



PRACTICAL GUIDE

Suburb Research Worksheet

Score any Victorian suburb in under an hour. Market data, liveability, planning overlays, demographics, on one page.

Price and turnover

- Median house price (12 months) and year-on-year change from CoreLogic, Domain, or REIV.
- Days on market and clearance rate; under 30 days = competitive, over 60 days = soft.
- Discount-from-asking spread for private sales in the suburb.
- Rental yield if relevant: gross rent / median price.

People and lifestyle

- ABS demographics: median age, household composition, occupation profile.
- Crime stats by suburb from Crime Statistics Agency Victoria.
- Walk Score, public transport access, distance to nearest train.
- Cafes, supermarkets, parks within 800m radius.

Schools and zoning

- Government school catchment via findmyschool.vic.gov.au.
- ICSEA score and NAPLAN trend for catchment school.
- Closest non-government school options and approximate fees.
- Council planning scheme: residential zone, overlays affecting renovation potential.

Long-term outlook

- Any structural infrastructure: rail, road, hospital, university.
- Population growth forecast (DELWP Victoria In Future).
- Pipeline of approved developments within 1km.
- Climate exposure: bushfire, flood, coastal inundation overlays.

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