

SAMPLE • NOT A REAL REPORT

PREPARED FOR AN EXAMPLE BUYER

14 Elmswood Street

Mount Waverley VIC 3149



GENERATED

22 August 2026

REPORT ID

SAMPLE-0001

SECTIONS

12 of 12 complete

COUNCIL

MONASH

PARCEL

SPI 18\PS412706

LAND AREA

553.5 m²

14 Elmswood Street, Mount Waverley is a fictitious address used for illustration. Every figure in this document is representative rather than surveyed. A report is not a valuation, a building or pest inspection, a title search, or financial, legal or planning advice.

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Twelve sections. Each is written from data we can point at, and each carries its own source line and the date it is current as at.

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SOURCES ARE LISTED ON THE FINAL PAGE • EVERY SECTION STATES THE DATE IT IS CURRENT AS AT

A larger-than-typical block with a clean planning record, priced above the suburb median on a thin comparable set

A 553.5 m² block carrying a four-bedroom brick house, in a suburb that is steadily replacing its 1960s stock rather than expanding. Four comparable sales within 800 m put it between \$1.42 M and \$1.58 M, against a suburb median of \$1.392 M — the midpoint sits about 8% above that median, and the spread across the four is \$280,000, which is wide.

Nothing is recorded against the parcel in the Monash planning scheme. The overlay list comes back empty, which places it among the less constrained properties in the suburb — read that as nothing recorded rather than nothing existing, because overlay mapping post-dates this subdivision. The zone is GRZ1 with an 11 m height limit, so a second storey is possible subject to council approval.

What the price range does not settle is condition. Condition is not in the record, no adjustment has been made for it, and four comparables on a single street is a thin basis for more precision than a range.

KEY OPPORTUNITIES

- No planning overlays recorded against the parcel in the Monash scheme
- GRZ1 with an 11 m height limit permits a second storey subject to council approval
- Zoned to Mount Waverley Secondary College, in the high quality band with a median VCE of 33
- Supermarket, station and two parks all inside 1.2 km, on 28 amenities counted within 1.5 km
- 5.6% compound annual growth over five years on 148 sales a year — liquid for a suburb of this size

KEY RISKS

- Four comparables is a thin basis for a valuation, and the \$280,000 spread across them is why the estimate is a range rather than a figure
- Condition is not in the record and no adjustment has been made for it
- The midpoint sits about 8% above the suburb median, which narrows the margin if the market flattens
- 174 demolitions in five years means construction activity nearby is ongoing rather than occasional
- Overlay mapping post-dates this subdivision, so an unmapped constraint cannot be ruled out from the record alone

LAND AREA

553.5 m²
4 bed · 187 m² building

ESTIMATE

\$1.42 M – \$1.58 M
4 comparables

OVERLAYS

None recorded
GRZ1

AGAINST MEDIAN

+8%
Midpoint vs suburb median

WRITTEN FROM THE ELEVEN SECTIONS THAT FOLLOW · MONASH PLANNING SCHEME, SOLD PRICE RECORDS, ABS · CURRENT AS AT AUGUST 2026

The address itself, and what the record does not cover

A four-bedroom brick house of 187 m² on 553.5 m² of land, with a separate double garage and an established garden. The listing describes the frontage as north facing.

What the record does not carry is condition. No inspection has been performed and none of the figures below describe the state of the building — they describe its size, its configuration and where it sits.

LAND AREA

553.5 m²

From the listing record

BUILDING

187 m²

Internal floor area, all levels

CONFIGURATION

4 · 2 · 2

Bed · bath · car

PRICE GUIDE

\$1.42 M -
\$1.58 M

See the valuation section

RECORDED FEATURES

INDOOR

- Built-in Wardrobes
- Dishwasher
- Ensuite: 1
- Floorboards
- Gas Heating
- Study

OUTDOOR

- Fully Fenced
- Garage: 2
- Outdoor Entertaining Area
- Shed

Parcel dimensions are not part of this report. Boundary lengths, bearings, easements and the north aspect come from the cadastre, which Property X-Ray reads directly. What is above is the listing record and what can be derived from it.

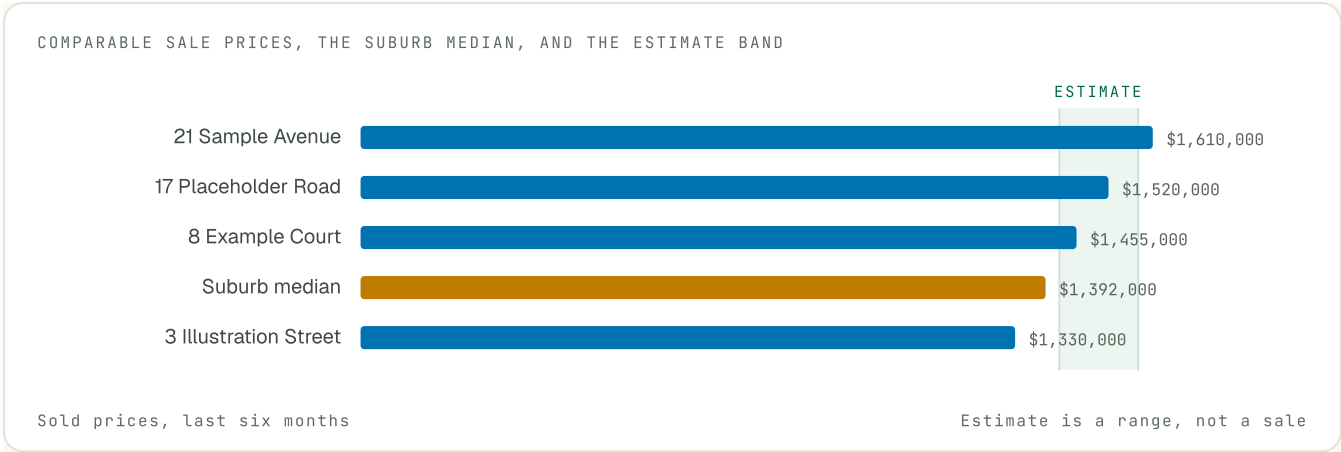
LISTING RECORD · AREAS AS ADVERTISED, NOT SURVEYED · NO INSPECTION PERFORMED · CURRENT AS AT AUGUST 2026

Four comparable sales put the block between \$1.42 M and \$1.58 M

Four sales within 800 m over the last six months, adjusted for land area and bedroom count. The estimate is a range rather than a figure, because four comparables does not support more precision than that.

The two sales above \$1.5 M were both on larger land than this parcel; the two below were on smaller. That is the whole of the adjustment — no allowance has been made for condition, because condition is not in the record and guessing at it would make the number look more considered than it is.





SUBURB MEDIAN

\$1.39 M

house (4 bed)

AGAINST MEDIAN

+8%

Midpoint of the range

CONFIDENCE

Medium

4 comparables

GROWTH

4.8%

Year on year · Steady

WHAT THE ESTIMATE DOES NOT ACCOUNT FOR

- Four comparables is at the lower bound for a published range
- Condition is not in the record and has not been adjusted for
- Land area and bedroom count are the only adjustments applied

SOLD PRICE RECORDS · FOUR COMPARABLES WITHIN 800 M, SIX MONTHS · AN ESTIMATE, NOT A CERTIFIED VALUATION · CURRENT AS AT JUNE 2026

Clean block — the overlay list comes back empty

No planning overlays are recorded against this parcel. Read that as “nothing recorded”, not “nothing exists” — overlay mapping post-dates this subdivision, and a constraint can exist on the ground without appearing on a map.

The zone is General Residential Schedule 1, with an 11 m height limit and 60% site coverage. That permits a second storey subject to council approval. Nothing here is a substitute for a title search, which is where encumbrances against the land are actually recorded.

ZONE

GRZ1

General Residential

OVERLAYS

0

None recorded

MAX HEIGHT

11 m

Subject to council approval

SITE COVERAGE

60%

Scheme maximum

AS RECORDED BY THE PLANNING AUTHORITY	
FIELD	RECORDED
Address	14 ELMSWOOD STREET MOUNT WAVERLEY 3149
Council	MONASH
Lot and plan	Lot 18 PS412706
SPI	18\PS412706
Zone	GENERAL RESIDENTIAL ZONE (GRZ) GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Overlays	None recorded
Setbacks	Not published for this parcel

Nothing adverse in the published record

Nothing adverse is recorded against this parcel in the categories the report can check. The overlay list is empty, so neither flood nor bushfire is mapped against it, and recorded crime for the area sits below the Monash LGA rate.

That is a finding, not a guarantee. What it means practically is that a permit application starts from a simpler position than it would where an overlay applies, and that nothing in the published record has to be worked around. It says nothing about the building, which no one has inspected.

FLOOD

None

None recorded

BUSHFIRE

None

None recorded

SAFETY SCORE

8.1

Out of 10 · LGA comparison

FACTOR	FINDING
Traffic noise	Low — Elmswood Street is a residential through-road carrying local traffic only
Crime	Below the Monash LGA rate

HOW TO READ THIS

- Risk here is drawn from the planning record and published crime statistics
- Absence from the record is not the same as absence in fact
- No site inspection has been performed

Fourteen new dwellings against nine demolitions — the street is being rebuilt in place

Twenty-three permits have been lodged in the immediate area over five years — fourteen new dwellings against nine demolitions. That ratio is the signature of a street being rebuilt in place rather than extended.

Densification reads as construction noise to one buyer and new amenity to another. Both are facts about the same street, and which one applies to you is not something a report can decide.

PERMITS · 5 Y

23

Lodged, not necessarily built

NEW DWELLINGS

14

Over five years

DEMOLITIONS

9

Over five years

ESTIMATED VALUE

\$21,400,000

Applicants' figures

RECENT SALES ON AND AROUND THE STREET

ADDRESS	BEDS	TYPE	SOLD	PRICE
8 Example Court	4	House	June 2026	\$1,455,000
21 Sample Avenue	4	House	May 2026	\$1,610,000
3 Illustration Street	3	House	Apr 2026	\$1,330,000
17 Placeholder Road	4	House	Mar 2026	\$1,520,000
6 Specimen Grove	3	House	Feb 2026	\$1,275,000
29 Placeholder Road	5	House	Dec 2025	\$1,690,000

VICTORIAN BUILDING AUTHORITY PERMITS · VICMAP PLANS OF SUBDIVISION · 200 M AND 500 M RADII · CURRENT AS AT AUGUST 2026

Two government catchments, both in the high quality band

The address sits inside two government catchments — one primary, one secondary. Catchment boundaries are redrawn periodically and a zone is current as at the year it states, so a boundary confirmed today is not a boundary guaranteed for a child starting in five years.

Fifteen private schools are within reach; the four closest are listed. Distance is straight line, not travel time.

ZONED – THE CATCHMENTS THIS ADDRESS SITS IN

SCHOOL	LEVELS	DISTANCE	BAND	MEDIAN VCE	ZONE YEAR
Mount Waverley Primary School	P–6	0.9 km	High	—	2026
Mount Waverley Secondary College	7–12	2.1 km	High	33	2026

PRIVATE – THE FOUR CLOSEST OF FIFTEEN IN REACH

SCHOOL	SECTOR	TYPE	SUBURB	DISTANCE	BAND
Example Grammar	Independent	Combined	Glen Waverley	3.4 km	High
Sample College	Catholic	Secondary	Mount Waverley	1.8 km	High
Illustration Girls' School	Independent	Secondary	Ashwood	4.6 km	Very high
Placeholder Catholic Primary	Catholic	Primary	Mount Waverley	1.2 km	Moderate

DEPARTMENT OF EDUCATION VICTORIA • 2026 CATCHMENT BOUNDARIES • DISTANCES ARE STRAIGHT LINE • CURRENT AS AT AUGUST 2026

Supermarket, station and two parks inside 1.2 km

What is walkable from this address is counted by category and located by distance. A count is not a quality judgement — six cafés within 700 m tells you the street has cafés, not that they are good ones.

The train station at 1.1 km is the figure that changes most about how the address is used. Under fifteen minutes on foot puts a Melbourne commute in reach without a second car.

WITHIN 1.5 KM

36

Amenities counted

TRAIN STATION

1100 m

Mount Waverley Station

SUPERMARKET

780 m

Example Fresh Market

NEAREST PARK

320 m

Placeholder Reserve

CATEGORY	COUNT	CLOSEST	DISTANCE
Restaurant	9	Illustration Kitchen	690 m
Cafe	6	Sample Roasters	410 m
Park	4	Placeholder Reserve	320 m
Playground	3	Placeholder Reserve Playground	340 m
Childcare	3	Sample Early Learning	560 m
Supermarket	2	Example Fresh Market	780 m
Pharmacy	2	Specimen Pharmacy	820 m
Medical center	2	Elmswood Medical	950 m
Gym	2	Example Fitness	1240 m
Train station	1	Mount Waverley Station	1100 m
Shopping mall	1	Waverley Example Centre	1600 m
Bar pub	1	The Placeholder Hotel	1350 m
Hospital	0	—	—

No hospital within the search radius. The nearest is outside 1.5 km and is not counted here. A count is a count, not a quality judgement.

Against the anchor addresses this report was requested for

Travel times are modelled against the anchor addresses this report was requested for, not measured. Peak figures assume a weekday morning departure; traffic on the Monash Freeway varies more than any model captures.

DESTINATION	DRIVE, OFF PEAK	DRIVE, PEAK	PUBLIC TRANSPORT, PEAK
Melbourne CBD	26 min	38 min	41 min
Monash University Clayton	11 min	14 min	29 min
Chadstone	9 min	12 min	24 min

A dash means no route was returned, not that the trip is impossible. Where an anchor address was not set, the section says so rather than filling the gap with a suburb-level average.

MODELLED TRAVEL TIMES, NOT MEASURED • PEAK ASSUMES A WEEKDAY MORNING DEPARTURE • CURRENT AS AT AUGUST 2026

An owner-occupied family suburb, with two housing markets reported as one

Mount Waverley is an established, owner-occupied family suburb with an unusually well-educated population and a high rate of outright ownership. Both of those are stabilising: outright owners transact less often, which is part of why stock is tight.

The shift worth noting is tenure. Rented dwellings have risen with unit development near the station, while the detached-house streets further out have barely changed. The suburb average therefore describes two different housing markets averaged together.

POPULATION

33,184

Established family suburb

MEDIAN AGE

39

Years

HOUSEHOLD INCOME

\$2,145

Weekly, median

OWNED OUTRIGHT

38.2%

23.1% rented

MEASURE	MOUNT WAVERLEY
Family households	76.4%
Families with children at home	52.1%
Bachelor degree or higher	44.3%
Born in Australia	54.8%
Work from home	21.7%
Unemployment	3.4%
People per household	2.9

WHAT STANDS OUT

- 44.3% hold a bachelor's degree or higher, against 29.2% for Victoria
- 38.2% own outright — well above the state rate, and a reason stock is tight
- 76.4% of households are families, and 52.1% have children at home
- 23.1% rented, concentrated in unit stock near the station
- 21.7% work from home at least part of the week

WHAT TO WEIGH

- Entry price excludes most first-home buyers
- Detached-house and unit markets behave differently but report as one median

Up 5.6% a year over five years, on enough volume for the median to mean something

The median for houses sits at \$1.392 M, up 4.8% year on year and 5.6% compound over five years. One hundred and forty-eight sales in twelve months is enough volume for a median to mean something; it is not enough for any single quarter to.

The stability and safety scores below are relative to other Melbourne suburbs, not absolute. They describe how consistently the suburb has transacted, not whether it is a good buy.

MEDIAN

\$1.39 M

Quarter to June 2026

YEAR ON YEAR

4.8%

Steady

5-YEAR CAGR

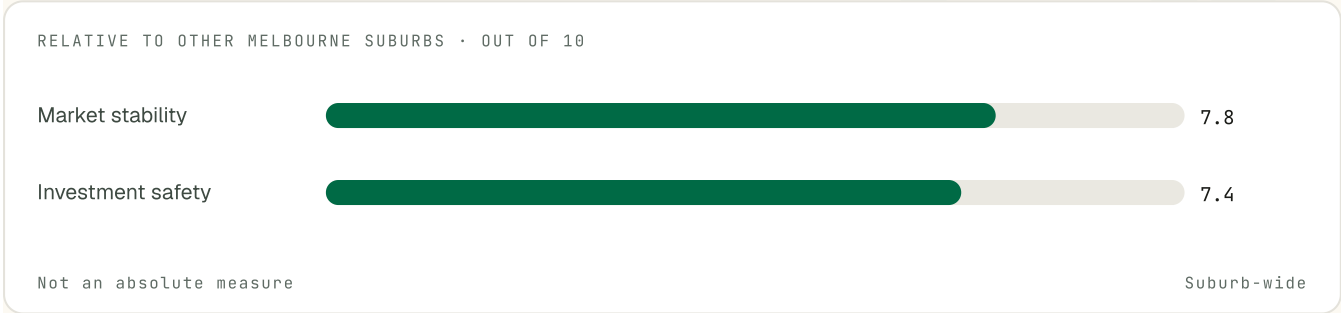
5.6%

Compound annual

SALES

148

Twelve months



- HOW TO READ THIS
- 148 house sales in twelve months supports a median; a single quarter does not
 - Scores are relative to other Melbourne suburbs, not absolute
 - Figures are suburb-wide and mix detached and unit stock

SOLD LISTING RECORDS · 148 HOUSE SALES OVER TWELVE MONTHS · SUBURB-WIDE · CURRENT AS AT JUNE 2026

The suburb is replacing its 1960s stock rather than expanding

Four hundred and twelve permits over five years, 286 of them new dwellings against 174 demolitions – the suburb is replacing its 1960s stock rather than expanding onto new land. Net dwelling growth is 112 over five years, which is modest for a population of 33,000.

Permits are lodged, not necessarily built, and the estimated cost is the applicant's own figure at lodgement. Both numbers describe intent more reliably than they describe outcome.

PERMITS · 5 Y

412

Rising

NEW DWELLINGS

286

174 demolished

NET GROWTH

+112

Dwellings over five years

AVG PERMIT VALUE

\$932,000

At lodgement

MEASURE	LAST FIVE YEARS
Permits lodged	412
New dwellings	286
Demolitions	174
Total estimated cost	\$384,000,000
Permits in the immediate area	23

VICTORIAN BUILDING AUTHORITY PERMITS · ROLLING FIVE YEARS · PERMITS ARE LODGED, NOT NECESSARILY BUILT · CURRENT AS AT AUGUST 2026

Sources, currency and limits

This is a sample. 14 Elmswood Street, Mount Waverley is a fictitious address used across abora.com.au for illustration, and every figure in this document is representative rather than surveyed. A real report is generated from Vicmap and other published records for the address you enter, and is not published.

SOURCES THIS REPORT DREW ON

VicPlan (DELWP)	ABS Census 2021
Domain / PropTrack	Google Places API
OpenRouteService	Victorian Building Authority
Department of Education Victoria	

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Scope. Suburb Insights and Property X-Ray cover Victoria only, because Vicmap does. Market Pulse is national. Where a section could not be completed it is named rather than quietly dropped.

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SHOWS ITS WORKING