

Bendigo Free Region Report

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Microburbs

Bendigo Property Market & Location Profile (High-Growth Suburb Focus)

Property Market Trends in High-Growth Suburbs

Bendigo's property market has shown resilient growth, especially in certain high-growth forecast suburbs. **West Bendigo, Ironbark, Eaglehawk, and California Gully** are standout areas identified for their strong price performance and future potential. These suburbs have relatively affordable house prices (mid-\$400k to \$500k range) and have seen solid historical growth, with a brief cooling in 2022–2023 followed by recent upticks.

Suburb	Median House Price (late 2024)	Past 12mo Price Growth	Avg. Annual Growth (10yr)	4-Year Forecast Growth
West Bendigo	\$480,000	Subscribe for details	Subscribe for details	Subscribe for forecast
Ironbark	\$478,750	Subscribe for details	Subscribe for details	Subscribe for forecast
Eaglehawk	\$500,000	Subscribe for details	Subscribe for details	Subscribe for forecast
California Gully	\$455,000	Subscribe for details	Subscribe for details	Subscribe for forecast

Key trends: Eaglehawk's median house price (\$500k) remains robust and reflects renewed buyer demand. California Gully saw a minor correction over the past year—[subscribe for full historical performance data](#). Ironbark's values experienced a dip last year – [subscribe for detailed stats](#) – but still show strong long-term performance. West Bendigo, with limited sales volume, follows a similar price bracket and mirrors the overall Bendigo upswing. Notably, all four suburbs have delivered consistent long-run performance; to view complete annual growth figures and detailed trend data, [subscribe now](#).

Looking ahead, price projections are optimistic. [Subscribe to see detailed future forecasts](#) powered by our latest weekly updated data to view exclusive projections for West Bendigo, Ironbark, Eaglehawk, and California Gully. Unlock comprehensive insights and real-time trends by subscribing to Microburbs today.

Investment Potential: Forecasts, Supply & Yields

From an investment perspective, these high-growth suburbs exhibit attractive fundamentals. Microburbs identifies them as having excellent long-term prospects and relatively tight supply conditions—[subscribe to view our exclusive growth and supply metrics](#).

In practical terms, housing supply is constrained in all four suburbs: there are few new land releases or large developments in West Bendigo and Ironbark, and only modest new estates on the fringes of Eaglehawk and California Gully. For example, across the entire Bendigo LGA, only [subscribe for full data](#) new dwellings and residential lots were scheduled in late 2024—far below what’s needed to meet demand. This undersupply is already evident as total listings and new builds remain limited, bolstering seller pricing power.

Properties in these suburbs tend to sell quickly: Eaglehawk’s houses averaged [subscribe for details] days on market, California Gully properties [subscribe for details] days, and even in Ironbark, homes sold in [subscribe for details] days on average. Buyer interest has been fueled by affordability—each suburb offers prices lower than central Bendigo’s median—and the general appeal of regional living. Microburbs’ demand metrics confirm high activity—[subscribe to reveal full buyer competition data](#).

Another key metric is rental performance. [Subscribe to discover detailed rental yield data](#): Eaglehawk properties yield around [subscribe for details]% gross, and California Gully displays similarly attractive returns compared to major capital benchmarks. Rental growth has also been strong, with increases [subscribe for details] reported in mid-2024. These factors combined signal high investment potential for West Bendigo, Ironbark, Eaglehawk, and California Gully. Prudent investors and owner-occupiers alike are encouraged to [subscribe for full analytics and detailed market reports](#).

Exclusive Microburbs Product Insights

Microburbs offers a suite of innovative, data-driven products designed to empower property investors and homebuyers. With weekly data updates ensuring you always have the latest information, our platform provides:

- Comprehensive Property Reports that present detailed street-level analysis and risk assessments.
- An AI Property Finder that quickly identifies properties matching your unique investment criteria.
- A Suburb Finder and in-depth Suburb Reports that unveil key performance indicators and liveability scores.
- A Suburb DataExplorer for interactive, visual insights into over 5000 data indicators.

[Subscribe now](#) to access exclusive, real-time insights—including detailed forecasts for high-potential suburbs like West Bendigo, Ironbark, Eaglehawk, and California Gully—and transform your property investment approach.

Local Economy & Employment

Greater Bendigo's economy provides a solid foundation for property market growth. It is Victoria's third-largest regional economy, with a Gross Regional Product around \$9.88 billion. The city's population is expanding at roughly 1.7% per year, with forecasts indicating growth from 129,000 residents in 2025 to 172,000 by 2046 (over 40% increase overall). This steady economic and population growth underpins long-term real estate value appreciation.

Employment in Bendigo is robust and diverse. The unemployment rate as of late 2023 was just 3.4–3.5%, well below the state average of 5.8%. Major industries include:

- **Health Care & Social Assistance – #1 employer:** As a regional health hub, Bendigo Health and the new Bendigo Hospital provide employment for thousands.
- **Retail & Hospitality:** A significant sector driven by tourism, with over 3 million visitors annually contributing to a vibrant local retail and services environment.
- **Education & Training:** With campuses like La Trobe University and Bendigo TAFE, education remains a key employer.
- **Manufacturing & Industry:** Contributing substantially to the economy, including manufacturing hubs and food processing facilities.
- **Finance & Government:** Home to Bendigo and Adelaide Bank and central government offices, providing many professional roles.

To access the complete economic profile and granular employment data for each suburb, [subscribe to Microburbs](#).

Infrastructure & Development Outlook

Bendigo is benefitting from significant infrastructure projects and developmental initiatives that further enhance its appeal. Key highlights include:

- **Transport Improvements:** The Bendigo and Echuca Line Upgrade introduced new train stations and increased services in suburbs like Eaglehawk and Epsom. Upgrades to the Calder Freeway and other major highways ensure excellent regional connectivity, while local investments in cycling paths and enhanced bus networks improve intra-city access.
- **Airport Expansion:** Bendigo Airport is undergoing a significant upgrade to welcome larger aircraft and additional routes, boosting business travel and tourism prospects.
- **Commercial & Civic Developments:** Projects such as the new \$133 million GovHub precinct have revitalized the Bendigo CBD, creating jobs and fostering local economic growth.
- **Residential Developments & Planning:** Managed growth strategies and strategic infill planning are guiding new housing supply in targeted areas, ensuring controlled expansion that supports sustainable property values.

For a complete breakdown of upcoming projects and their potential impact on local property dynamics, [subscribe for weekly infrastructure update reports](#).

Liveability & Suburb Amenities

In addition to strong market fundamentals, these suburbs boast high liveability—which is critical for sustained long-term growth. Each suburb offers a blend of amenities, lifestyle appeal, and community character:

- **Eaglehawk:** Once a gold-mining town, it now benefits from a vibrant town centre with supermarkets, shops, cafes, and historic landmarks like the Eaglehawk Town Hall and Star Cinema. Local attractions include Lake Neangar and Lake Tom Thumb, popular for leisure activities. Schools, a hospital campus, efficient public transport, and a short 10-minute drive to Bendigo CBD add to its appeal.
- **California Gully:** A quiet, family-oriented residential enclave with parks and a primary school, where residents also enjoy easy access to nearby retail centres. Its tranquil streets and spacious blocks make it ideal for families seeking value and community.
- **Ironbark:** An inner-city suburb with heritage cottages and terrace houses, steps away from the Bendigo Hospital precinct, cultural venues, cafes, and shops. Its urban setting caters to young professionals and long-term locals who value convenience and city amenities.
- **West Bendigo:** Offering peaceful residential living adjacent to natural bushland and parklands, this suburb is only 3–4 km from the CBD and near the new GovHub precinct. Although facilities are fewer on-site, nearby areas provide all essential services.

Unlock comprehensive liveability scores and amenity breakdowns—plus community and safety analytics—by [subscribing to Microburbs](#) for full access.

Risks and Environmental Considerations

No investment is without risk. In these Bendigo suburbs, key factors include crime rates, socio-economic profiles, and environmental risks:

- **Crime & Safety:** Bendigo's overall crime rate is moderate. The City of Greater Bendigo historically reported around [subscribe for detailed safety stats] incidents per 100,000 people, with property crimes being the most common issue. Variations exist among suburbs; for example, areas like California Gully have faced higher petty crimes. Detailed safety scores and risk analyses are available exclusively to subscribers.
- **Socio-Economic Factors:** Suburbs such as California Gully and Eaglehawk, with higher proportions of renters and subsidized housing, are undergoing gentrification that may boost long-term growth. For comprehensive socio-economic data and risk assessments, [subscribe now](#).

- **Environmental Risks:** Considerations include bushfire risks—particularly in West Bendigo due to its proximity to bushland—and legacy mining sites in Ironbark and California Gully. Full environmental audits and risk maps detailing noise, flood, and subsidence hazards can be accessed by [subscribing to Microburbs](#).
- **Flooding and Climate:** While Bendigo is not a major floodplain area, minor flash floods can occur along creek systems. For complete climate impact assessments and building recommendations, [subscribe for in-depth analysis](#).

Recent News & Policy Updates

Recent news and policy changes have been generally positive for the Bendigo market, further supporting growth in these suburbs:

- **Market Sentiment and Recovery:** After a soft patch in 2022–early 2023 due to interest rate rises, the market began rebounding in late 2023 and into 2024. By Q2 2024, buyer confidence had returned, with sales volumes surging [subscribe for full market performance details]. Bendigo was highlighted as one of the stronger regional markets in Victoria, with annual house price growth recorded at [subscribe for detailed growth metrics] during a time when many areas were flat or declining.
- **Interest Rates & Lending:** Although rate hikes in 2022–23 initially dampened prices, the cash rate steadied by late 2024. With supportive government incentives—such as stamp duty concessions for first-home buyers and federal assistance schemes—lending conditions remain favorable. Detailed lending and buyer incentive information is available exclusively to subscribers.
- **Local Government Strategy:** The City of Greater Bendigo’s Draft Managed Growth Strategy released in late 2024 emphasizes sustainable development, increased local infrastructure, and higher-density infill. For the most current council plans and statistical projections on how these initiatives may influence property values, [subscribe to our full policy update reports](#).
- **Economic Developments:** Major employers continue to bolster Bendigo’s economy. With strong reports from institutions such as Bendigo Bank and ongoing industrial projects like the Marong Business Park, business investment remains robust. [Subscribe now](#) for detailed economic news and data-driven insights into local growth drivers.
- **Regional Population Flows:** The regional migration trend continues to benefit Bendigo, attracting new residents with a high quality of life and affordable housing. For full demographic breakdowns, migration trends, and future population forecasts, [subscribe for exclusive regional data](#).

Early 2025 has continued the trend of positive market momentum. To access the full suite of detailed statistics, forecasts, and weekly updated market analysis, [subscribe to Microburbs](#) and unlock the complete property insights that can give you a competitive edge.

Microburbs: A Data-Driven Platform for Identifying High Capital Growth Opportunities in the Australian Property Market

Microburbs is a comprehensive, data-driven platform designed to empower property investors, home buyers, and professionals with deep, hyperlocal insights that go far beyond traditional listing websites. With access to rigorously updated weekly data and a suite of advanced analytical tools, Microburbs delivers the most current market information, detailed forecasts, and street-level analysis available.

To view full capital growth forecasts, in-depth property and suburb reports, and all other exclusive market indicators updated every week, [subscribe to Microburbs now](#).

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