



Charter
Keck Cramer

Local Market Intelligence

Residential Market Overview

Clyde North

The Melbourne Story

Metropolitan Melbourne: Key Considerations

Introduction

Melbourne is a city of international significance. It has long been ranked in the top ten of the world's most liveable cities, including number one from 2011-2017.

Melbourne is home to two universities ranked in the top 50 global universities.

Victoria, Australia's second-largest economy, grew by +1.1% over FY 2024 – FY 2025, marginally underperforming when compared to Australia's national growth rate.

Public sector investment in health, education, transport and utilities projects remain key to Victoria's economic prospects.

Liveability

Most Liveable Cities

Currently ranked 4th
Ranked 1st 7 consecutive times
(2011-2017)

Education

2 Universities in the Top 50 Global Universities

University of Melbourne ranked 19th
and Monash University ranked 36th

Economic Growth FY2024/25

+1.1% +1.4%
VIC AUS

Unemployment Rate

VIC: 4.8%

March 2026 (down from June 2020
peak of 7.5%)

Demand Considerations

Prior to Covid-19, population growth in Melbourne was extremely strong. Growth was driven predominantly by high levels of net overseas migration. After contracting to -1.6% during the pandemic, Melbourne's population has bounced back strongly due to the return of net overseas migration.

Over the past 12 months, Victoria's population growth (+1.7%) has outpaced the Australian average rate (+1.6%).

Looking forward, Melbourne is forecast to have the largest population growth in absolute terms among Australian capital cities over the next decade.

Plan Melbourne identifies the need for an additional 1.6 million dwellings to house the growing population over the coming decades.

VIC Population

7.1M **+1.7%**
September 2025 Annual change
Sep 24 – Sep 25

Components of Annual Population Growth

VIC September 2025

Natural Increase	Net Overseas Migration	Net Interstate Migration
+32.8K	+88.8K	+0.8K

Future Housing Requirements

1.6 million dwellings

Metropolitan Melbourne's Requirements
2016 - 2051

Melbourne Population Outlook

Largest population increase among capital cities over the next decade.

Australian Government – Centre for Population Annual Statement 2024

Supply Considerations

Detached housing is the predominant form of housing stock in Melbourne. Policy aspirations however aim to achieve greater levels of higher density dwellings to accommodate future population growth.

House price growth in Melbourne has been high over the last two decades which has supported the development of higher density housing stock. Despite some softening since early 2022, the tight supply outlook is supporting prices across the city.

Historically, Melbourne has been the leading supplier of new greenfield lots across Australia with an average of around 17K annual lot sales recorded over the past decade.

Existing Housing Composition Melbourne (2021)

High Density	Medium Density	Detached Houses
16%	16%	68%

Composition of Future Housing Supply (2011-2051)

High Density	Medium Density	Detached Houses
31%	36%	34%

Historic House Price Growth - Melbourne

10-Year Growth p.a.	20-Year Growth p.a.
+3.7%	+4.9%

Greenfield Lot Sales

17K Annual Lot Sales
(2016 – 2025)
Metropolitan Melbourne

Local Market Intelligence

Clyde North

Local Market Intelligence – Clyde North

KEY CONSIDERATIONS

AFFORDABILITY:

Clyde North offers an affordable alternative when compared to the broader metropolitan Melbourne region.

CONNECTIVITY:

Clyde North is located close to key arterial roads and public transport nodes.

AMENITY:

Clyde North is complemented by its proximity to amenity including a number of retail precincts, recreational areas and educational institutions.

MARKET CONSIDERATIONS

\$750K & \$910K

Clyde North & Berwick Q1 2026 median house price.
(Metro Melbourne: \$860K)

+9.7% p.a.

10-year average annual house price growth in Clyde North.
(Metro Melbourne: +3.7% p.a.)

\$565 p.w.

Median weekly three-bedroom house rent in Clyde North.
(Metro Melbourne: \$755 p.w.)

+4.4% p.a.

10-year average annual house rental growth in Clyde North.
(Metro Melbourne: +4.5% p.a.)

(See page 11-13 for more info)

DEMAND CONSIDERATIONS

25-44 Year-Olds

The predominant age cohort across Clyde North, accounting for 41% of all residents.

Couples with Children

Predominant household type, accounting for 65% of total households in Clyde North.

30 Years of Age

Younger age demographic than Metropolitan Melbourne. (Metro Melbourne = 37 years)

+2.4% p.a.

Forecast population growth across Casey LGA to 2036.

(See page 15-17 for more info)

SUPPLY CONSIDERATIONS

1,220 Approved Dwellings

Number of new residential building approvals in Clyde North during the last 12 months. This measures below the long-term average at just over 300 dwellings per quarter.

Detached Housing

97% of dwellings in Clyde North are detached houses. Recent supply data indicates a densification of the suburb with an increased representation from townhouses.

Owner Occupiers

81% of detached houses are owned outright or owned with a mortgage.

(See page 19-21 for more info)

Local Market Intelligence – Clyde North

SUBURB CONTEXT AND FUNDAMENTALS

- ▶ Clyde North is a suburb within the City of Casey Local Government Area (LGA), located approximately 43km south-east of the Melbourne CBD.
- ▶ Significant residential development in Clyde North first began in the mid-2010s. Prior to this, the area was an undeveloped rural locality mostly comprising farmland.
- ▶ Clyde North has the advantage of having not been affected by the legacy of older generation facilities and is representative of a new suburb which, of itself, has strong market appeal to a wide range of future homeowners.
- ▶ Clyde North is predominantly a residential suburb, with small pockets of retail activity located throughout. Much of the suburb is presently undeveloped but will support additional housing over the coming years.



There are numerous parks and watercourses within or nearby the suburb including; Clyde Road Reserve, Clyde Wetlands, Clyde Creek, Berwick Springs, Hallam Main Drain Reserve and Cardinia Creek. Additionally, there are many playgrounds located throughout the suburb's housing developments.



There are a number of shopping centres within and surrounding Clyde North including the newly developed Clyde North Lifestyle Centre, St Germain Central, Selandra Rise Shopping Centre, The Avenue Village Shopping Centre, Eden Rise Village and Fountain Gate Shopping Centre.



Clyde North has numerous schools (primary and secondary), including the newly opened Turrun PS, Grayling PS and Wulerrp SC.



Casey Hospital, Casey Cardinia Health Services and Monash Health Cranbourne Centre are closely located to Clyde North.

CONNECTIVITY, LIVEABILITY AND LIFESTYLE



43km south-east of the Melbourne CBD.



Proximity to hospitals and employment precincts of Dandenong and the Monash corridor.



Direct connectivity to the CBD and Dandenong, via Princes Freeway and South Gippsland Highway. Connectivity to Princes Freeway has been improved by the Beaconsfield interchange upgrade.



Clyde North is serviced by the Cranbourne and Pakenham rail lines via Berwick and Cranbourne Stations - each within a short drive. Numerous bus routes run through the suburb, providing a connection to the train stations, and key shopping precincts.

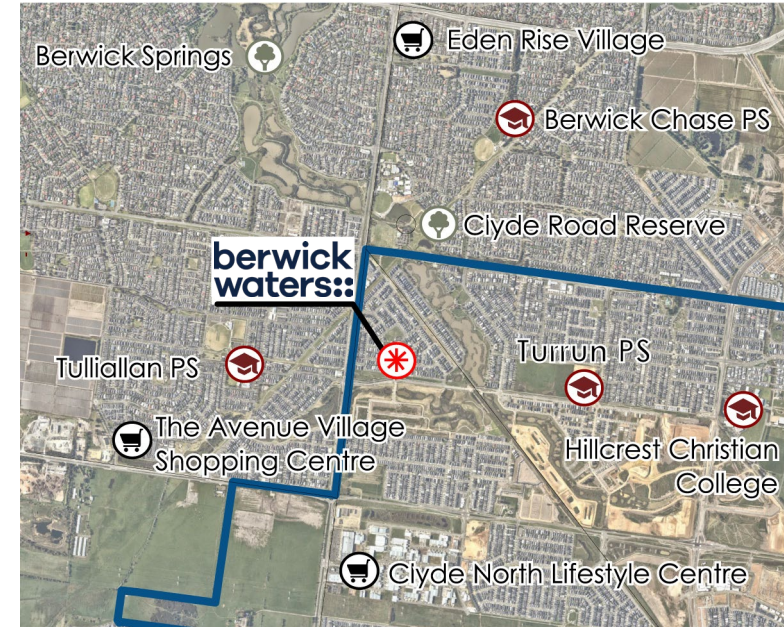
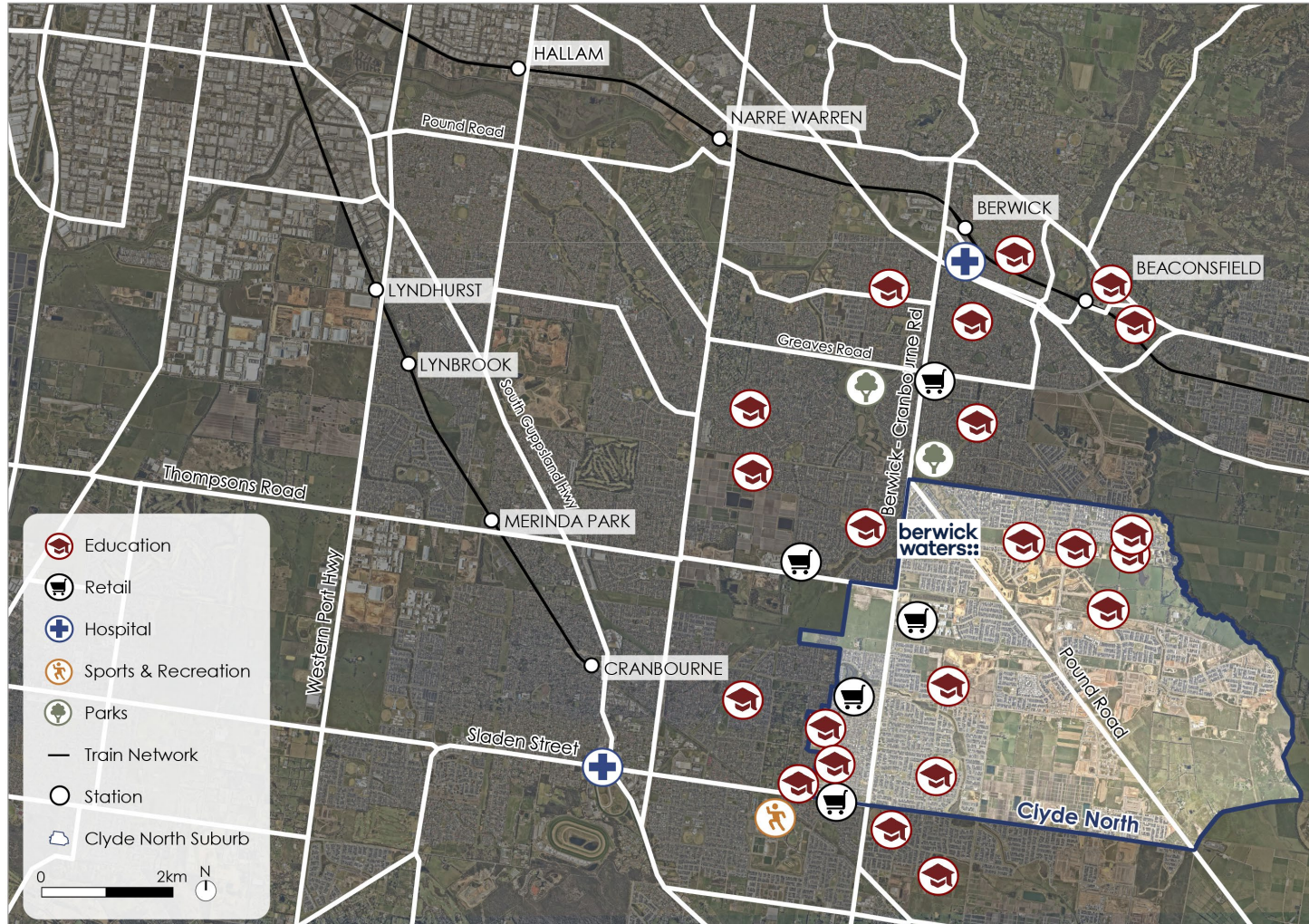


Clyde Creek provides a popular shared bike and pedestrian trail.



Approximately one hour drive to Melbourne Airport via M1 and M2 freeways.

Local Market Intelligence – Clyde North



Market Considerations

Market Considerations

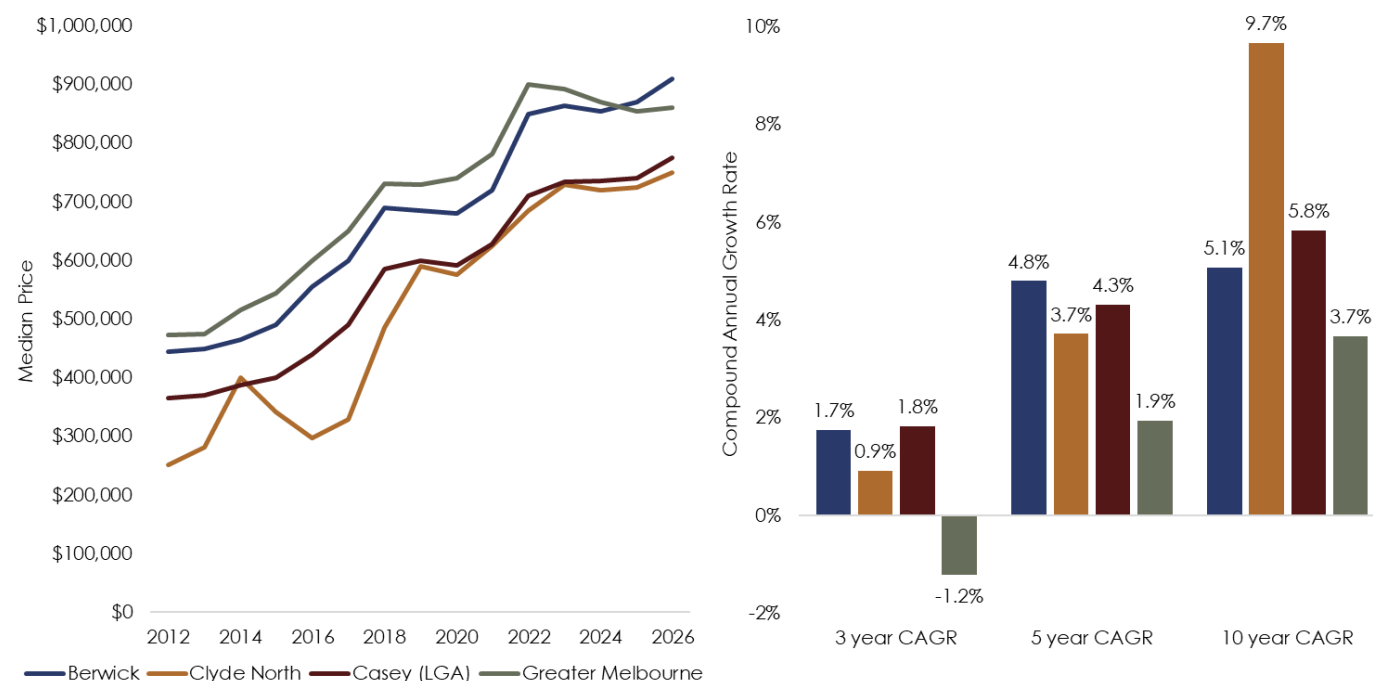
PRICE INDICATORS – HOUSE PRICE

The Q1 2026 median house price in Clyde North was \$750,000. The neighbouring suburb of Berwick recorded a notably higher median price of \$910,000, measuring above metropolitan Melbourne (\$860K) and well above the broader Casey LGA (\$775K).

Clyde North and Berwick have historically recorded stronger house price growth than Metropolitan Melbourne, over 3-, 5- and 10- years. During the past decade, Clyde North and Berwick recorded strong price growth of +9.7% p.a. and +5.1% p.a. respectively. This compares to +3.7% p.a. in Metropolitan Melbourne over the same period.

Clyde North is a highly sought-after location within the Casey LGA with significant housing demand driving strong price growth.

MEDIAN HOUSE PRICE & AVERAGE ANNUAL % CHANGE – CLYDE NORTH (Q1 2017- Q1 2026)



These figures reflect transacted and settled sales recorded by Pricerfinder.

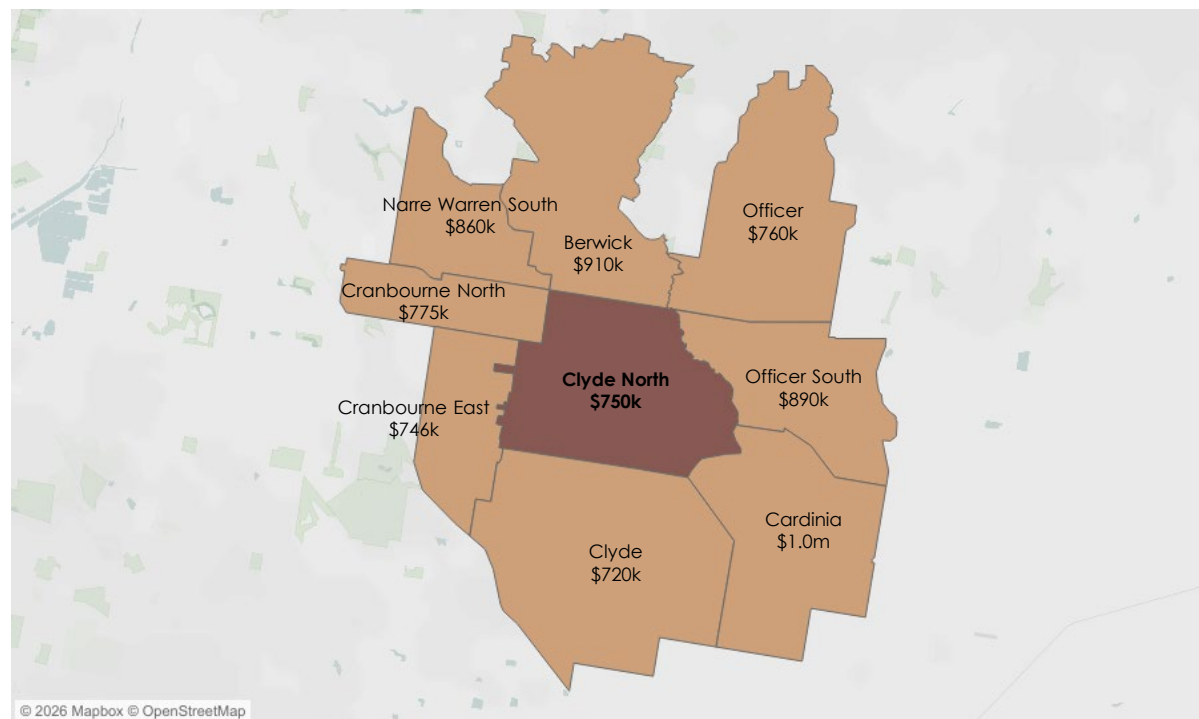
Market Considerations

PRICE RELATIVITY

Clyde North has a lower median house price than some of its surrounding suburbs. However, the suburb has benefited from the development of new infrastructure and retail precincts. This has been capitalised into strong price growth as highlighted above.

Clyde North's amenity and locational attributes will continue to attract strong housing demand into the future and the northern portion of this suburb stands to attract buyers from more expensive housing markets such as Berwick and Narre Warren South.

Q1 2026 MEDIAN HOUSE PRICE – CLYDE NORTH & SURROUNDING SUBURBS



These figures reflect transacted and settled sales recorded by Domain.

Market Considerations

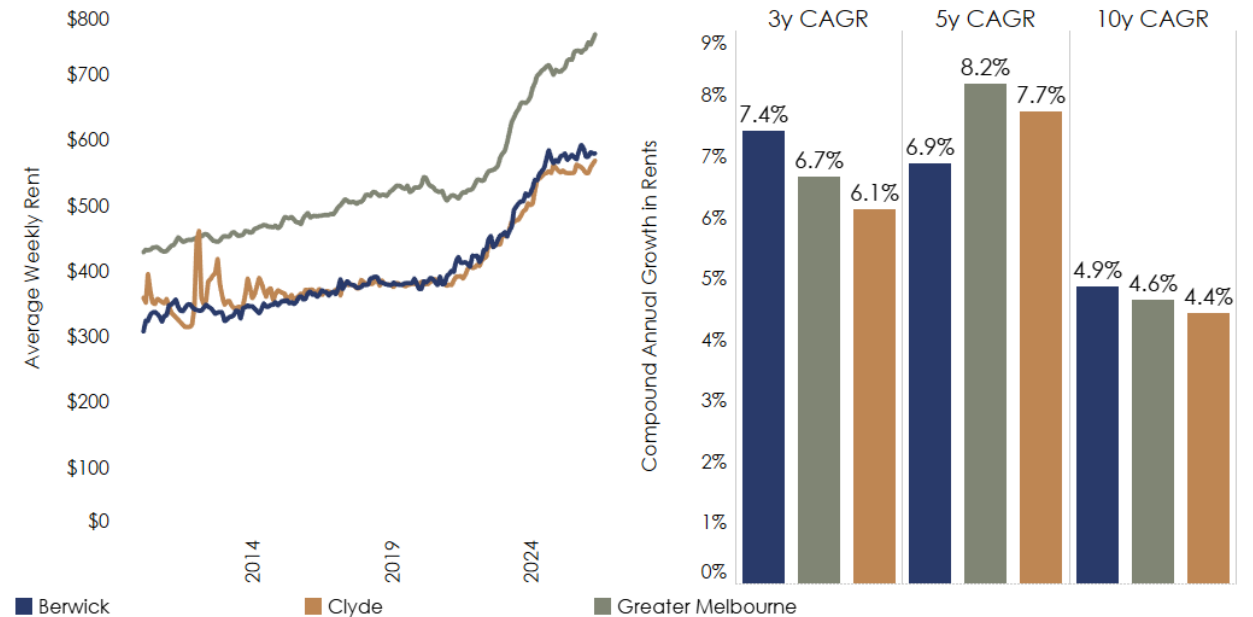
RENTAL MARKET INDICATORS

As at March 2026, the median weekly rent for a three-bedroom house in Clyde North and Berwick was \$565 and \$580 p.w. respectively. This was significantly more affordable than the Metropolitan Melbourne equivalent of \$755 p.w.

Rents in Clyde North and Berwick did not suffer the falls experienced in central and inner Melbourne suburbs during the pandemic. As a result, rental growth over the last ten years in these suburbs has outperformed the Greater Melbourne average.

Weekly median rents remain below metropolitan Melbourne, positioning the area as a more affordable alternative for renters.

MEDIAN WEEKLY RENTS (HOUSES – 3 BEDROOMS)*



Source: SQM, Charter Keck Cramer

*Rental data was obtained from SQM Research and is compiled at a postcode level. Clyde North is within postcode 3978 which also includes the neighbouring suburbs of Cardinia and Clyde. Berwick is within postcode 3806 which also includes Harkaway.

Demand Considerations

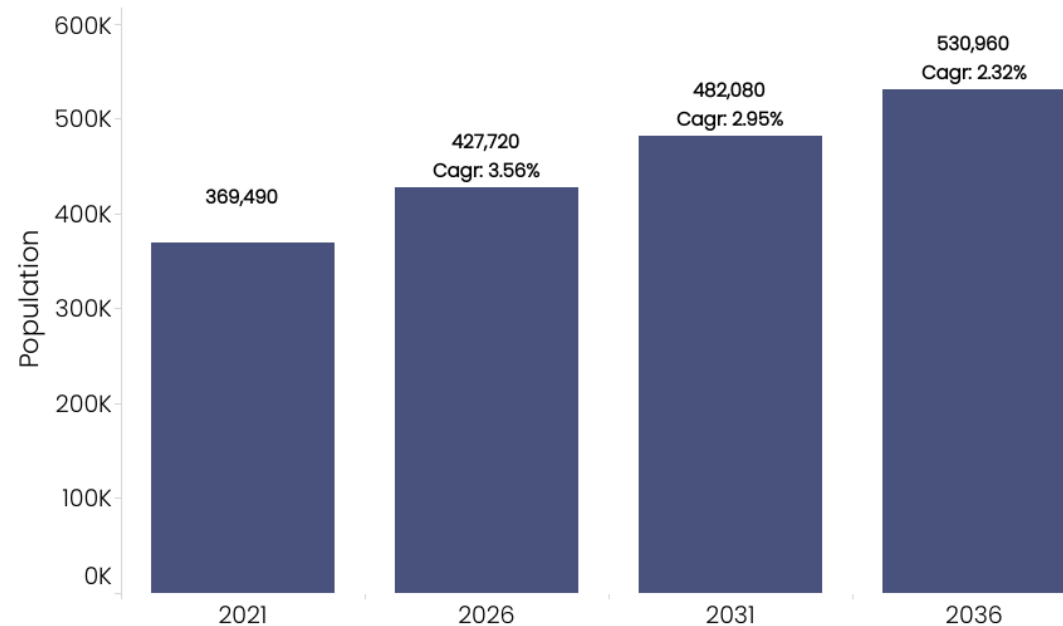
Demand Considerations

POPULATION INDICATORS

Based on the Victoria in Future (VIF) 2023 projections, the population in the Casey LGA is forecast to grow considerably to 2036. At +2.4% p.a. over the period 2021-2036, average growth is set to outpace Metropolitan Melbourne (+1.8% p.a.).

2026-2031 is expected to achieve strong population growth in Casey, suggesting the LGA will benefit more than the Metropolitan Melbourne average from increasing demand for housing.

POPULATION GROWTH – CASEY LGA (2021-2036)



Demand Considerations

DEMOGRAPHIC INDICATORS

The 25-44 years (41%) age cohort makes up the largest segment of Clyde North's population, whilst the predominant household type is Couples with Children (59%).

The median age of Clyde North's residents is 30 years, notably below that of Metropolitan Melbourne. This is reflective of its strong appeal to first-home buyers and young families. Over 50% of Clyde North's population were born overseas, with 19% of the total population born in India.

Clyde North is a diverse suburb with a notable proportion of residents born overseas. Clyde North is home to many young families as evidenced by its young median age and large proportion of family households.

DEMOGRAPHIC DRIVERS OF DEMAND, CLYDE NORTH (2021)

% OF POPULATION 25-44 YEARS-OLD

Clyde North

41%

Metro Melbourne

31%

PREDOMINANT HOUSEHOLD TYPE

Couples With Children

Clyde North

59%

Metro Melbourne

35%

MEDIAN AGE

Clyde North

30 years

Metro Melbourne

37 years

TOP 3 COUNTRIES OF BIRTH (Non-Australian Residents, % of Population)

India, Sri Lanka &
Philippines

31%

Total Born
Overseas

53%

Demand Considerations

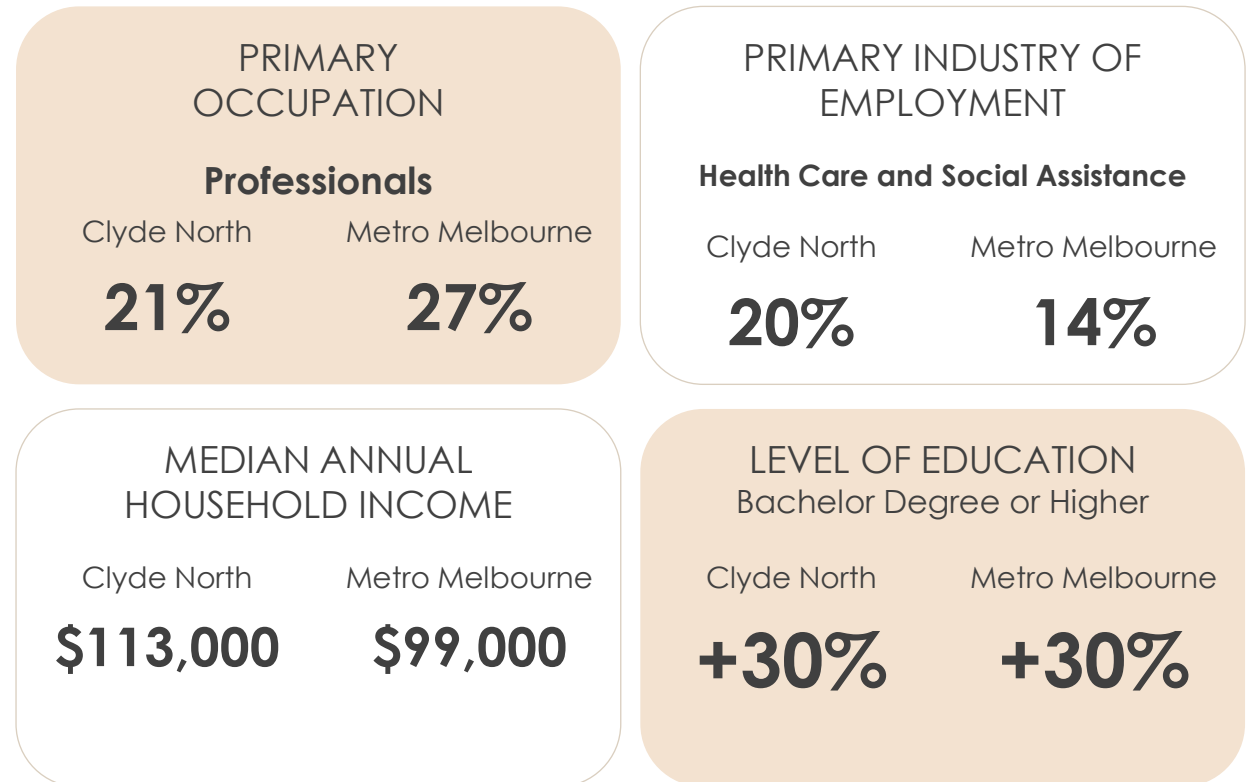
SOCIO-ECONOMIC INDICATORS

The primary occupation for residents in Clyde North in 2021 was Professionals (21%) and the primary industry of employment was Health Care & Social Assistance (20%).

The median annual household income of residents in Clyde North was \$113,000 in 2021. This measured above the metropolitan Melbourne equivalent (\$99,000).

Residents of Clyde North tend to be employed in higher paying jobs (compared to metropolitan Melbourne) across a diverse range of industries and occupations. Greater purchasing power has the potential to lead to price and rental growth as these households can afford to live in the area.

DEMOGRAPHIC DRIVERS OF DEMAND, CLYDE NORTH (2021)



Supply Considerations

Supply Considerations

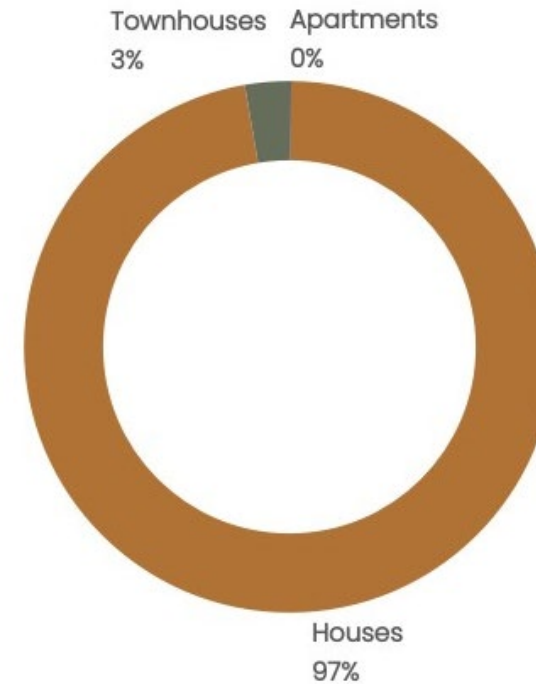
DWELLING MIX

Clyde North contains a high proportion of detached housing (97%) with only a limited number of townhouses (3%) and no representation of apartment stock (as at the 2021 Census).

Clyde North's dwelling mix contains a significantly larger proportion of detached dwellings than metropolitan Melbourne (68%).

Clyde North's location in Melbourne's south-eastern growth corridor makes it one of the leading providers of new detached dwellings in Victoria.

DWELLING MIX, CLYDE NORTH (2021)



Townhouses includes all semi-detached dwellings.

Supply Considerations

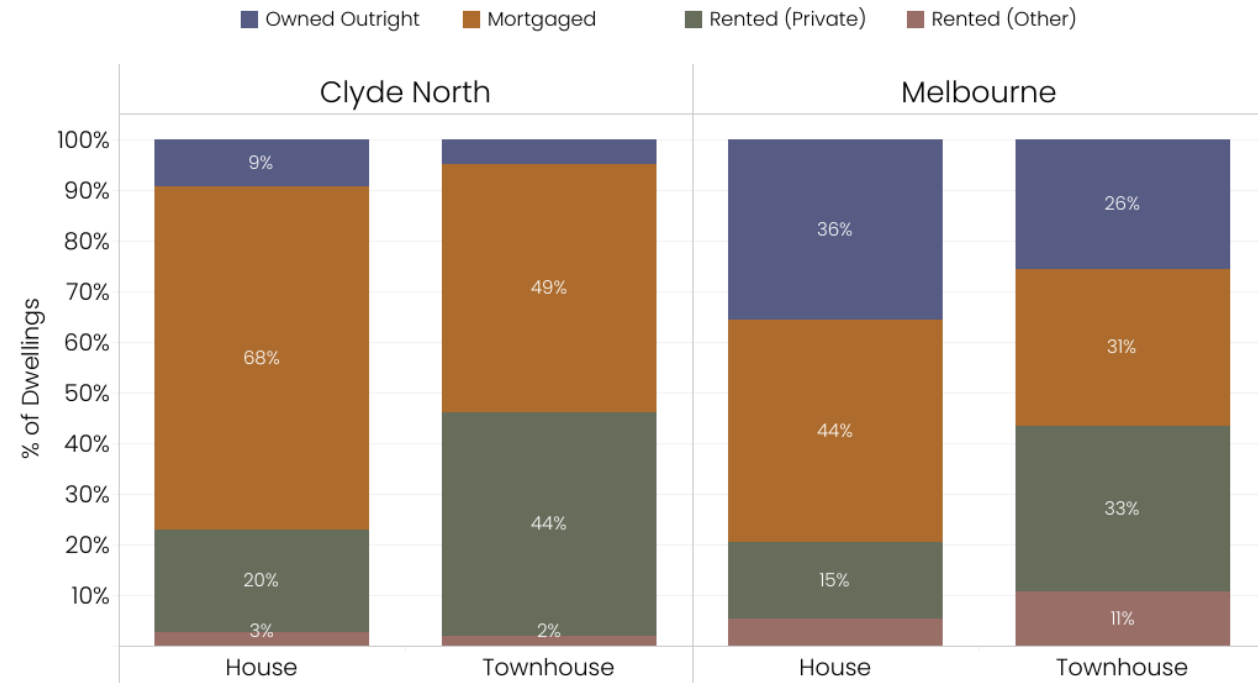
HOME OWNERSHIP

Clyde North is a relatively new suburb making it a popular destination for first home buyers attracted by the area's comparative affordability. As a result, Clyde North contains a significant proportion of homes being purchased (68%) but only a small number of homes which are owned outright (9%).

In comparison to Metropolitan Melbourne, a greater proportion of dwellings in Clyde North are currently mortgaged or rented.

Across Clyde North, a significant proportion of houses are mortgaged, pointing to the substantial demand from first home buyers. While less significant, the investor market supports the notable proportion of rented properties in the suburb.

HOME OWNERSHIP, CLYDE NORTH (2021)



Supply Considerations

NEW SUPPLY – BUILDING APPROVALS

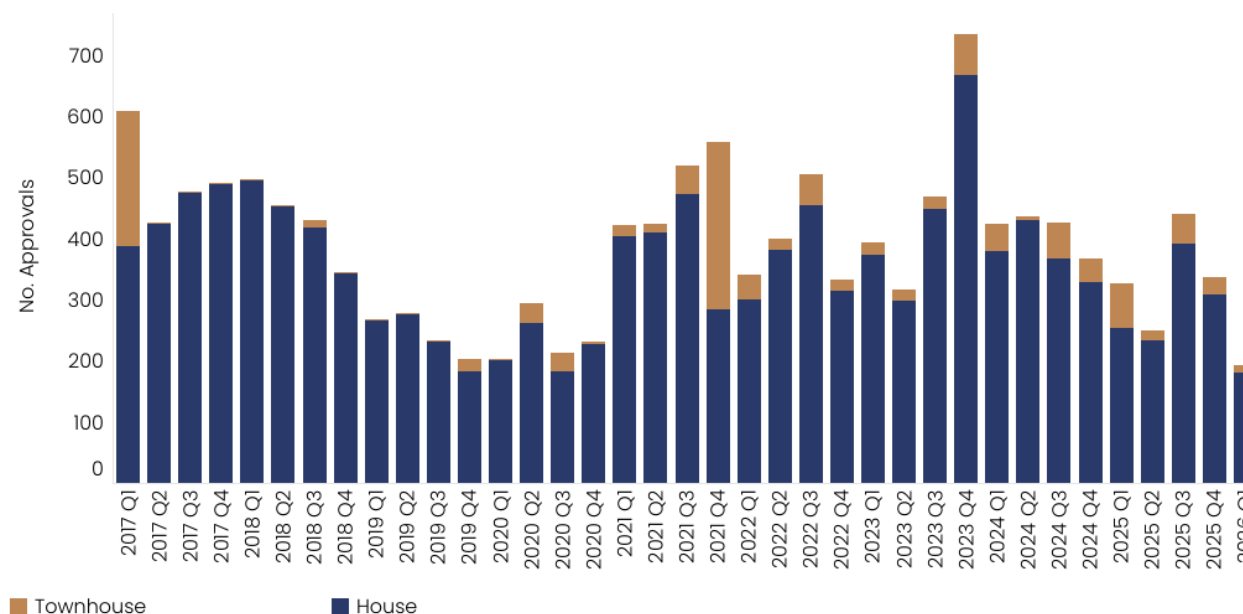
Building approvals for new residential dwellings in Clyde North have averaged around 385 approvals per quarter since 2017.

Whilst the market slowed through 2019-20, there was an evident market uplift through 2021. This was supported by the HomeBuilder Scheme and historically low interest rates. However, following rising construction costs and interest rates, building approvals slowed in 2022 and into 2023.

Approvals across the last 12 months have measured below to the long-term average at just over 300 per quarter.

There has been a growing representation from townhouses in Clyde North as affordability pressures support demand for more compact forms of accommodation. However, detached housing remains the predominant form of new dwelling in the suburb.

BUILDING APPROVALS – CLYDE NORTH* (2017-2026)



*Data is at an SA2 level and includes areas of Clyde North - North and Clyde North - South. Charter notes building approvals can be granted for a lot on a certified plan and may therefore reflect more recent supply conditions than settled sales.

Lot Sales

Clyde North - Lot Sales/Resales

The following table provides a summary of recent lot sales within the suburb of Clyde North. Where available, sale prices from previous transactions have also been included.

Street Address	Suburb	Estate	Previous Sold Price	Previous Sold Date	Sale Price	Sale Date	Settlement Date	Lot Area (sq.m.)
66 Clara Drive	Clyde North	Meridian Green	\$421,000	Apr-24	\$486,500	Apr-2026	Apr-2026	454
31 Blue Lagoons Road	Clyde North	Oak Grove			\$505,000	Mar-2026	Apr-2026	392
12 Shearwater Boulevard	Clyde North	Perch			\$468,000	Mar-2026	Mar-2026	412
14 Blue Lagoons Road	Clyde North	Oak Grove			\$523,000	Mar-2026	Apr-2026	400
7 Gelbvieh Road	Clyde North	Oak Grove			\$473,000	Mar-2026	Apr-2026	350
22 Dovegrey Street	Clyde North	Berwick Waters			\$566,000	Feb-2026	Mar-2026	448
44 Shearjoy Loop	Clyde North	Five Farms	\$395,000	Nov-21	\$455,000	Feb-2026	Apr-2026	400
60 Mayvale Way	Clyde North	Berwick Waters			\$611,000	Feb-2026	Mar-2026	475
19 Ochre Street	Clyde North	Orana			\$443,000	Feb-2026	Apr-2026	350
12 Blue Lagoons Road	Clyde North	Oak Grove			\$528,000	Jan-2026	Apr-2026	400
477 Heather Grove	Clyde North	-			\$556,000	Jan-2026	Feb-2026	520
12 Fern Glen Street	Clyde North	Meridian Green			\$576,000	Jan-2026	Feb-2026	512

Berwick - Lot Sales/Resales

The following table provides a summary of recent lot sales within the suburb of Berwick. Where available, sale prices from previous transactions have also been included.

Street Address	Suburb	Estate	Previous Sold Price	Previous Sold Date	Sale Price	Sale Date	Settlement Date	Lot Area (sq.m.)
49 Ward Road	Berwick	Alira	\$475,000	Jan-2021	\$626,000	Apr-2026	Apr-2026	448
5 Mealy Avenue	Berwick	Parkside			\$484,500	Mar-2026	Apr-2026	255
13 Mealy Avenue	Berwick	Parkside			\$444,500	Mar-2026	Apr-2026	255
97A Melzak Way	Berwick	-			\$465,000	Mar-2026	Apr-2026	346
20 Mealy Avenue	Berwick	Parkside			\$405,600	Mar-2026	Apr-2026	208
7 Manor Oak Place	Berwick	-	\$765,000	Sep-2020	\$850,000	Feb-2026	Mar-2026	501
349A Centre Road	Berwick	Parkside			\$441,750	Feb-2026	Apr-2026	283
4 Vosges Crescent	Berwick	Alira	\$620,000	Sep-2021	\$720,000	Jan-2026	Mar-2026	567



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This Report provides an independent and unbiased overview of the suburb of Clyde North and has been carefully prepared by Charter Keck Cramer at the instruction of Frasers Property. This Report does not render financial or investment advice and neither Charter Keck Cramer nor any persons involved in its preparation accepts any form of liability for its contents. The information contained herein was compiled in May 2026 and should not be relied upon to replace professional advice on specific matters. Charter Keck Cramer is not providing advice about the suitability of investment in any specific project or financial product and is not a holder of an Australian Financial Services Licence. This report is Copyright and cannot be reproduced without written permission of Charter Keck Cramer.

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Sources: Charter Keck Cramer, Australian Bureau of Statistics, APM, SQM Research, Australian Government – Centre for Population, Economist Intelligence Unit, Plan Melbourne, VIF 2023, QS World University Rankings 2025.

