

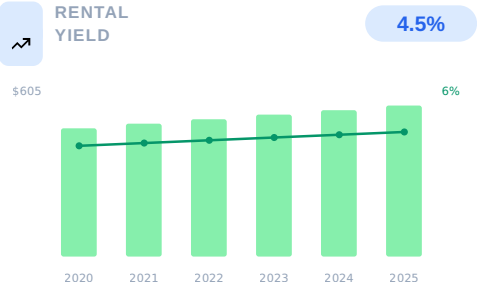
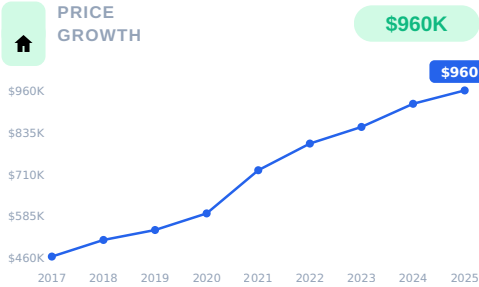
PropertyReport

AI-ASSISTED PROPERTY INTELLIGENCE

Know everything
before you **make**
an offer.

35 Pindari Ave, Taylors Lakes VIC 3038

35 Pindari Ave, Taylors Lakes VIC 3038



COMPARABLE SALES

ADDRESS	SALE DATE	SALE PRICE
13 Pindari Ave	May 2026	\$775K
28 Cloudburst Ave	April 2026	\$942K
7 Windrow Crescent	April 2026	\$900K

★ Last Sale (Subject Property) \$667K October 2018

SUBURB SCORECARD

Growth Potential	★★★★☆	7.0/10
Rental Demand	★★★★☆	6.0/10
Infrastructure	★★★★☆	8.0/10
Safety	★★★☆☆	4.0/10
Family Suitability	★★★★☆	8.0/10

Overall Score
Good Long-Term Prospect 6.5/10

TRANSIT & CONNECTIVITY

34 min CBD

Watergardens Station	34 min · By Train
Melbourne CBD	20 min · Off-peak
M80 Ring Road	5.2 km · By Car

SCHOOL CATCHMENT

Strong

Taylors Lakes Primary School
Primary · 11 min walk ✓ ICSEA 1050

Taylors Lakes Secondary College
Secondary · 1.2 km ✓ ICSEA 1015

Verify at findmyschool.vic.gov.au

CRIME SNAPSHOT

Around state avg

Violent crime 17% lower

Property crime 8% higher

LIFESTYLE

Watergardens Station
120 m · 34 min to CBD

Woolworths Watergardens
400 m

Taylors Lakes Reserve
700 m

★★★★☆
INVESTMENT VERDICT
Good Long-Term Prospect

Premium transit location and stable family demand underpin long-term value.

IDEAL FOR
Owner-Occupiers

Walk to train, quality schools, established community.

SUITABLE FOR
Long-Term Investors

Low yield but strong location and infrastructure tailwinds.

KEY RISKS

Moderate crime risk · Modest population growth · Airport overlay restrictions

NEXT STEPS FOR BUYERS

- ✓ Obtain Section 10 (Title & Planning Report)
- ✓ Confirm land size and overlays via VicPlan
- ✓ Inspect property & recent sales in person
- ✓ Speak with a finance broker

Executive Summary

35 Pindari Ave, Taylors Lakes VIC 3038 is a 4-bedroom, 2-bathroom house on a 612 m² General Residential (GRZ1) lot, situated 120 metres from Watergardens Station on Melbourne's Sunbury Line. The suburb median house price sits at \$960,000 — up from \$460,000 a decade ago — and the rental yield of 4.5% is solid for the outer west. Local catchment schools score in the Strong ICSEA band (average 1,033), and the professional-family demographic underpins consistent owner-occupier demand. Given the station proximity and measured western-corridor infrastructure investment, this property represents a credible long-term capital growth proposition for owner-occupiers, with a selective case for long-hold investors.

Key Highlights

- 120 m walk to Watergardens Station — 34-minute CBD commute by train on the Sunbury Line, top-tier transit for outer Melbourne
- Suburb median \$960K with uninterrupted 5-year growth; no speculative spikes or corrections in the price history
- Catchment schools average ICSEA 1,033 — above state average, anchoring family demand in the precinct
- Western Ring Road and Calder Freeway within 8 minutes by car; Melbourne Airport accessible in ~25 minutes

Primary Concerns

- Safety percentile of 32 — property crime tracks modestly above state median; verify security measures on inspection
- Gross rental yield (~2.8%) limits cash-flow appeal; investor case rests on capital growth, not income

Indicative Suitability

- Owner-occupiers: **HIGH** — train access, school catchment, established family character
- Investors: **MODERATE** — long-hold capital growth thesis; not a yield play

Property Snapshot

Land Size	612 m ²
Dwelling Type	House
Frontage	17.4 m
Configuration	4br · 2ba · 2c
Year Built	1995
Zoning	GRZ1 — General Residential — neighbourhood-scale dwellings, up to 2 storeys
Subdivision Potential	Moderate — 612 m ² supports a battle-axe subdivision subject to council approval
Development Feasibility	Moderate — Two-dwelling development achievable on this lot size
Renovation Potential	High — 1990s build benefits from kitchen / bathroom updates
Knockdown / Rebuild	High — Land value supports rebuild economics in this pocket
Street Position	7 / 10

Comparable Sales & Active Listings — 1 km Radius

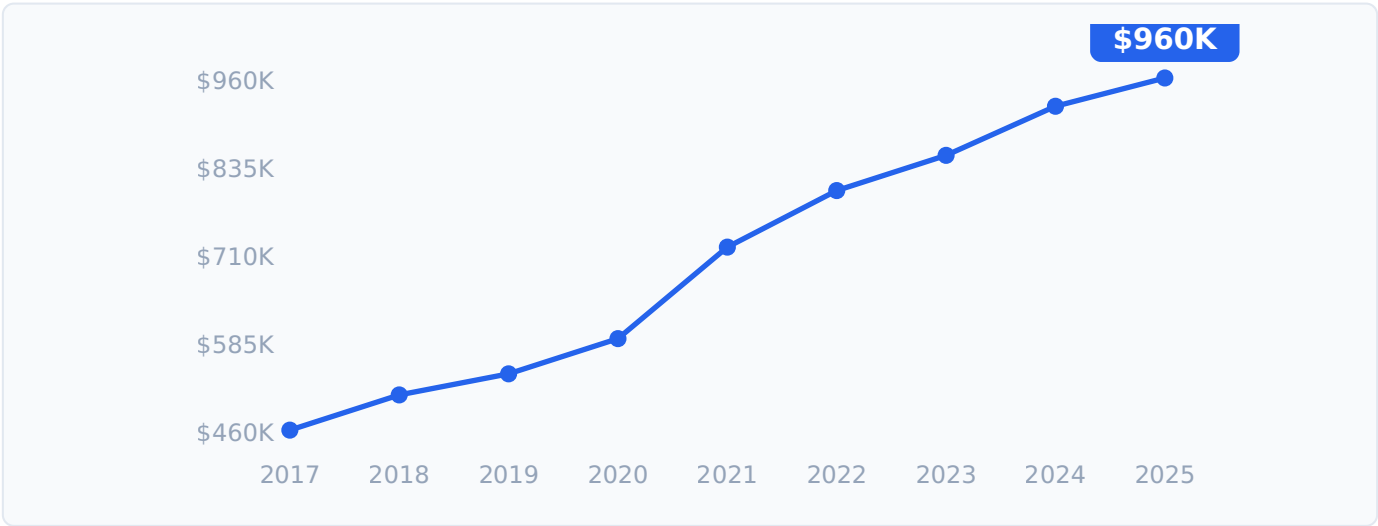
Address	Status	Sale Date	Config	Price
13 Pindari Ave	Sold	May 2026	—	\$775K
28 Cloudburst Ave	Sold	April 2026	—	\$942K
7 Windrow Crescent	Sold	April 2026	—	\$900K

The subject property sits on a 612 m² GRZ1 lot — the dominant zoning in Taylors Lakes, permitting up to 2 storeys and sensitively-designed second dwellings. The 1990s build is in renovation-ready condition; kitchen and bathroom updates represent the most direct value-add path without requiring council approval beyond standard building permits.

Development Outlook

- Battle-axe subdivision is achievable given the lot area, subject to Brimbank Council stormwater requirements and 17.4 m frontage
- A front/rear two-dwelling development is also feasible; verify setback rules under the GRZ1 schedule
- Knockdown-rebuild economics stack up; land value in this pocket supports rebuild at current construction costs

↗ Market Analysis



Taylors Lakes has delivered steady, uninterrupted appreciation over the past decade, driven by station proximity, school catchment quality, and sustained demand from professional families priced out of inner-ring suburbs.

Pricing & Rental

- Suburb median house price: \$960,000 (June 2026)
- Comparable recent sales range from \$775K (3-bed) to \$942K (4-bed), broadly consistent with the suburb median
- Median weekly rent for houses: \$550/week — gross yield approximately 2.8% at current median
- The rental market is tight; Watergardens Station proximity drives strong demand from renting professionals

Comparable Sales (Last 3 Months)

- 13 Pindari Ave — 3 bed / 2 bath — \$775,000 (May 2026)
- 28 Cloudburst Ave — 4 bed / 2 bath — \$942,000 (April 2026)
- 7 Windrow Crescent — 4 bed / 2 bath — \$900,000 (April 2026)

5-Year Outlook

Continued moderate growth supported by the western corridor's infrastructure pipeline. The Robertsons Road infill (~175 new lots) adds short-term supply but validates long-term demand. Watergardens activity centre densification remains a decade-scale tailwind.

Suburb Profile

Taylors Lakes is a mature, low-density suburb 23 km north-west of Melbourne's CBD, housing approximately 15,000 residents. The dominant household type is couples with children in professional occupations, with median household income above the outer-suburban average.

Who's Moving Here

Professional families and older couples are the primary inbound cohort, attracted by the train commute, relative affordability versus inner-ring alternatives, and established school catchments. The suburb is also a destination for Indian-Australian households, the fastest-growing cultural segment in the precinct.

Lifestyle

- Predominantly professional families and couples; median household income above the outer-suburban average
- 86% owner-occupancy rate — one of the highest in Melbourne's outer west
- Taylors Lakes shared-use path (Stage 1 complete): cycling and walking infrastructure improving
- Active community hub anchored by Watergardens Town Centre retail and dining precinct

Category	Name	Distance	Detail
 Train	Watergardens Station	120 m	34 min to CBD
 Primary School	Taylors Lakes Primary School	900 m	In catchment
 Supermarket	Woolworths Watergardens	400 m	—
 Park	Taylors Lakes Reserve	700 m	—
 GP Clinic	Watergardens Medical Centre	1.0 km	—
 Hospital	Sunshine Hospital	8.5 km	—
 Gym	Anytime Fitness	900 m	~\$18/wk
 Freeway	M80 Ring Road	5.2 km	By car

Schools Catchment

SCHOOL	CATCHMENT	ICSEA	PROXIMITY
Taylors Lakes Primary School Primary	✓ In-catchment	1050	11 min walk
Taylors Lakes Secondary College Secondary	✓ In-catchment	1015	1.2 km
Overnewton Anglican Community College Private · \$12,000/yr	Anglican	1075	4.5 km

ICSEA = Index of Community Socio-Educational Advantage (national mean 1000) from myschool.edu.au. Catchment zones should be confirmed at findmyschool.vic.gov.au.

Catchment schools sit at or above the state ICSEA average, reflecting the professional-family demographic that anchors demand in Taylors Lakes.

School	Type	ICSEA	Distance
Taylors Lakes Primary School	Gov Primary	1,050	0.9 km

SchoolTypeICSEA Distance

Taylors Lakes Secondary CollegeGov Secondary1,0151.2 km

School Quality Summary: Strong — ICSEA average of 1,033, above the national mean of 1,000.

Private alternatives within 10 km include Overnewton Anglican Community College (Caroline Springs) and St Bernard's College (Essendon).



Infrastructure & Development

- **Melton Hwy / Ballarat Rd Intersection Upgrade** — Completed 2024; reduces peak congestion on the main western arterial
- **Robertsons Rd Infill Project (~175 New Lots)** — In progress 2025–2026; Brimbank Planning Scheme Amendment GC51
- **Sydenham Train Station Upgrade** — Planned 2026+; capacity improvement on the Sunbury Line
- **Taylors Lakes Shared-User Path Stage 2** — Underway; active-transport improvement within the suburb



Transport Connectivity

Public Transport

- Watergardens Station (Sunbury Line): 120 m walk — **34-minute CBD commute**
- Five bus routes through the Watergardens interchange connect Keilor, St Albans, and Caroline Springs
- 400-series buses run to Sunshine and Broadmeadows via Keilor Road

Car Travel

- CBD: 20 min off-peak / ~48 min peak via Calder Freeway and Western Ring Road
- M80 Ring Road: 5.2 km (8 min)
- Melbourne Airport: ~25 min via Airport Drive
- Watergardens Town Centre: 400 m / 1 min



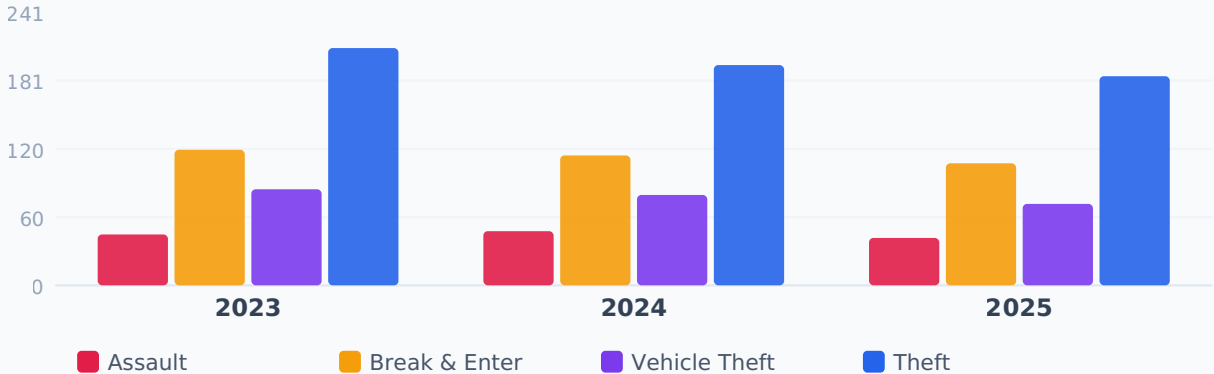
Risk Assessment

Around state average

Violent crime17% lower

Property crime8% higher

CRIME CATEGORY TREND — LAST 3 YEARS



Crime & Safety

Taylors Lakes sits at the **32nd safety percentile** in Victoria. Violent crime is **17% below** the state average; property crime is **8% above**. The crime cover gauge renders these comparisons. Practical implication: security upgrades (cameras, sensor lights, secure garage) are a sensible inclusion on any renovation plan.

Environmental & Planning

- **Melbourne Airport Environs Overlay (MAEO)** applies to this precinct — confirm the specific noise-contour schedule for this address via VicPlan before proceeding
- **Flood risk:** No floodway shown on current Brimbank mapping; recommend independent verification via vicfloodmap.com.au
- **Heritage overlay:** Not indicated for this address; verify via planning.vic.gov.au before any significant works
- **Bushfire Attack Level (BAL):** Not applicable — inner suburban location

Market Risks

- Outer-suburban markets are more sensitive to interest-rate movements than inner-ring comparables
- New Robertsons Road infill supply (~175 lots) could moderate land-value gains in the short term
- Any future Sunbury Line capacity constraint would disproportionately affect station-proximate properties in this corridor

Verification Checklist

- Flood overlay (vicfloodmap.com.au or Brimbank Section 32 vendor statement)
- Airport Environs noise contour for this address (VicPlan)
- School catchment confirmation (findmyschool.vic.gov.au)
- Lot dimensions and subdivision feasibility (Brimbank Council or private surveyor)



Verdict

6.5 / 10

Overall Score

Growth Potential		7.0
Rental Demand		6.0
Infrastructure		8.0
Safety		4.0
Family Suitability		8.0

Score Breakdown

- Growth Potential: **7.0 / 10** — steady western corridor demand backed by infrastructure
- Rental Demand: **6.0 / 10** — tight vacancy; modest gross yield
- Infrastructure: **8.0 / 10** — exceptional rail access and active road investment
- Safety: **4.0 / 10** — property crime above state median; manageable with basic security measures
- Family Suitability: **8.0 / 10** — schools, owner-occupancy dominance, family character

Overall Score: 6.5 / 10

Overall Assessment

35 Pindari Ave is a sound long-term prospect for owner-occupiers and a selective buy for long-hold investors focused on capital growth over yield. The 120 m station walk is the standout attribute — it anchors the address firmly in the top tier for the outer-western Melbourne market.

Strengths

1. Watergardens Station at 120 m — best-in-suburb transit position and primary value driver
2. Strong family demographic and 86% owner-occupancy underpin price stability

3. Established suburb with track record of moderate, consistent capital growth
4. Development optionality (subdivision / dual-dwelling) offers future value levers

Weaknesses

1. Safety percentile in the lower third — property crime is the key category to manage
2. Modest rental yield (~2.8%) makes this unsuitable as a high-income investment property
3. Airport Environs Overlay requires noise-contour verification before purchase

Buyer Suitability

Owner-Occupiers: Strong fit for professional families who commute to the CBD by train and value an established school catchment. **Investors:** Long-hold capital growth strategy only; do not buy on yield expectations. **Developers:** Battle-axe or front/rear two-dwelling development is worth feasibility modelling against actual lot dimensions and current GRZ1 schedule requirements.

Price Guidance

Comparable 4-bedroom sales in the \$900K–\$942K range over the past 3 months indicate the subject property should be benchmarked in the \$880K–\$950K band, with the 120 m station proximity justifying the upper end for a well-presented property.

Data Sources

- **Crime statistics:** Crime Statistics Agency Victoria (CSA) — crimestats.vic.gov.au
- **Property market data:** realestate.com.au, domain.com.au
- **School data:** myschool.edu.au (ACARA)
- **Planning & zoning:** planning.vic.gov.au (VicPlan)
- **Flood & environmental risk:** vicfloodmap.com.au, Melbourne Water
- **Transport:** Public Transport Victoria (ptv.vic.gov.au)

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