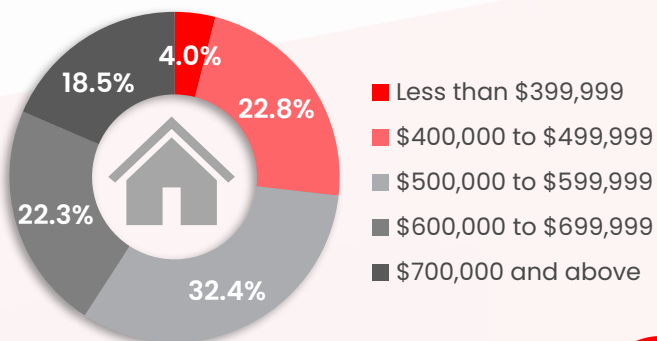


The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Bendigo.

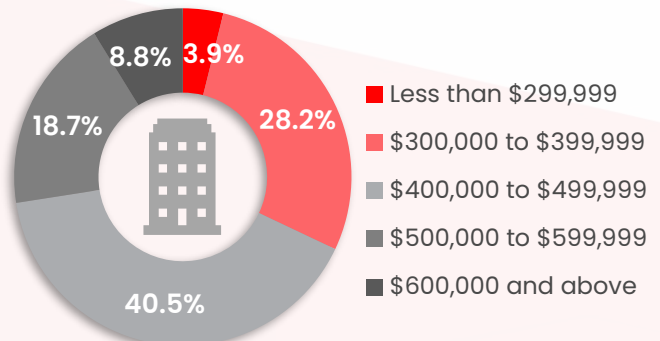


PRICE BREAKDOWN 2024#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2024€

House rental yields in Bendigo* was 4.7% as of July 2024, higher than Bendigo LGA's 3.6% and Melbourne Metro's 3.1%. This was paired with a 4.7% increase in median house rental price in the past 12 months to Q2 2024, to \$450 per week; and a -17.6% decrease in the number of houses rented (to 210 rentals in Q2 2024). The same pattern is evident for unit rentals. This confirms Bendigo* as an undersupplied rental market for both types, which is beneficial to investors.

4+ bedroom houses have provided investors with +8.0% rental growth annually, achieving a median rent of \$540 per week.

Bendigo* recorded a vacancy rate of 1.8% in July 2024, higher than Bendigo LGA (0.8%) and Melbourne Metro (1.5%). Vacancy rates in Bendigo* slightly declined in the past 12 months, due to renters returning to the market. Further, a 1.8% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, which confirms a quicker occupancy of rental properties in Bendigo*. This suggests a conducive environment for investors, especially with a slightly more affordable house property price in the past 12 months to Q2 2024.

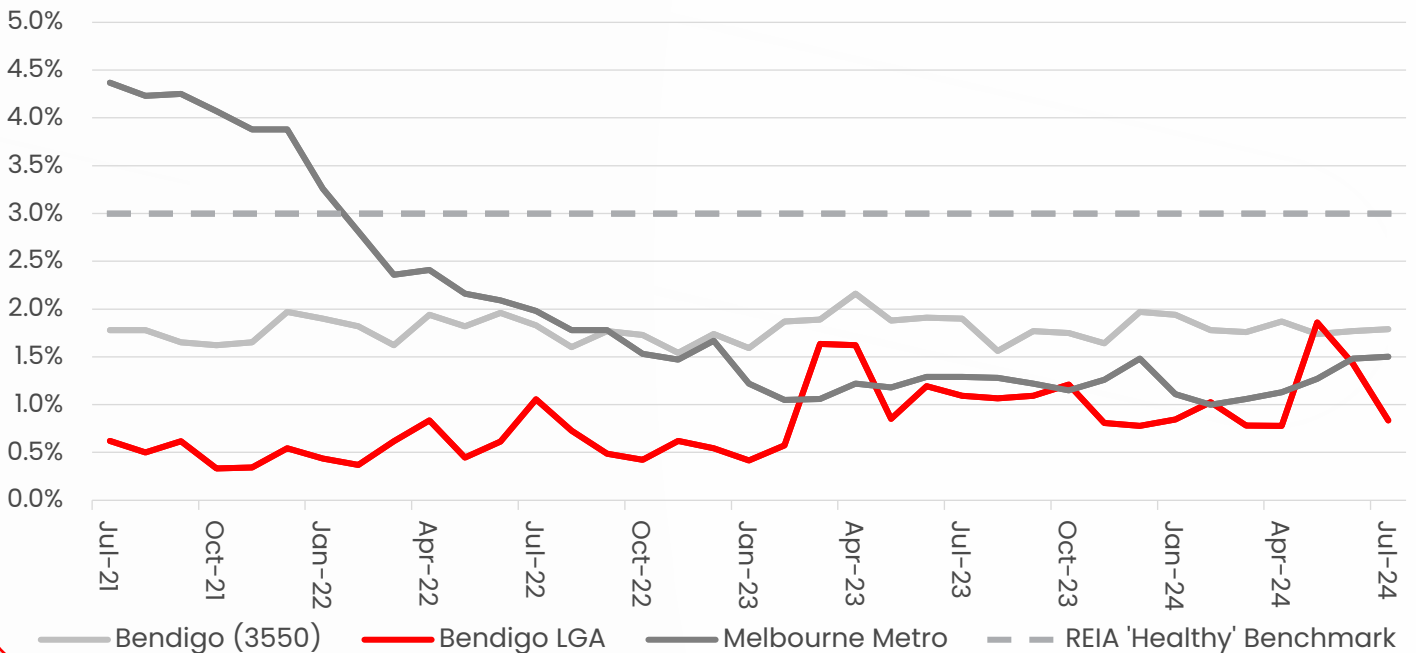
2 BEDROOMS
+5.4%

3 BEDROOMS
+2.3%

4 BEDROOMS
+8.0%



RENTAL VACANCY RATES 2024



RENTAL YIELD 2024§



4.7%

Bendigo*



3.6%

Bendigo LGA



3.1%

Melbourne Metro



5.9%

Bendigo*



5.2%

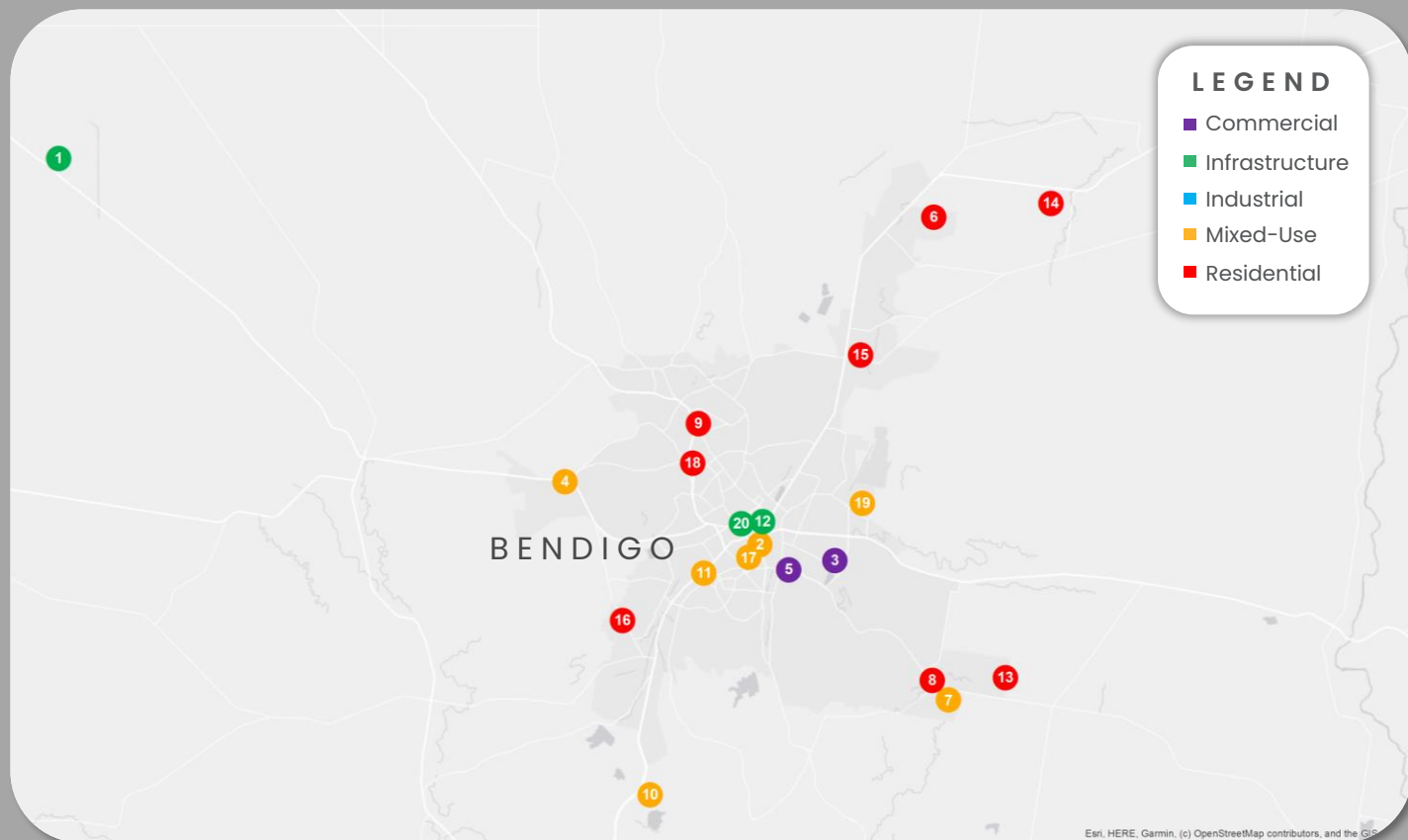
Bendigo LGA



4.8%

Melbourne Metro

PROJECT DEVELOPMENT MAP 2nd HALF 2024^A



#	Project [£]	Type	Estimated Value [¤]	Commence Date ^ψ
1	Derby Solar Farm (State Government)	Infrastructure	\$100,000,000	2024-12-06
2	Bendigo Hotel Stage 2 (Different Tenant Types)	Mixed-use	\$85,000,000	2024-07-29
3	250 St Aidans Road Kennington Vincentcare Social Housing	Commercial	\$26,500,000	2024-12-09
4	Maiden Gully Village Shopping Centre (Different Tenant Types)	Mixed-use	\$25,000,000	2024-11-25
5	20 Townsend Street Social Housing Bendigo	Commercial	\$20,000,000	2024-12-02
6	Viewpoint Huntly Estate Precinct F&G (338 Lots)	Residential	\$12,000,000	2024-12-10
7	2 Club Court Strathfieldsaye Central Mixed Use Development Remaining Stages (Industrial + Commercial)	Mixed-use	\$7,410,000	2024-12-02
8	Brookwood Strathfieldsaye Dwellings (20 Dwellings)	Residential	\$5,500,000	2024-12-18
9	42 Barrell Street Units (10 Units)	Residential	\$4,500,000	2024-08-30
10	Mckern Steel Big Hill Factory & Office (Industrial and Office)	Mixed-use	\$4,000,000	2024-12-27
11	285-289 High Street Beacon Lighting Store & Bulky Goods Development (Different Tenant Types)	Mixed-use	\$3,000,000	2024-07-01
12	Ironbark Gully Trail (Local Government)	Infrastructure	\$2,900,000	2024-07-23
13	80 Dukes Lane & Somerset Park Road Subdivision (58 Lots)	Residential	\$2,600,000	2024-11-20
14	Midland Highway Dwellings (10 Dwellings)	Residential	\$2,500,000	2024-10-28
15	96 Myrtle Road Residential Subdivision	Residential	\$2,000,000	2024-08-19
16	105-115 Olympic Parade Residential Subdivision (26 Lots)	Residential	\$1,200,000	2024-12-13
17	24 Garsed Street Bendigo - Residential Building & Retail (Residential + Commercial - Retail)	Mixed-use	\$1,000,000	2024-09-30
18	249 Eaglehawk Road Dwellings (4 Dwellings)	Residential	\$1,000,000	2024-11-15
19	5 Altonsvale Court Warehouse & Offices (Industrial and Office)	Mixed-use	\$990,000	2024-12-13
20	Municipal Baths Boardwalk & Feature Fencing (Local Government)	Infrastructure	\$850,000	2024-12-11

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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Bendigo sales market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bendigo, Golden Square, Kangaroo Flat, Quarry Hill, Flora Hill, Kennington, Strathdale, Strathfieldsaye, Epsom, White Hills, and Huntly.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2024 encapsulates sales transactions for 1st Half 2024 (01/01/2024 – 30/06/2024) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q2 2023 (01/04/2023 – 30/06/2023) and Q2 2024 (01/04/2024 – 30/06/2024) house median rent figures.

¥ Bendigo rental market data encapsulates aggregate property conditions within the postcode of 3550.

§ Rental yields shown are as reported as of July 2024.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the Greater Bendigo Local Government Area.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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