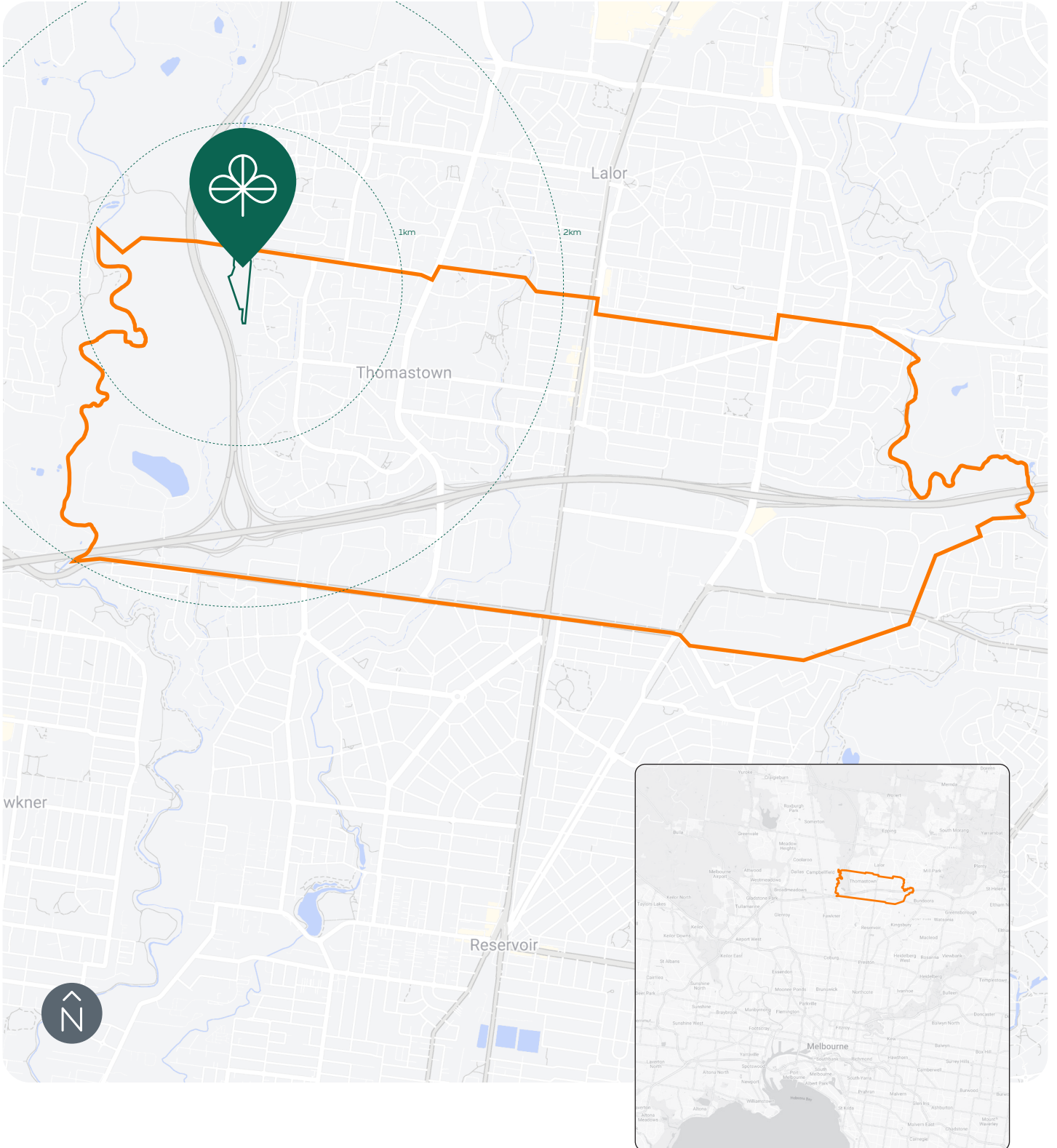


Marran Run

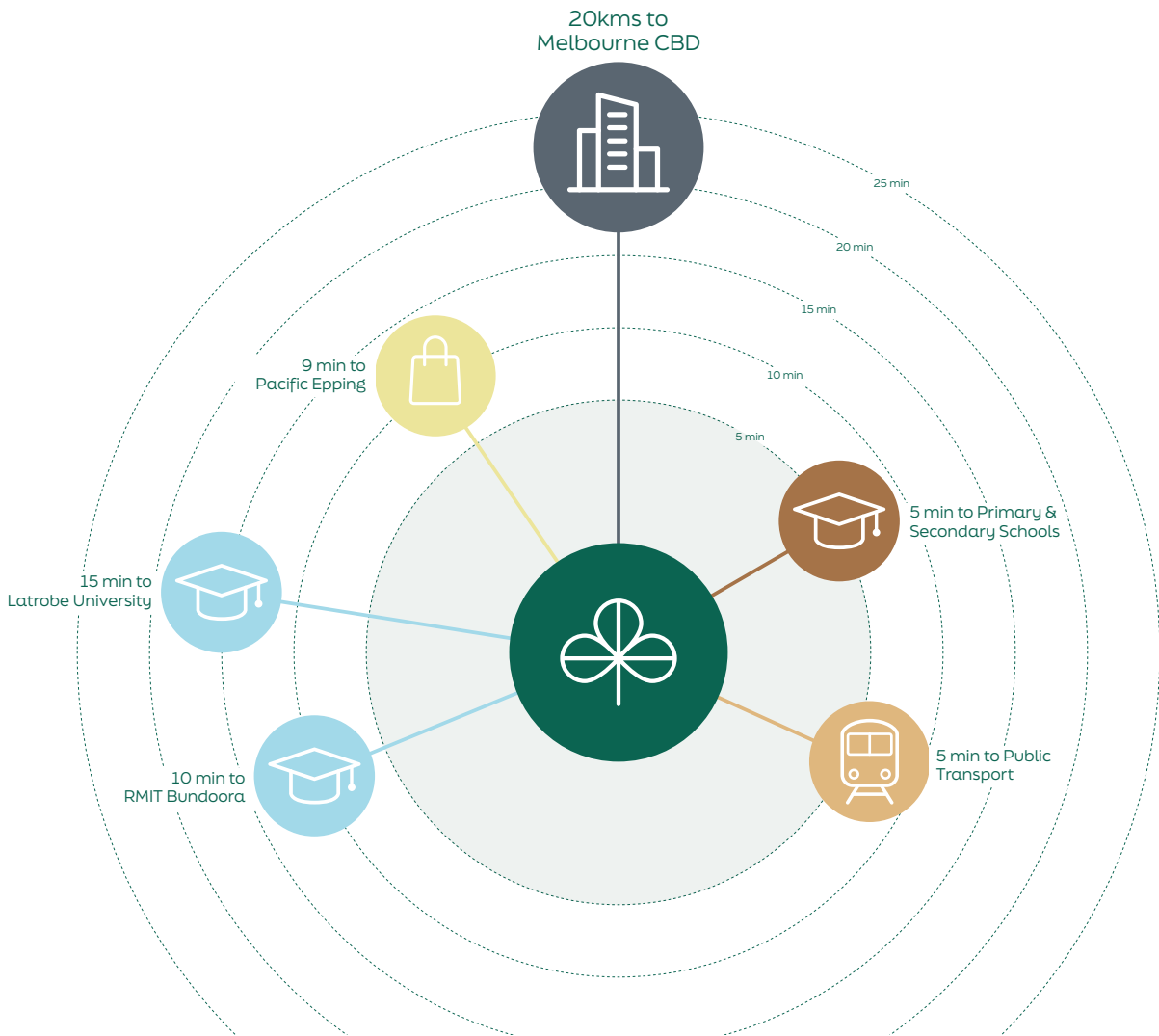


Thomastown
Suburb Insights

Marran Run Site Location



Thomastown Convenience & Proximity to the CBD

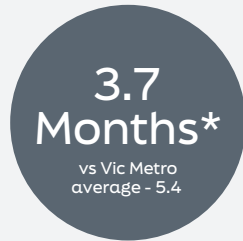


Thomastown offers an ideal investment opportunity with its prime location. Just 30 minutes from Melbourne CBD, it boasts easy access to schools, public transport, Latrobe University, RMIT Bundoora, and Pacific Epping. Its central position and proximity to key amenities make it an attractive choice for investors seeking long-term growth.

Key Market Indicators



Vacancy Rates*
(July 2024)
suburbsfinder.com.au



Inventory Levels*
This statistic shows how long it takes to sell all available stock, indicating supply and demand dynamics.
(July 2024)
suburbsfinder.com.au

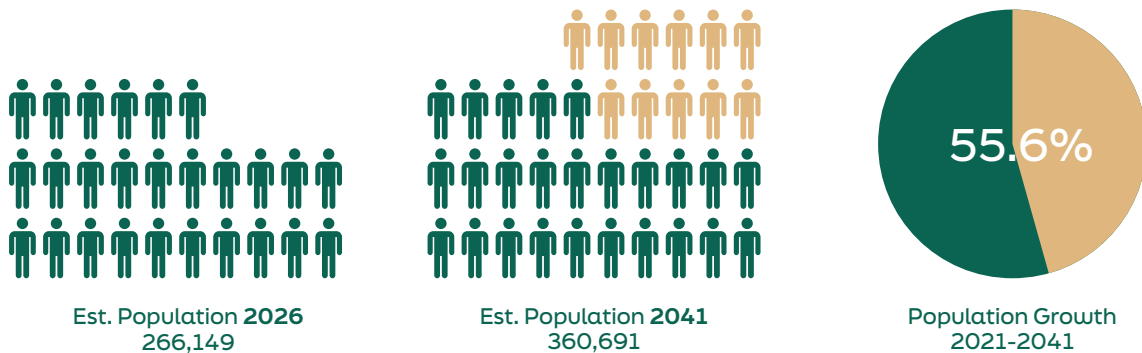


Gross Rental Yield*
(July 2024)
suburbsfinder.com.au



Median Rent 3 Bedroom*
(July 2024)
suburbsfinder.com.au

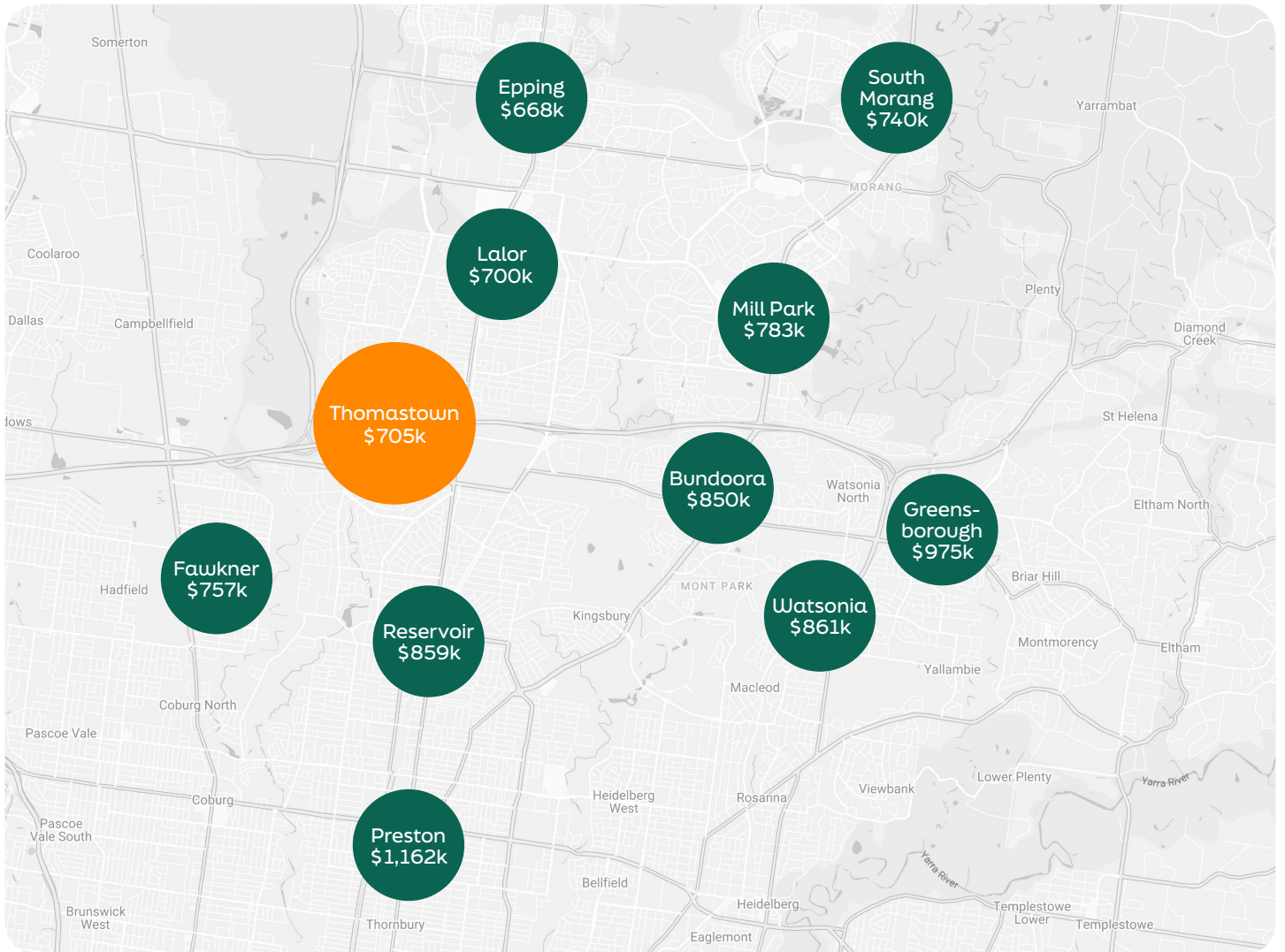
Population Growth - LGA



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.

LGA = Local Government Area

Median House Prices in Surrounding Areas



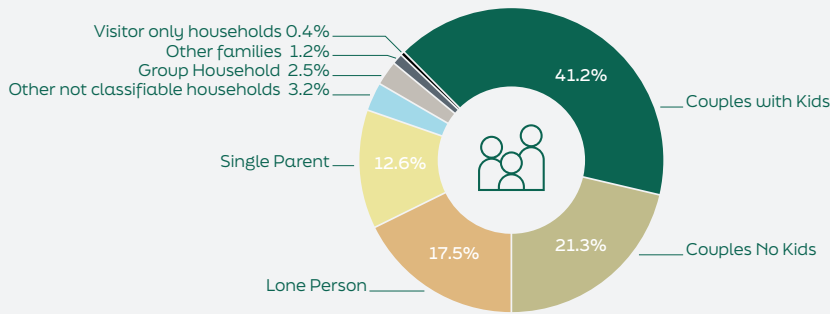
Thomastown presents an enticing opportunity due to its affordability, offering some of the most accessible entry points within Melbourne's Northern Corridor. This means, you don't need to overcapitalise on your investment while minimising risk and upfront costs.

*Data sourced from suburbsfinder.com.au 2024

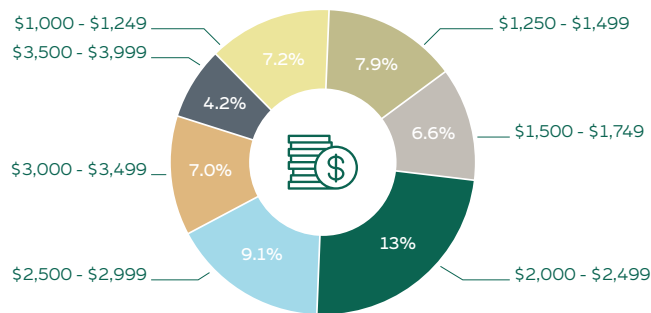
Location Demographics

(Census 2021)

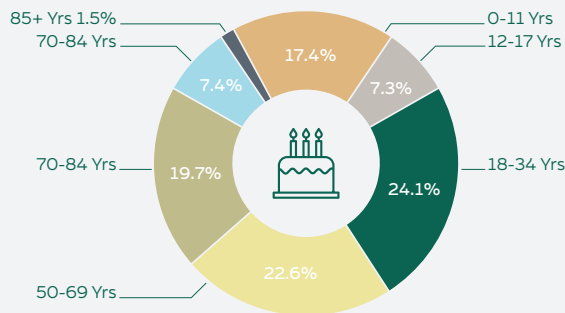
Household Structure



Weekly Household Income



Age Breakdown

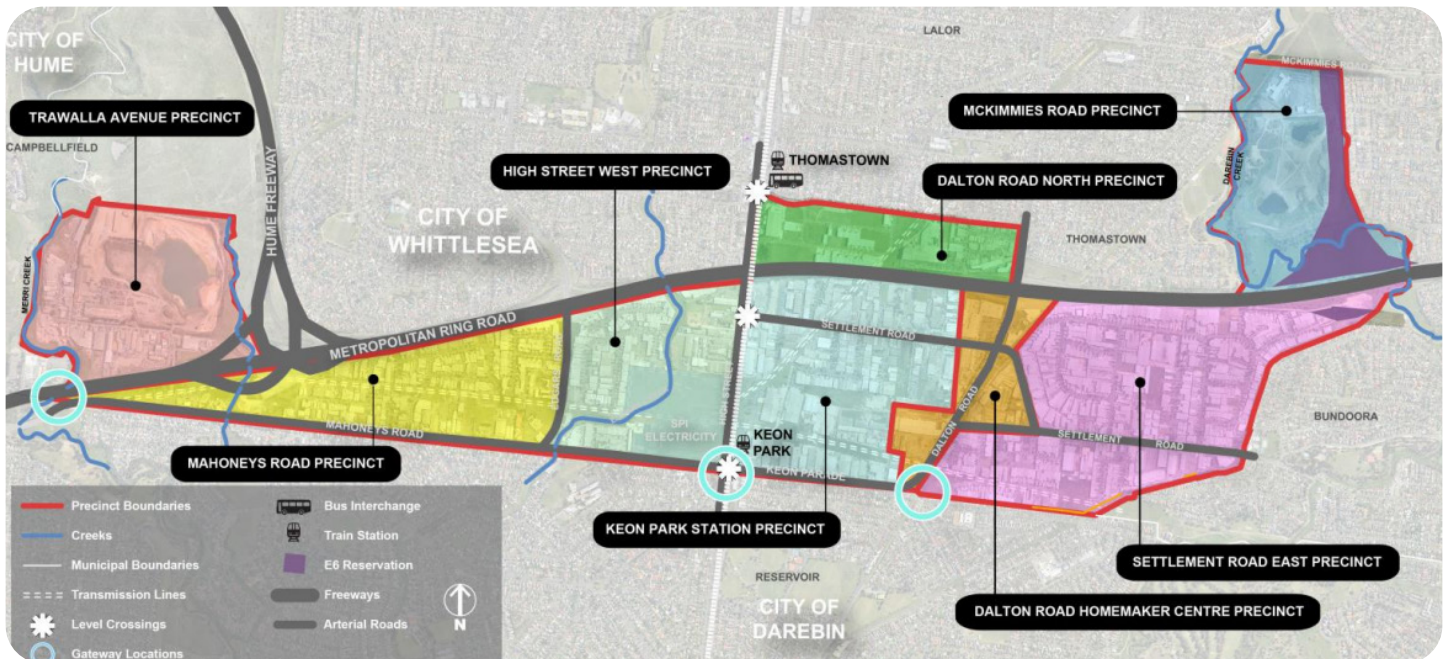


Occupation Breakdown (2021)



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.