

PRESTON CROSSING

TOWNHOUSES BY ARCHIER

INVESTMENT BRIEF

The Archier Stokes Penola townhouses at Preston Crossing present an investment opportunity in Melbourne's thriving inner north. Designed by award winning architect, Archier, this collection of 35 three- and four-bedroom residences offers sustainable, premium family living.

Highlights

- These townhouses are underpinned by Preston's 8.3% annual rental growth and 25% rental growth over two years (source: realestate.com.au).
- Expected rental yields, as quoted by Jellis Craig Real Estate Agents, range from 3.95% to 4.11%, with long-term rental growth expected at 4% per annum (source: dffh.vic.gov.au/publications/rental-report).
- Investors benefit from significant stamp duty savings of up to \$72,555 under the new Victorian off the plan concession (available until 21 October 2025), as well as depreciation deductions due to brand new construction.
- Low owner's corporation fees (estimated from \$1,300-\$3,000 p.a.) by comparison to apartments.
- Preston has experienced a 22% median price growth over the past five years (source: realestate.com.au), partly driven by 'ripple effect' demand from neighbouring suburbs.

Rental yields

The rental estimates shown above have been provided by local real estate agent, Jellis Craig. These estimates are based on the 2024 market (February), not at project completion.

Price	2024 rent / wk	2024 rent / mo	2024 rent / yr	2024 yield
\$1,250,000	\$950	\$4,117	\$49,400	3.95%
\$1,420,000	\$1,100	\$4,767	\$57,200	4.03%
\$1,710,000	\$1,350	\$5,850	\$70,200	4.11%
\$1,740,000	\$1,350	\$5,850	\$70,200	4.03%

Stamp duty savings

Announced by the Victorian State Government on 21 October 2024, a new off-the-plan concession for the purchase of a dwelling within a strata subdivision is now available for contracts entered into before 21 October 2025. For investors, this stamp duty concession represents a significant saving, as shown below (as of February 2025):

Townhouse type	Pricing	Stamp duty saving
Type 1	\$1,250,000 - \$1,280,000	\$55,174 - \$56,766
Type 2	\$1,410,000 - \$1,420,000	\$61,519 - \$61,693
Type 3	\$1,695,000 - \$1,710,000	\$72,336 - \$72,555
Type 4	\$1,720,000 - \$1,740,000	\$72,051 - \$72,310