

# Mildura Market Update

## 1st Half 2020



### OVERVIEW

In Q1 2020, Mildura\* recorded a median house price of \$311,000, and vacant land median price of \$165,000. This represents annual (Q1 2019 – Q1 2020) median price growth of 2.0% for houses and 16.2% for vacant land. Between Q1 2019 – Q1 2020 total sales slowed for house, by -19.9% to 129 sales and by -55.2% to 13 vacant land sales. The property market in Mildura is showing signs of resilience, particularly for vacant land. There is a unique opportunity for house owners, whereby they can be more confident of their property value.

	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↓	↓
	House Median Price	↑	↓
	House Rental Price	↑	↓
	Land Sales	↓	↓
	Land Median Price	↑	↑

### MARKET CONDITIONS

#### SALES MEDIAN PRICE Q1 2020



#### SALES AVERAGE DAYS ON MARKET Q1 2020



#### RENTAL MEDIAN PRICE Q1 2020

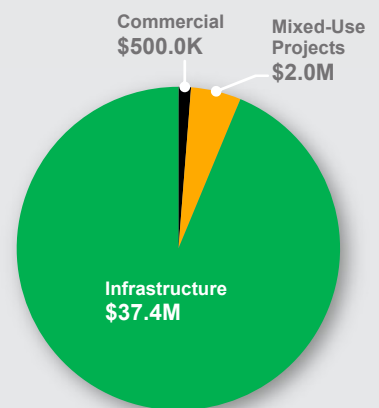


#### RENTAL AVERAGE DAYS ON MARKET Q1 2020



### FUTURE DEVELOPMENTS

The Mildura\* area is set to see approximately **\$39.9M** worth of new projects commencing in the 1<sup>st</sup> half of 2020.



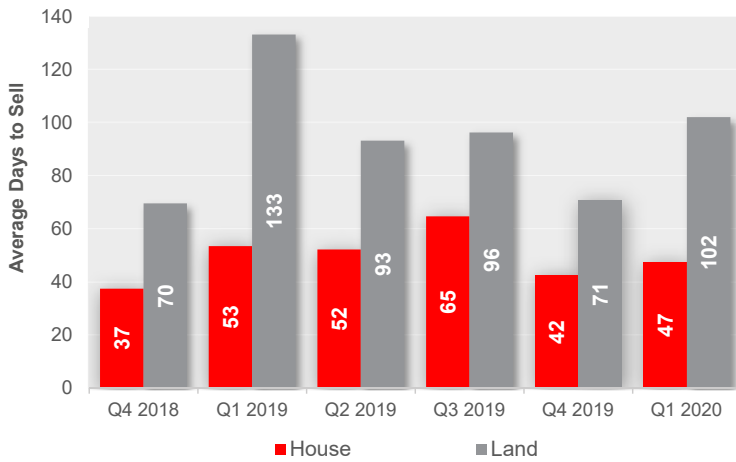
A focus on infrastructure, commercial, and mixed-use projects is ideal for Mildura\*, as it assists in stimulating a more vibrant economy through new business and improved services, all of which has the potential to create more jobs. That said an absence in residential projects is a slight concern due to current increases in price.

A main infrastructure project in the 1st half 2020 period is the Mildura South Regional Sports Precinct / Sporting Complex (\$21.0M). The project will construct a sporting precinct that will further service the needs of residents and has the potential of creating more local job opportunities. Another key project is Mildura Multi-disciplinary Centre (\$10.0M). Mildura\* is set to see a total spending of \$37.4M worth of infrastructure projects. This will rejuvenate the area and improve liveability aspects for current residents, with the added potential of attracting new residents.

\*Mildura market data and key indicators encapsulates aggregate property market conditions within the suburb of Mildura. \*\*Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Source: APM Pricerfinder, Cordell Connect database. © Copyright PRD 2020.

## AVERAGE DAYS TO SELL\*

The average number of days to sell a property is a useful indicator for buyer activity. A declining trend in average days to sell suggests an increasingly competitive market, while an increasing trend may indicate a slowing in consumer demand.



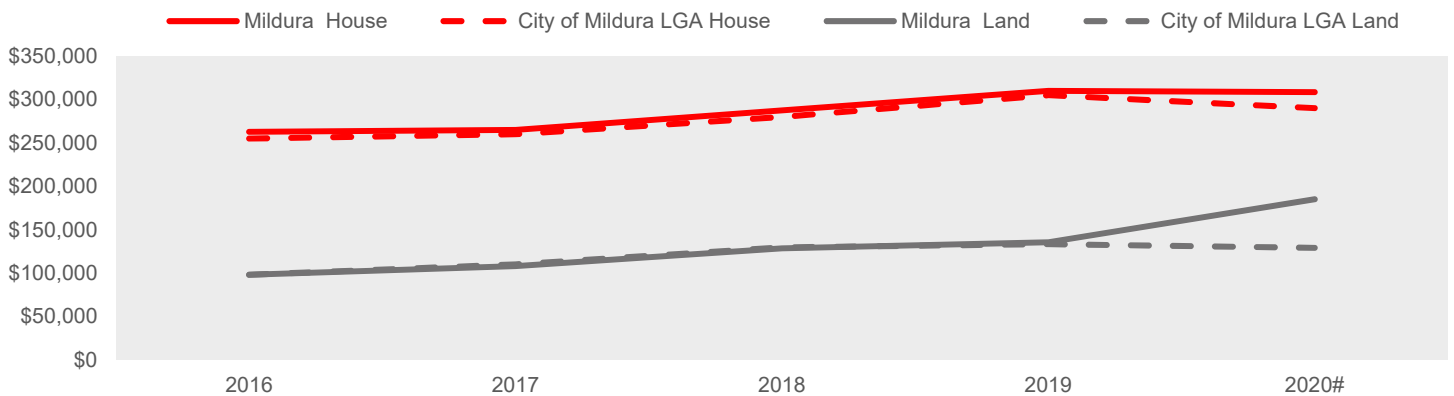
## KEY COMMENTS

The average days to sell a house in Mildura\* declined in the 12 months to Q1 2020, to 47 days. This indicates buyer demand is on the rise as homes are being sold quickly. Buyer activity also increased for vacant land, as average days to sell declined to 102 days.

The suburb of Mildura has continued to record on par house and vacant median prices compared to the wider City of Mildura (LGA). 2020# sees Mildura leading the market, with higher price growth compared to the LGA. This is a comforting trend with the current COVID19 impacted market conditions.

The dominant proportion of houses sold in Mildura\* across 2019^ were in the lower end price bracket of \$250K to \$349K (36.4%). Vacant land sales also experienced a similar trend with high buyer activity in the lower price segment of \$100K to \$149K (43.6%). This is good news for first home buyers and investors.

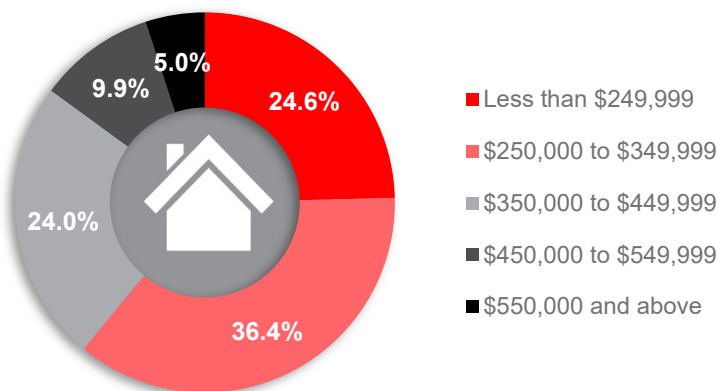
## MARKET COMPARISON



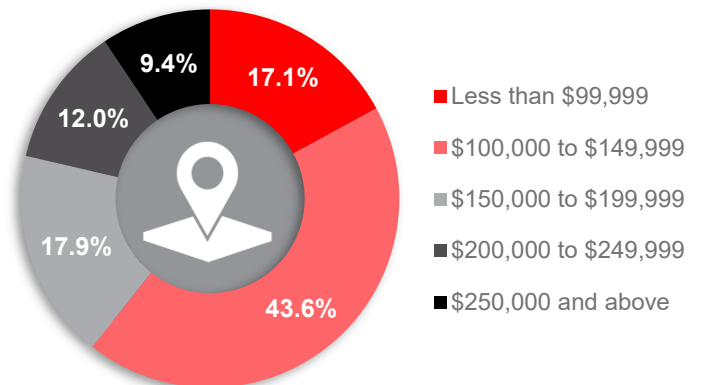
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Mildura.

## PRICE BREAKDOWN 2019^

### HOUSES SOLD



### LAND SOLD

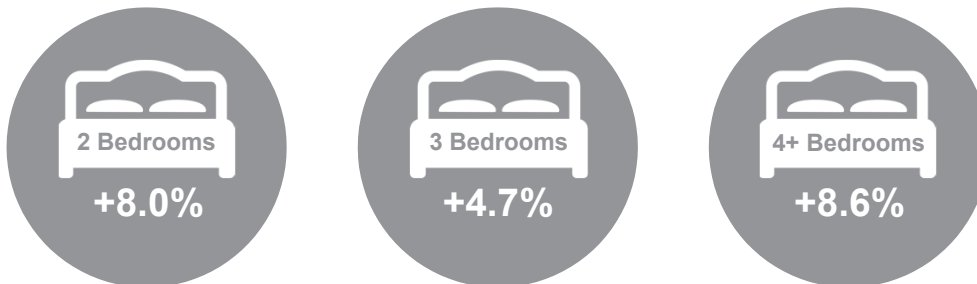


## RENTAL GROWTH 2019\*

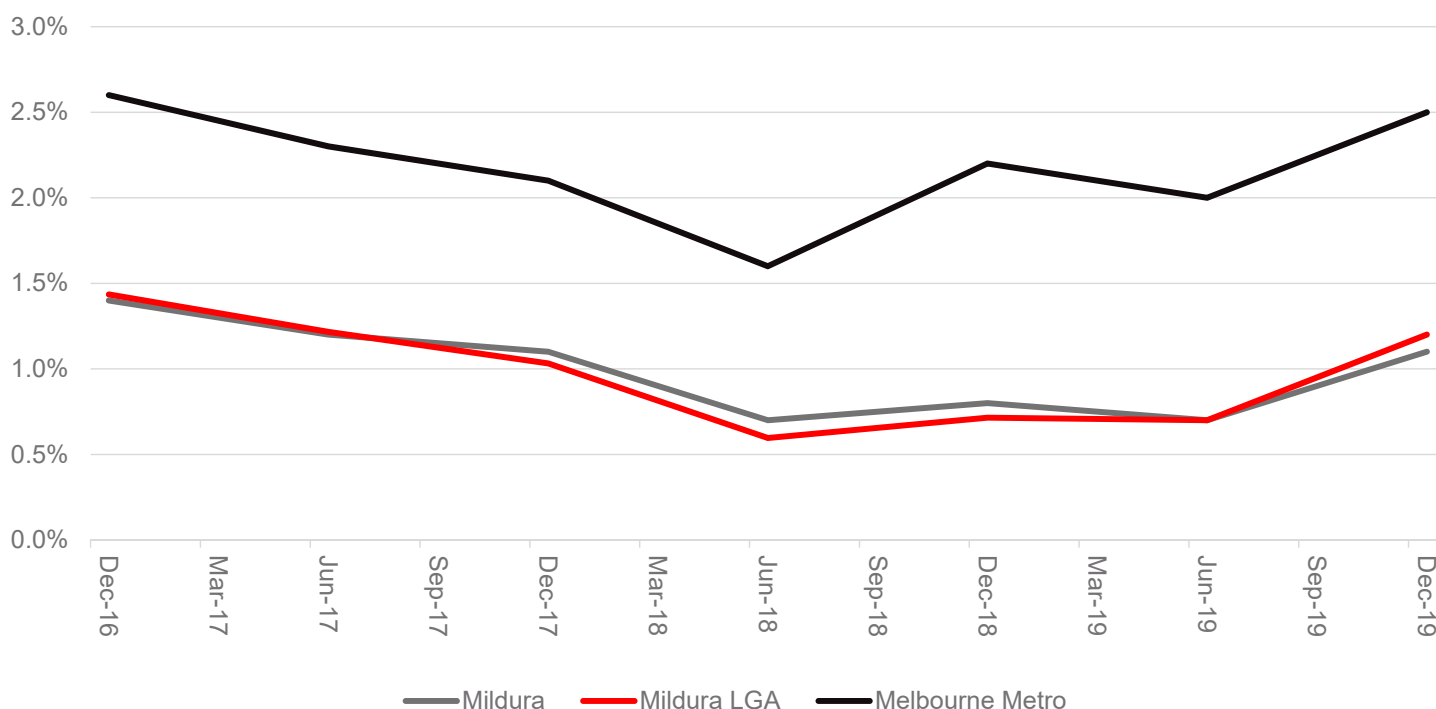
House rental yields in Mildura\* were recorded at 5.6% in December 2019, which is above City of Mildura LGA (5.3%) and significantly above Melbourne Metro (2.8%). Over the 12 months to Q1 2020 house median rent recorded a growth of 1.5% at \$335 per week, and median unit rental price also strengthened by 1.9% to \$265 per week.

4+ bedroom houses have provided investors with +8.6% rental growth annually, achieving a median rent of \$380 per week.

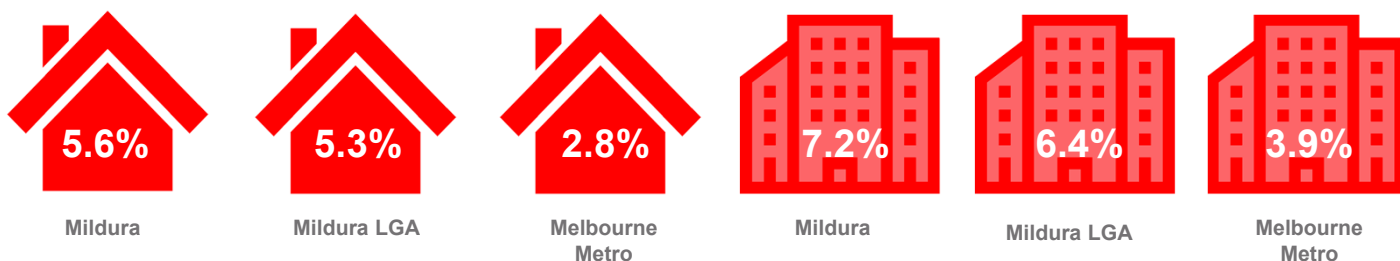
Mildura\* recorded a vacancy rate of 1.1% in December 2019, which has fluctuated over the past 12 months and is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%. It is also well below that of Melbourne Metro of 2.5%. This confirms there is a healthier demand for rental properties in Mildura\*, and with a more affordable entry price compared to Melbourne Metro, makes it an ideal area for investment.



## RENTAL VACANCY RATES 2019



## RENTAL YIELD 2019^



\*Rental performance graph represents aggregate house median rent prices within the suburb of Mildura.

Annual rental growth is a comparison between 2018 and 2019 house median rent figures.

^Rental yields shown are as reported at December 2019.

Source: APM Pricer, SQM Research. © Copyright PRD 2020.

## OUR SERVICES 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

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

## OUR SERVICES

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



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