

# Sample Property Report

123 Example Street, Suburb VIC 3000

REPORT DATE

17/04/2026

## Key Insights at a Glance

- Bushfire Risk Alert:** Property located in medium bushfire risk zone. May require additional fire mitigation measures or increasing insurance costs.
- Sunlight Exposure:** Backyard faces south with mature trees providing shade. Limited direct sunlight most of the day — ideal if you prefer cooler temperatures, but may affect garden growth.
- Noise Levels:** Property near main arterial road. Noise levels are higher than suburb average, particularly during peak hours (7–9am and 4–6pm).
- Strong Price Growth:** Area has consistently appreciated 8%+ annually. Strong investment fundamentals with growing demand.
- Flood Risk:** Moderate flood risk during heavy rainfall. Check flood maps and check with council about historical flooding in the area.

## Property Details

Bedrooms	4
Bathrooms	2
Car Spaces	2
Land Size	850 m <sup>2</sup>
Floor Area	235 m <sup>2</sup>
Year Built	2015
Property Type	House

## Price History

Last Sale Price	\$820,000 (2021)
Estimated Value	\$945,000
1-Year Growth	+8.3%
3-Year Growth	+22.1%
10-Year Growth	+156.4%
Suburb Median	\$875,000

## Market Data

Days on Market (Avg)	28 days
Clearance Rate	72%
Rental Yield	3.6%
Median Rent (Weekly)	\$650
Vacancy Rate	1.8%

## Risk Assessment

Bushfire Risk	Medium
Flood Risk	Medium
Erosion Risk	Low
Zoning	Residential
Heritage Overlay	None

## Accessibility

## Demographics

CBD Distance	<b>12 km</b>
Drive Time to CBD	<b>22 mins</b>
Nearest Station	<b>7 mins walk</b>
Bus Stops (500m)	<b>3</b>
Airport Distance	<b>18 km</b>

Median Age	<b>38 years</b>
Median Income	<b>\$124,000</b>
Population	<b>15,240</b>
Family Households	<b>62%</b>
Owner Occupied	<b>68%</b>

### Convenience Scores

Lifestyle Score	<b>8.2/10</b>
Safety Score	<b>7.9/10</b>
Tranquility	<b>8.1/10</b>
Walkability	<b>7.4/10</b>
Family Friendly	<b>8.6/10</b>

### Neighborhood

Crime Rate	<b>Low</b>
Supermarkets	<b>3</b>
Restaurants & Cafés	<b>12</b>
Green Space	<b>2 parks</b>
Medical Facilities	<b>4 nearby</b>

### Schools

Primary Schools	<b>4</b>
Secondary Schools	<b>2</b>
Childcare Centres	<b>6</b>
Top NAPLAN Rank	<b>85/100</b>
Catchment Area	<b>✓ Included</b>

### Environment

Orientation	<b>South-facing</b>
Sunlight Hours	<b>4.5 hrs/day</b>
Noise Level	<b>Moderate</b>
Air Quality Index	<b>Good</b>
Tree Coverage	<b>High</b>

### AI Summary

This 4-bedroom family home on 850 m<sup>2</sup> sits in an established, family-oriented suburb with strong long-term price growth (+156.4% over 10 years) and a solid rental yield of 3.6%. Buyers should weigh medium bushfire and flood risk, elevated road noise during peak hours, and limited backyard sunlight against the area's strong schools, low crime rate, and convenient 22-minute CBD commute.