

Yarraville

Demographic Report



Yarraville is located 7 km west of the CBD. Yarraville is a mixed-use suburb with significant industries, such as Mobil and Pivot Fertilisers, straddling the Yarra River in the east and the Stony Creek in the south. The suburb also features the C.J Cruickshank Park, the Yarraville Oval, Beaton Reserve, Yarraville Gardens and the Anderson Street shopping strip. Like a number of suburbs in this part of Melbourne, the population has decreased and aged significantly over the 1981-1996 period.

MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment
\$1,600
Weekly rent
\$207
Weekly individual income
\$557
Weekly family income
\$557
Weekly household income
\$1,122

SUBURB

Yarraville

MUNICIPALITY

Maribyrnong

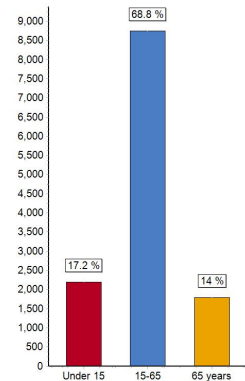
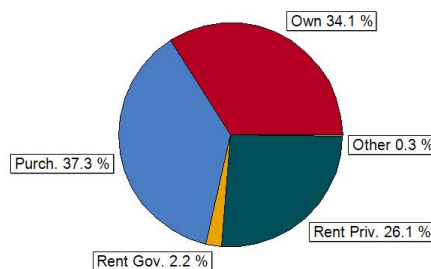
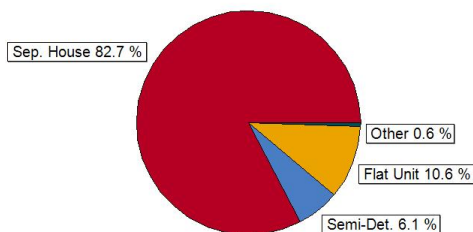
MEDIAN AGE

36

DWELLING TYPE

RENT VS. OWN

POPULATION



Seperate house

4183

Semi-detached (row/terrace)

311

Flat,unit or apartment

536

Other

28

Total

5055

Own

1659

Purchasing

1819

Rent government

109

Rent Private

1270

Other

14

Under 15 years

2189

15 - 65 years

8752

65 years and over

1786

Total

12726

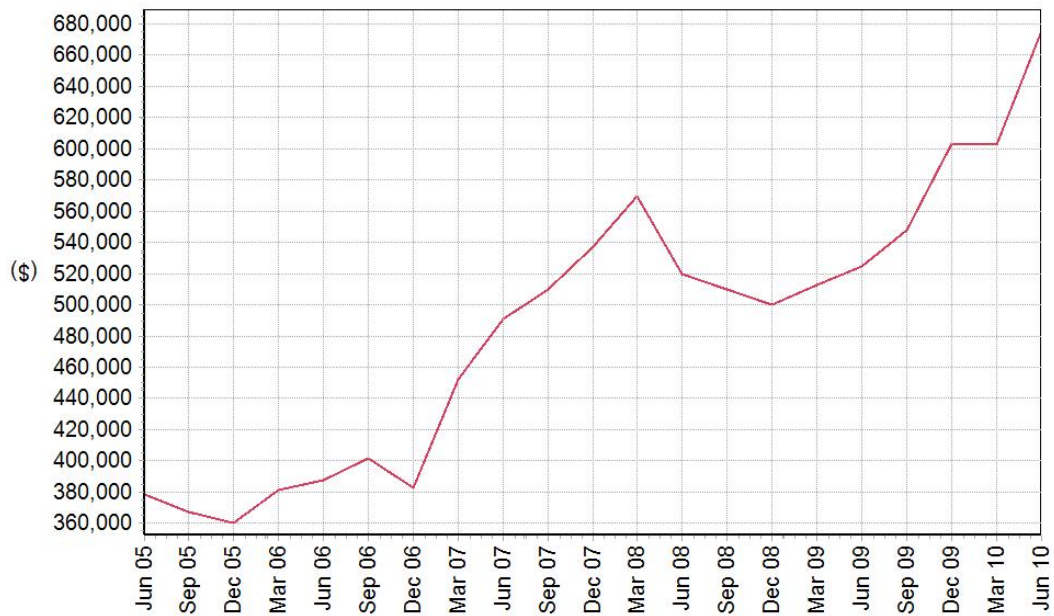
* Source: Australian Bureau of Statistics, Census 2006

MEDIAN PRICE

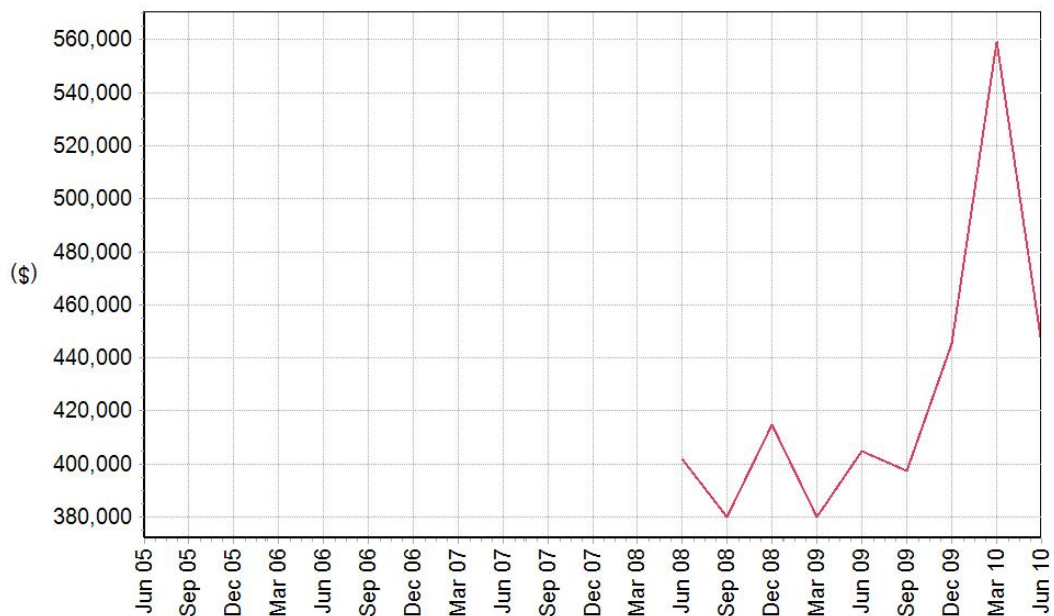
MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

Yarraville

HOUSE Median Price Current Median Price: \$676,000



UNIT Median Price Current Median Price: \$445,000



CAPITAL GROWTH

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

Yarraville

HOUSE CAPITAL GROWTH Percentage change since Jun 05: 62%



UNIT CAPITAL GROWTH Percentage change since Jun 05: 17%

