Melbourne Development Site Experts
Savills CBD & Metropolitan Sales Team
Over the past 10 years Melbourne has become the most exciting and vibrant city within Australia by virtue of its cosmopolitan culture, strong education sector, focus on major events, and world-renowned liveability.

Developers and investors from across the globe, and particularly Asia, have identified Melbourne as their preferred destination for major projects and investments. Projects amounting to many $billions of investment are rapidly changing the skyline, creating thousands of direct and indirect jobs, and catering to the needs of a rapidly expanding population, which is forecast to more than double to 8.2 million by 2056.

Commercial investment is at an all-time high within Melbourne, with literally $billions of buy requirements seeking assets throughout the market.

Savills is at the forefront of international investment into Melbourne, with the largest office network throughout Asia (25,000 staff) and the most effective international platform that source and deliver new buyers into our market every day. Our track record speaks for itself – more than $500 million of development site sales during the past 12 months, of which a high proportion were to buyers based off-shore.

To discuss how we can maximise the value of your commercial property, please contact Melbourne’s Most Trusted Commercial Sales team.

With an extraordinary number of development sites sold in 2017, we are the most experienced agency to maximise the value of your property, from vacant land to built form.

- 25,000 staff in Asia
- Direct contact with the best buyers
- Record breaking sale results
Connect with Asia Through Savills

The volume of Asian capital flowing into Melbourne’s commercial property market is at unprecedented levels. This wave of investment is resetting land and capital values across the Melbourne market.

To extract the best result for your property, it is essential that your agent has exceptional links with Asia. Savills is the strongest commercial agency in Asia with more than 25,000 staff located in offices in:

- Singapore
- China
- Malaysia
- Taiwan
- Thailand
- Korea
- Vietnam
- Japan
- Hong Kong
- India
- Macau

All 700 Savills offices worldwide are interconnected. Your property will be promoted via our International Desk for distribution to locally based clients via each office group, as well as through the Savills China Desk to our huge number of clients based in China and Hong Kong.

Some of our Recent Development Site Sales

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Description</th>
<th>Land Area</th>
<th>Land Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circa $50,000,000 (March 2017)</td>
<td>Melbourne’s ultimate bayside development site – the former ABC television studios situated in the heart of Elsternwick</td>
<td>6,155sq m*</td>
<td>$8,123sq m*</td>
</tr>
</tbody>
</table>

2-16 Selwyn Street, Elsternwick
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Sale Price</th>
<th>Description</th>
<th>Land Area</th>
<th>Land Value</th>
<th>Rate per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>448 St Kilda Street, Brighton</td>
<td>$11,000,000 (August 2017)</td>
<td>A major corner site with an approved permit for 31 dwellings, located metres from Elwood Beach</td>
<td>1,958sq m</td>
<td>$40,618/sq m</td>
<td>$208,577</td>
</tr>
<tr>
<td>1059-1061 Toorak Road, Camberwell</td>
<td>$5,500,000 (August 2017)</td>
<td>Premium development site with extensive frontage centrally located in Camberwell</td>
<td>1,706sq m</td>
<td>$3,235/sq m</td>
<td></td>
</tr>
<tr>
<td>500 Station Street, Box Hill</td>
<td>$3,500,000 (August 2017)</td>
<td>An ex-petrol station zoned Industrial 3, on the doorstep of Box Hill's Activity Centre</td>
<td>1,090sq m</td>
<td>$3,211/sq m</td>
<td></td>
</tr>
<tr>
<td>124-130 Russell Street, Melbourne</td>
<td>Circa $22,000,000 (July 2017)</td>
<td>East-end CBD freehold property with major development upside</td>
<td>519sq m</td>
<td>$40,000/sq m</td>
<td></td>
</tr>
<tr>
<td>15-17 Prospect Street, Box Hill</td>
<td>$12,190,000 (July 2017)</td>
<td>Significant landholding located in Box Hill's Major Development Precinct</td>
<td>1,305sq m</td>
<td>$9,341/sq m</td>
<td></td>
</tr>
<tr>
<td>553-555 Burke Road, Camberwell</td>
<td>$9,188,888 (July 2017)</td>
<td>High profile corner development site with an approved permit for a mixed-use project</td>
<td>1,427sq m</td>
<td>$6,439/sq m</td>
<td>$453,471</td>
</tr>
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<td>15-17 Prospect Street, Box Hill</td>
<td>$12,190,000 (July 2017)</td>
<td>Significant landholding located in Box Hill's Major Development Precinct</td>
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<td>1,427sq m</td>
<td>$6,439/sq m</td>
<td>$453,471</td>
</tr>
<tr>
<td>592-600 Springvale Road, Springvale South</td>
<td>$2,400,000 (July 2017)</td>
<td>Vacant development site with concept plans for 12 townhouses</td>
<td>2,695sq m</td>
<td>$891/sq m</td>
<td>$200,000</td>
</tr>
<tr>
<td>814 Ballarat Road &amp; 95 Station Road, Deer Park</td>
<td>$11,500,100 (June 2017)</td>
<td>Major landholding in high growth north-western corridor</td>
<td>23,530sq m</td>
<td>$489/sq m</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>Sale Price:</td>
<td>Description:</td>
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</tr>
<tr>
<td>2-4 Roche Street, Hawthorn</td>
<td>$9,000,000 (June 2017)</td>
<td>Strategic corner site with plans for 84 apartments within blue-chip Hawthorn</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,209sq m</td>
<td>Land Value: $7,444/sq m</td>
<td>Rate per Proposed Unit: $166,667</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>559 Queensberry Street, North Melbourne</td>
<td>Circa $9,000,000 (June 2017)</td>
<td>Island site in the heart of North Melbourne with three level development potential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,189sq m</td>
<td>Land Value: $7,569/sq m</td>
<td>Rate per Unit: $100,357</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>147-149 The Parade, Ascot Vale</td>
<td>$3,330,000 (June 2017)</td>
<td>A large site of 1,617sqm with potential for townhouses or apartments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,617sq m</td>
<td>Land Value: $2,059/sq m</td>
<td>Rate per Unit: $295,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1210-1212 Dandenong Road, Murrumbeena</td>
<td>$2,700,000 (June 2017)</td>
<td>High profile development site with extensive street frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,012sq m</td>
<td>Land Value: $2,668/sq m</td>
<td>Rate per Unit: $205,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9 Station Avenue, McKinnon</td>
<td>$2,360,000 (June 2017)</td>
<td>Premium landholding with a planning permit approved for 8 superb townhouses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 824sq m</td>
<td>Land Value: $2,864/sq m</td>
<td>Rate per Unit: $205,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>656 Blackburn Road, Notting Hill</td>
<td>$1,405,000 (June 2017)</td>
<td>Corner site with permit for 14 apartments positioned a short walk from Monash University</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 687sq m</td>
<td>Land Value: $2,045/sq m</td>
<td>Rate per Unit: $100,357</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>656 Dudley Street, West Melbourne</td>
<td>$19,000,000 (May 2017)</td>
<td>Inner-city hotel with major development upside</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,304sq m</td>
<td>Land Value: $14,571/sq m</td>
<td>Rate per Unit: $3,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>843 Whitehorse Road, Box Hill</td>
<td>$22,550,000 (May 2017)</td>
<td>Substantial site with development potential of 30+ levels</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,972sq m</td>
<td>Land Value: $11,435/sq m</td>
<td>Rate per Unit: $100,357</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45-55 Dudley Street, West Melbourne</td>
<td>Circa $19,000,000 (May 2017)</td>
<td>Inner-city hotel with major development upside</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Area: 1,304sq m</td>
<td>Land Value: $14,571/sq m</td>
<td>Rate per Unit: $3,000,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Land Values and Rate per Unit are speculative and subject to market conditions.
42-54 Stephen Street, Yarraville
Sale Price: $9,500,000 (May 2017)
Description: Significant city-fringe landholding with General Residential Zoning
Land Area: 4,228sq m
Land Value: $830sq m
Rate per Unit: $101,509

941-951 High Street, Armadale
Sale Price: $7,000,000 (May 2017)
Description: Premium freehold retail building with development upside
Land Area: 809sq m
Land Value: $8,653/sq m

204-206 Albion Street, Brunswick
Sale Price: $5,045,000 (May 2017)
Description: Permit approved corner site metres from Sydney Road retail strip
Land Area: 1,106sq m
Land Value: $4,561/sq m
Rate per Unit: $97,019

11-33 Sommeville Drive, Roxburgh Park
Sale Price: $5,380,000 (May 2017)
Description: Large landholding with permit in place for 53 townhouses
Land Area: 6,483sq m
Land Value: $101,509

43-45 Kokaribb Road, Carnegie
Sale Price: $3,500,000 (May 2017)
Description: Prime residential development site with extensive street frontage
Land Area: 1,267sq m
Land Value: $2,762/sq m

87-91 Paisley Street & 42 Pickett Street, Footscray
Sale Price: $7,231,000 (April 2017)
Description: Medical investment with development upside
Land Area: 1,863sq m
Land Value: $3,684/sq m

13-17 Cartmell Street, Heidelberg
Sale Price: $9,900,000 (April 2017)
Description: A substantial site with approved permit for 62 apartments
Land Area: 1,742sq m
Land Value: $3,961/sq m
Rate per Unit: $111,290

584 Camberwell Road, Camberwell
Sale Price: $2,300,000 (April 2017)
Description: Prime landholding with approved permit for 6 residential apartments
Land Area: 577sq m
Land Value: $3,996/sq m
Rate per Unit: $383,333
<table>
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<tr>
<th>Address</th>
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</tr>
</thead>
<tbody>
<tr>
<td>7b Copernicus Way, Keilor Downs</td>
<td>Circa $12,000,000 (March 2017)</td>
<td>Massive permit approved site for 99 townhouses situated adjacent to Keilor Central Shopping Centre</td>
<td>18,990sq m</td>
<td>$1,029/sq m</td>
<td></td>
</tr>
<tr>
<td>80A &amp; 80B Oakwood Road, Albarnvale</td>
<td>$11,380,000 (March 2017)</td>
<td>Major infill site of 8.78ha* inhibited by an easement and future development requirements</td>
<td>87,800sq m</td>
<td>$130/sq m</td>
<td></td>
</tr>
<tr>
<td>8 Montgomery Street, Doncaster East</td>
<td>$3,800,000 (March 2017)</td>
<td>A large development site abutting Doncaster East’s retail precinct</td>
<td>1,873sq m</td>
<td>$2,029/sq m</td>
<td></td>
</tr>
<tr>
<td>6-8 Bevis Street, Bentleigh East</td>
<td>$3,250,000 (March 2017)</td>
<td>Prime corner land parcel in General Residential Zone 1</td>
<td>1,419sq m</td>
<td>$2,250/sq m</td>
<td></td>
</tr>
<tr>
<td>643-645 Moreland Road, Pascoe Vale South</td>
<td>$1,680,000 (March 2017)</td>
<td>Boutique townhouse development site with extensive frontage to Moreland Road</td>
<td>1,026sq m</td>
<td>$1,637/sq m</td>
<td></td>
</tr>
<tr>
<td>2 David Street, Loral</td>
<td>$1,575,000 (March 2017)</td>
<td>Large site opposite Loral retail precinct with a permit for 26 apartments</td>
<td>1,262sq m</td>
<td>$1,248/sq m</td>
<td>$60,577</td>
</tr>
<tr>
<td>17-19 Loranne Street, Bentleigh</td>
<td>$3,700,000 (January 2017)</td>
<td>Amalgamated site in direct proximity to extensive retail amenity</td>
<td>1,398sq m</td>
<td>$2,647/sq m</td>
<td></td>
</tr>
<tr>
<td>1 The Fairway, Bonbeach</td>
<td>$2,520,000 (January 2017)</td>
<td>Substantial landholding of 2,745sq m* with multiple development outcomes</td>
<td>2,745sq m</td>
<td>$918/sq m</td>
<td></td>
</tr>
</tbody>
</table>
35 Urquhart Street, Coburg

Sale Price: $12,800,000 (December 2016)
Description: Parkside landholding with a permit for a major residential project
Land Area: 9,203sq m
Land Value: $1,391/sq m

21-23 Norwood Crescent, Moonee Ponds

Sale Price: $3,000,000 (December 2016)
Description: Prime site with a permit for 19 apartments + commercial space
Land Area: 841sq m
Land Value: $3,567/sq m
Rate per Unit: $150,000

9-11 Prospect Street, Box Hill

Sale Price: $17,600,000 (December 2016)
Description: Significant site with a permit for a 25 storey apartment tower
Land Area: 1,475sq m
Land Value: $11,932/sq m
Rate per Unit: $92,632

86-90 Main Street, Greensborough

Sale Price: $2,950,000 (December 2016)
Description: Three adjoining retail shops that are fully leased with development upside
Land Area: 682sq m
Land Value: $4,326/sq m

993 Burke Road, Camberwell

Sale Price: $5,000,000 (December 2016)
Description: Substantial site with quality existing improvements
Land Area: 1,411sq m
Land Value: $3,544/sq m

Lot B, Corner Fogarty & Woodbury St, Williams Landing

Sale Price: $2,390,000 (December 2016)
Description: Pad site adjoining new town centre
Land Area: 2,900sq m
Land Value: $824/sq m

112 Buckley Street, Footscray

Sale Price: $1,425,000 (November 2016)
Description: Warehouse with development upside
Land Area: 646sq m
Land Value: $2,206/sq m

94-104 Buckley Street, Footscray

Sale Price: $4,850,000 (November 2016)
Description: Development site located within Activity Centre Zone
Land Area: 2,736sq m
Land Value: $1,773/sq m
<table>
<thead>
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<tr>
<td>27-47 Photinia St, Doveton</td>
<td>$4,000,000 (November 2016)</td>
<td>Substantial development site in major growth corridor</td>
<td>16,240sq m</td>
<td>$246/sq m</td>
<td></td>
</tr>
<tr>
<td>156 Burgundy Street, Heidelberg</td>
<td>$5,000,000 (November 2016)</td>
<td>Retail investment with a permit for a 7 level apartment complex above</td>
<td>429sq m</td>
<td>$11,655/sq m</td>
<td>$312,500</td>
</tr>
<tr>
<td>974 Black Forest Road, Wyndham Vale</td>
<td>Circa $95,000,000 (October 2016)</td>
<td>Significant development site within a Precinct Structure Plan and comprising a draft master plan for 1,250+ lots</td>
<td>115ha</td>
<td>$800,000/ha</td>
<td></td>
</tr>
<tr>
<td>143-149 Abbotsford Street, North Melbourne</td>
<td>$4,212,000 (October 2016)</td>
<td>Two level showroom facility with development upside</td>
<td>519sq m</td>
<td>$8,116/sq m</td>
<td></td>
</tr>
<tr>
<td>135 Craigieburn Road East, Wollert</td>
<td>$1,550,000 (October 2016)</td>
<td>A substantial corner site with a permit for a 22 townhouse project</td>
<td>4,526sq m</td>
<td>$342/sq m</td>
<td>$70,455</td>
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<td>974 Black Forest Road, Wyndham Vale</td>
<td>Circa $95,000,000 (October 2016)</td>
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<td>4,526sq m</td>
<td>$342/sq m</td>
<td>$70,455</td>
</tr>
<tr>
<td>54-62 Main Street, Greensborough</td>
<td>$4,975,000 (October 2016)</td>
<td>Retail investment with a permit for a mixed-use project</td>
<td>883sq m</td>
<td>$5,634/sq m</td>
<td>$60,671</td>
</tr>
<tr>
<td>1375 Burke Road, Kew East</td>
<td>$2,400,000 (October 2016)</td>
<td>Tightly held suburban site with a permit for 13 spacious apartments</td>
<td>780sq m</td>
<td>$3,077/sq m</td>
<td>$184,615</td>
</tr>
<tr>
<td>54-62 Main Street, Greensborough</td>
<td>$4,975,000 (October 2016)</td>
<td>Retail investment with a permit for a mixed-use project</td>
<td>883sq m</td>
<td>$5,634/sq m</td>
<td>$60,671</td>
</tr>
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</table>
36 Hallam North Road, Narre Warren
Sale Price: $2,300,000 (September 2016)
Description: Substantial landholding positioned in a major growth corridor
Land Area: 4.049ha
Land Value: $568,041/ha

110 Elizabeth Drive, Rosebud
Sale Price: $8,500,000 (September 2016)
Description: Existing Caravan Park primed for residential redevelopment
Land Area: 24,412sq m
Land Value: $348/sq m

22 Blackburn Road, Blackburn
Sale Price: $3,900,000 (September 2016)
Description: Large landholding in the heart of Blackburn Village retail precinct
Land Area: 1,486sq m
Land Value: $2,624/sq m
Rate per Unit: $156,000

13-15 Chesterville Road, Cheltenham
Sale Price: $7,800,000 (September 2016)
Description: Office building with high density development potential
Land Area: 2,333sq m
Land Value: $3,340/sq m

46-52 King Street, Melbourne
Sale Price: $13,250,000 (September 2016)
Description: Significant development potential in the heart of the CBD
Land Area: 393sq m
Land Value: $35,711/sq m

18-24 Moray Street, Southbank
Sale Price: $8,800,000 (September 2016)
Description: High profile site with a permit for a 38-storey mixed-use tower
Land Area: 446sq m
Land Value: $19,731/sq m
Rate per Unit: $70,400

180 Princes Highway, Werribee
Sale Price: $4,705,000 (August 2016)
Description: Modern office facility with residential upside
Land Area: 6,001sq m
Land Value: $729/sq m

245-249 St Kilda Road, St Kilda
Sale Price: $15,000,000 (July 2016)
Description: Massive site with extensive frontage to St Kilda Road
Land Area: 3,570 sq m
Land Value: $4,202/sq m
1110-1112 Dandenong Road, Carnegie
Sale Price: $5,200,000 (July 2016)
Description: Substantial site with a premium development scheme
Land Area: 1,740sq m
Land Value: $2,989/sq m

86-88 Springvale Road, Nunawading
Sale Price: $3,810,000 (July 2016)
Description: Large corner site with multiple development options
Land Area: 2,139sq m
Land Value: $1,781/sq m

44-46 Greeves Street, Fitzroy
Sale Price: $3,200,000 (July 2016)
Description: A high profile corner landholding in the heart of Fitzroy
Land Area: 450sq m
Land Value: $7,111/sq m

41-45 Hawthorn Road, Caulfield North
Sale Price: $3,685,000 (July 2016)
Description: Prime mixed-use development site with quality improvements
Land Area: 893sq m
Land Value: $4,127/sq m

68-76 Union Street & 26 Millara Grove, Brighton East
Sale Price: $19,000,000 (June 2016)
Description: Prime bayside development site suitable for aged care redevelopment
Land Area: 5,751sq m
Land Value: $3,304/sq m

71-75 Argyle Street, Fitzroy
Sale Price: $7,800,000 (May 2016)
Description: Landmark city fringe corner development site
Land Area: 1,059sq m
Land Value: $7,365/sq m

78-86 White Street, Mordialloc
Sale Price: $7,700,000 (May 2016)
Description: Permit approved development site in Mordialloc for 97 apartments
Land Area: 456sq m
Rate per Unit: $79,381

95 Buckley Street, Moonee Ponds
Sale Price: $3,850,000 (May 2016)
Description: A residential site within the Essendon Junction Structure Plan with development potential of 4-storeys
Land Area: 1,213sq m
Land Value: $3,174/sq m

Child Care

Aged Care

Rate per Unit

Aged Care

21
1066-1074 Main Road, Eltham
Sale Price: $2,000,000 (May 2016)
Description: A corner landholding metres from Main Road's retail precinct
Land Area: 1,407sq m
Land Value: $1,421/sq m

452 Brunswick Road, Brunswick West
Sale Price: $1,150,000 (May 2016)
Description: Rare permit approved townhouse development
Land Area: 607sq m
Rate per Unit: $287,500

1066-1074 Main Road, Eltham
Sale Price: $2,000,000 (May 2016)
Description: A corner landholding metres from Main Road's retail precinct
Land Area: 1,407sq m
Land Value: $1,421/sq m

427 Hampton Street, Hampton
Sale Price: $6,305,000 (April 2016)
Description: Premium Bayside site with a permit for 41 apartments & 3 retail shops
Land Area: 1,242sq m
Land Value: $5,076/sq m
Rate per Unit: $143,295

47-49 Norman Street, Ivanhoe
Sale Price: $5,700,000 (March 2016)
Description: Prestigious corner site with a permit for 43 apartments
Land Area: 1,653sq m
Land Value: $3,448/sq m
Rate per Unit: $132,558

285-287 Neerim Road, Carnegie
Sale Price: $5,500,000 (March 2016)
Description: Prime mixed-use site with plans for an apartment project
Land Area: 1,590sq m
Land Value: $3,459/sq m

1-9 Adelaide Street, McKinnon
Sale Price: $10,350,000 (February 2016)
Description: Large consolidated site comprising 5 adjoining residential properties
Land Area: 3,287sq m
Land Value: $3,149/sq m

285-287 Neerim Road, Carnegie
Sale Price: $5,500,000 (March 2016)
Description: Prime mixed-use site with plans for an apartment project
Land Area: 1,590sq m
Land Value: $3,459/sq m

67-71 Barkly Street, Mordialloc
Sale Price: $3,625,000 (December 2015)
Description: Bayside development site sold off-market with a permit for 30 apartments
Land Area: 1,677sq m
Land Value: $2,162/sq m
Rate per unit: $120,833

2-52 Cowper Street, Footscray
Sale Price: $21,080,000 (December 2015)
Description: Major city fringe development site within Footscray's Activity Centre
Land Area: 9,052sq m
Land Value: $2,329/sq m

Offshore Buyer

166-1074 Main Road, Eltham
Sale Price: $2,000,000 (May 2016)
Description: A corner landholding metres from Main Road's retail precinct
Land Area: 1,407sq m
Land Value: $1,421/sq m

452 Brunswick Road, Brunswick West
Sale Price: $1,150,000 (May 2016)
Description: Rare permit approved townhouse development
Land Area: 607sq m
Rate per Unit: $287,500

1066-1074 Main Road, Eltham
Sale Price: $2,000,000 (May 2016)
Description: A corner landholding metres from Main Road's retail precinct
Land Area: 1,407sq m
Land Value: $1,421/sq m

427 Hampton Street, Hampton
Sale Price: $6,305,000 (April 2016)
Description: Premium Bayside site with a permit for 41 apartments & 3 retail shops
Land Area: 1,242sq m
Land Value: $5,076/sq m
Rate per Unit: $143,295

47-49 Norman Street, Ivanhoe
Sale Price: $5,700,000 (March 2016)
Description: Prestigious corner site with a permit for 43 apartments
Land Area: 1,653sq m
Land Value: $3,448/sq m
Rate per Unit: $132,558

285-287 Neerim Road, Carnegie
Sale Price: $5,500,000 (March 2016)
Description: Prime mixed-use site with plans for an apartment project
Land Area: 1,590sq m
Land Value: $3,459/sq m

1-9 Adelaide Street, McKinnon
Sale Price: $10,350,000 (February 2016)
Description: Large consolidated site comprising 5 adjoining residential properties
Land Area: 3,287sq m
Land Value: $3,149/sq m

67-71 Barkly Street, Mordialloc
Sale Price: $3,625,000 (December 2015)
Description: Bayside development site sold off-market with a permit for 30 apartments
Land Area: 1,677sq m
Land Value: $2,162/sq m
Rate per unit: $120,833

2-52 Cowper Street, Footscray
Sale Price: $21,080,000 (December 2015)
Description: Major city fringe development site within Footscray's Activity Centre
Land Area: 9,052sq m
Land Value: $2,329/sq m

Offshore Buyer
757-763 Toorak Road, Hawthorn East
Sale Price: $6,550,000 (December 2015)
Description: Blue-chip inner eastern development site
Land Area: 1,595sq m
Land Value: $4,107/sq m

360 Neerim Road, Carnegie
Sale Price: $1,975,000 (December 2015)
Description: Corner landholding of 568sq m with 68 metres of combined street frontage
Land Area: 568sq m
Land Value: $3,477/sq m

199-217 Peel Street, North Melbourne
Sale Price: $6,600,000 (November 2015)
Description: Prime North Melbourne development site
Land Area: 762sq m
Land Value: $8,661/sq m

7b Copernicus Way, Keilor Downs
Sale Price: $5,900,000 (November 2015)
Description: Major infill development site adjoining Keilor Shopping Centre
Land Area: 16,990sq m
Land Value: $311/sq m

2-6 Duckett Street, Brunswick
Sale Price: $3,675,000 (November 2015)
Description: Approved apartment site sold off-market
Land Area: 701sq m
Land Value: $5,243/sq m
Rate per Unit: $105,000

244-246 Pascoe Vale Road, Essendon
Sale Price: $2,850,000 (November 2015)
Description: High profile townhouse development site
Land Area: 1,526sq m
Land Value: $1,868/sq m

820 Whitehorse Road, Box Hill
Sale Price: $18,180,000 (September 2015)
Description: Landmark development site within the ‘Major Development Precinct’ of Box Hill
Land Area: 1,722sq m
Land Value: $10,557/sq m
175 Riversdale Road, Hawthorn
Sale Price: $1,675,000 (September 2015)
Description: Substantial site of 485sq m within a General Residential Growth Zone
Land Area: 485sq m
Land Value: $3,454/sq m

218-228 Hoddle Street, Abbotsford
Sale Price: $5,040,000 (September 2015)
Description: High exposure corner landholding within a Commercial 2 Zone
Land Area: 1,161sq m
Land Value: $4,341/sq m

2-8 Barry Street, Brunswick
Sale Price: $4,000,000 (September 2015)
Description: Corner development site with a permit in place for 39 units
Land Area: 1,263sq m
Land Value: $3,167/sq m
Rate per Unit: $102,564

47 Ormond Esplanade, Elwood
Sale Price: $5,950,000 (September 2015)
Description: Beachfront development site with an approved permit for a luxury apartment development
Land Area: 909sq m
Land Value: $6,546/sq m
Rate per Unit: $258,696
The Savills CBD and Metropolitan Sales Team has a spectacular track record of recent sales of Melbourne development sites. We have been continually setting land value records since 2010, whether in the CBD, city fringe or broader metropolitan areas.

Savills is the #1 Commercial agency in Asia, with more than 25,000 staff in the region, and have been selling development sites to Asia-based buyers for more than 15 years. Vendors benefit by tapping into our active and current relationships with those buyers plus an extensive database of local, national and international buyers seeking to purchase such properties right now.

Contact Melbourne’s most trusted commercial sales team for a confidential discussion about how Savills can add value in the sale of your property.