



Elite Wealth Creators

YOUR FUTURE BUILT ON PROPERTY

INVESTMENT ANALYSIS · NEW BUILD · EWC DELIVERED

PREPARED 25 MAY 2026

EXECUTIVE SUMMARY

Investment Analysis

Tarneit is a rapidly growing family-oriented suburb located 25km west of Melbourne's CBD in the City of Wyndham. One of Victoria's fastest-growing areas, it recorded a population of 56,370 at the 2021 census with projections exceeding 63,000 by 2031. The suburb combines affordability with strong infrastructure development, featuring modern master-planned estates, the Tarneit railway station (Regional Rail Link, opened 2015), and significant transport and community facility upgrades underway.

SUBURB FUNDAMENTALS

| | | | |
|----------------------|-------------------|---------------------|---------------------|
| MEDIAN PRICE · HOUSE | 5YR ANNUAL GROWTH | YIELD · HOUSE | YIELD · UNIT |
| \$666,200 | 8.1% | 4.00% | 4.91% |
| MEDIAN RENT (EST) | DAYS ON MARKET | MEDIAN PRICE · UNIT | THIS PROPERTY YIELD |
| \$512/wk | 48 | \$479,000 | 3.82% |

Sourced from public AI research (cached). Refresh via the Research page to update figures.

EWC DELIVERED

Turnkey Inclusions

KITCHEN & LIVING

- ✓ 2740MM Ceiling Height
- ✓ 2340mm High Doors
- ✓ 40mm Stone Benchtops to Kitchen

COMFORT, BUILD & EXTERIOR

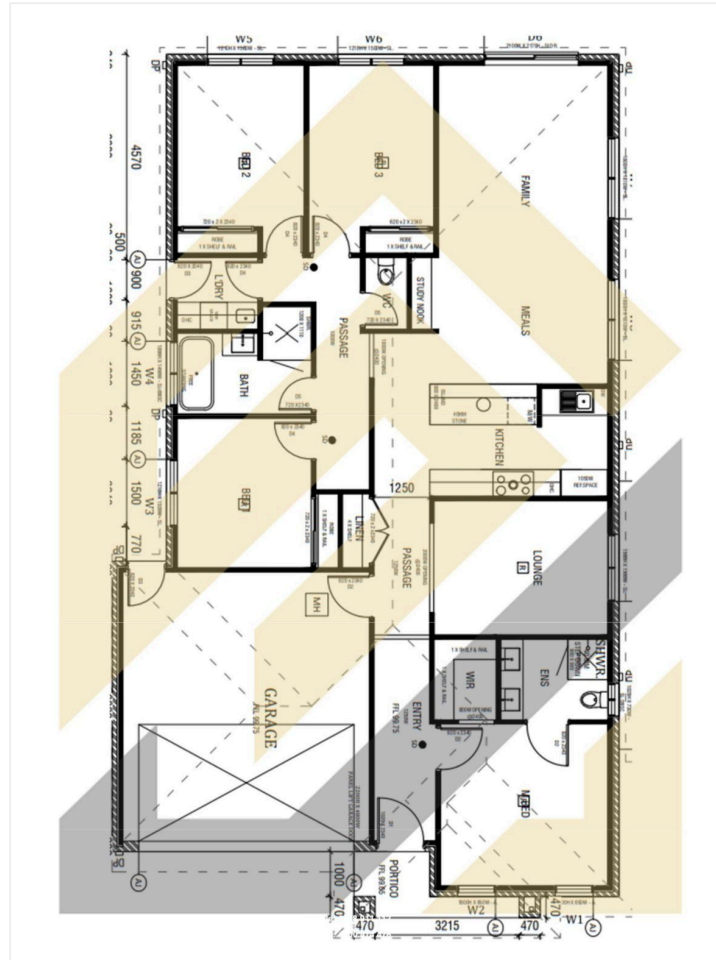
- ✓ Upgraded Door Handles
- ✓ 900mm Kitchen Appliances
- ✓ Overhead Cabinets in Kitchen

- ✓ 20mm Stone Benchtops to Bathrooms
- ✓ Upgraded Bathroom Vanities
- ✓ Tiled Shower Bases
- ✓ Upgraded Tapware

- ✓ Laminate Flooring
- ✓ Front and Rear Landscaping
- ✓ Holland Blinds
- ✓ Heating & Cooling

LAYOUT

Floor Plan



DEPRECIATION · STAMP DUTY · RENTAL REALISM

New Build Outlook

Indicative figures. A qualified quantity surveyor should produce the formal Division 43/40 schedule. Stamp duty estimate uses VIC general/investment rates with no concession applied.

DEPRECIATION

| | | | |
|-------------------------------|---|---|--------------------------------------|
| YR 1 TOTAL \$21,433 | DIV 43 (CAPITAL WORKS) \$11,227 | DIV 40 (PLANT & EQUIP) \$10,206 | 5-YEAR CUMULATIVE \$84,436 |
|-------------------------------|---|---|--------------------------------------|

ACQUISITION COSTS

| | | | |
|-------------------------------------|-----------------------|-------------------------------------|--------------------------------------|
| STAMP DUTY · VIC \$44,060 | MORTGAGE REGISTRATION | LAND TRANSFER FEE \$2,012 | TOTAL ACQUISITION \$46,193 |
|-------------------------------------|-----------------------|-------------------------------------|--------------------------------------|

\$121

Off-the-plan duty concessions may apply in VIC if settlement occurs more than 12 months from contract date. Indicative only — confirm with conveyancer / solicitor.

RENTAL REALISM

MARKETED RENT

~~\$600/wk~~

REALISTIC ACHIEVABLE

\$552/wk

TYPICAL LEASE-UP

6 weeks

Builder/agent appraisals on new builds tend to over-shoot by 5-10% in the first lease cycle. Adjusted figure assumes a competitive new-supply context.

CONNECTIVITY · AMENITY · SERVICES

Location & Infrastructure

TRANSPORT & CONNECTIVITY

- ✓ Tarneit railway station (Regional Rail Link, Zone 2, opened 2015)
- ✓ 1,000 car parking spaces at station
- ✓ Express services to Melbourne CBD (~40min drive, ~50min train)
- ✓ Wyndham Bus Network services
- ✓ Princes Freeway access via Geelong Road
- Major road upgrades: Tarneit Road/Leakes Road intersection (completion mid-2026), Tarneit Road/Shaws Road intersection (commencing early 2026)

HEALTH & HOSPITALS

- ✓ Werribee Mercy Hospital (7km, 300 Princes Highway Werribee - major public hospital)
- ✓ Werribee Mercy ED expansion underway (\$236 million, doubling capacity to 67 points of care)
- ✓ HealthWest Medical & Specialist Centre Tarneit (local GP and specialist services)

SCHOOLS

- ✓ Tarneit P-9 College (state)
- ✓ Tarneit Senior College Years 10-12 (state)
- ✓ Tarneit Rise Primary School (state)
- ✓ Davis Creek Primary School (state)
- ✓ Brinbeal Secondary College (state, new)
- ✓ Thomas Carr College (Catholic secondary)

RETAIL & TOWN CENTRES

- ✓ Tarneit Central Shopping Centre (Coles, Aldi, Kmart, Harris Scarfe, opened 2017)
- ✓ Wyndham Village Shopping Centre (completed 2005)
- ✓ Tarneit Major Town Centre (planned development, 8,000 jobs, 10,000+ residents capacity)
- ✓ Werribee Plaza (nearby, major regional centre)

SUBURB PROFILE

Demographics

| POPULATION | MEDIAN AGE | MEDIAN INCOME (WK) | FAMILY HOUSEHOLDS % |
|------------|------------|--------------------|---------------------|
| 56,370 | 30 | \$2,079 | - |

Extremely young demographic with median age 30, well below national average of 38. Predominantly couples with children (primary household type), highly multicultural with 28.8% born in India, only 37.5% Australian-born. Population

grew 63.1% between 2016-2021, among Australia's top 10 growth areas 2024-25.

MARKET CONDITIONS

Growth Pipeline

Tarneit is experiencing transformation-level infrastructure investment. Wyndham City's 'Connecting Wyndham' program represents the largest local government road investment in the municipality's history. Major town centre development and indoor recreation facility will create significant employment and amenity uplift. Tarneit-North SA2 ranked 3rd fastest-growing in Australia 2024-25.

CONFIRMED PROJECTS

- ✓ Tarneit Road/Leakes Road intersection upgrade \$10.5M (completion mid-2026, Wyndham City)
- ✓ Tarneit Road/Shaws Road intersection upgrade \$13.5M (construction commencing early 2026)
- ✓ Polly Parade Reserve Stage 2 sports pavilion (construction commenced mid-2025, completion 2027)
- ✓ \$60 million Tarneit Indoor Recreation Facility (planned, 4 indoor courts, Derrimut Road near Major Town Centre)
- ✓ Tarneit Major Town Centre Urban Design Framework (capacity 8,000 jobs, 10,000+ residents)
- ✓ Derrimut Road West precinct (up to 917 new homes, mixed-use, buildings to 8 storeys)



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Report #SINGLE-C

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