



PRACTICAL GUIDE

Victorian School Zone Premium Tracker

Where the in-zone premium is real, where it's overstated, and how to verify school catchments before you bid.

How VIC government school zones work

- Government schools must enrol any child whose home is in the designated neighbourhood zone.
- Zones are set annually; can be redrawn with little notice.
- Confirm exact address-to-school at findmyschool.vic.gov.au.
- Out-of-zone enrolment is at the school's discretion and not guaranteed.

Premium quantification

- Top-ranked primary catchments add 5% to 15% to comparable home prices.
- Top secondary catchments (Balwyn HS, McKinnon SC, Glen Waverley SC) can add 20% to 40%.
- Premium is highest within 800m of the school gate.
- Premium decays sharply outside the zone line.

Verification before signing

- Run the exact address through findmyschool, not 'the suburb is in the zone'.
- Check zone for both intended primary AND secondary school.
- Confirm zone status hasn't been flagged for review.
- Request a school enrolment confirmation letter if signing on a school-driven thesis.

Risk

- Zones have been redrawn; Balwyn HS, McKinnon SC have both lost streets in past redraws.
- Resale value tied to zone status; a redrawn zone can reset value 10% lower.

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