

Melbourne Region Report

Invest smarter with data driven decisions

Powered by Microburbs forecasts, proven to beat the market by 7.8% annually

Learn more at microburbs.com.au

March 2025



Microburbs

Top Melbourne Investment Suburbs 2025: A Microburbs Market & Location Profile

Melbourne's property market in 2025 is exhibiting a patchwork of trends, with some suburbs surging ahead while others recover from recent dips. **Microburbs** data highlights several "hidden gem" suburbs with strong **4-year growth forecasts**, making them prime candidates for investors. This profile focuses on five such suburbs – **Elsternwick, Eaglemont, Upwey, Avonsleigh, and Albion** – and examines their market performance, economic drivers, liveability, infrastructure, and risk factors. We also compare key metrics across these suburbs and discuss other Melbourne areas poised for growth. All insights prioritize Microburbs' granular data, supplemented by official sources (e.g. ABS, local councils, state infrastructure plans) for a comprehensive view.

Market Trends in 2025

Overall Melbourne Market: After a turbulent few years, Melbourne's property prices have been stabilizing. Interest rate rises in 2022–2023 led to a moderate correction (values still around [Subscribe to Microburbs](#)% below their early-2022 peak), but 2024 saw a return to modest growth in many areas. By mid-2024, Greater Melbourne's median house price was around [\\$Subscribe to Microburbs](#), up [Subscribe to Microburbs](#)% year-on-year. This citywide rebound has been uneven: affordable outer suburbs and lifestyle areas have outperformed some inner-city markets.

Suburb Performance: Microburbs' top forecast suburbs illustrate these mixed trends:

- **Elsternwick (Inner South-East):** An affluent inner suburb, Elsternwick's median house price is about [\\$1Subscribe to Microburbs million](#), after a notable dip in 2023. House values fell [Subscribe to Microburbs](#)% over the past year (reflecting broader high-end market cooling), but stabilised in late 2024. **Growth Forecast:** Microburbs projects a strong rebound for Elsternwick over the next 4 years, given its enduring demand drivers (location and amenities) and recovery from an overshoot in prices. Even after the recent correction, **4-year capital gains** are expected to be [Subscribe to Microburbs](#) – potentially [Subscribe to Microburbs](#) the Melbourne average.
- **Eaglemont (Inner North-East):** A prestigious, tightly-held suburb in Banyule, Eaglemont saw its **median house price** slide to around **\$2.2 million** in 2024 (down [Subscribe to Microburbs](#)% annually). This correction in such blue-chip suburbs may present a **buying opportunity**. With very limited supply and consistent buyer interest, Eaglemont's **4-year growth outlook** remains [Subscribe to Microburbs](#). Microburbs data signals mid-term capital growth as the suburb's fundamentals (leafy character, proximity to jobs) reassert themselves when market confidence returns.

- Upwey (Outer East – Dandenong Ranges):** Upwey's market has been remarkably resilient. The current **median house price** is about [\\$Subscribe to Microburbs](#) basically flat (– [Subscribe to Microburbs](#)% YoY) over the last 12 months – a strong result considering broader market conditions. In fact, Upwey barely dipped during the citywide downturn. **Growth Forecast:** Microburbs identifies Upwey as a high-growth prospect, thanks to surging lifestyle demand. Over the next 4 years, [Subscribe to Microburbs](#) **percentage growth** is anticipated, fueled by buyers seeking affordable green change within commuting distance of Melbourne. This **lifestyle suburb** has already seen increased interest post-pandemic, and Microburbs' machine-learning models predict **above-average price appreciation** ahead.
- Avonsleigh (Outer South-East – Dandenong Ranges):** A small semi-rural locale near Emerald, Avonsleigh experienced an **explosive price jump** recently. Its **median house price** around **\$1.07 million** reflects an extraordinary +[Subscribe to Microburbs](#)% **annual growth** (with low sales volumes). Such a spike underscores the intense demand for acreage and lifestyle properties; however, it also means current values have moved quickly. **Growth Forecast:** Despite the big leap, Microburbs still ranks Avonsleigh among [Subscribe to Microburbs](#) performers. The **4-year forecast** remains strong (though likely not as extreme as last year's 47% jump). Investors should temper expectations but can expect solid growth as long as demand for tree-change properties stays high and supply stays scarce.
- Albion (Middle West):** In Melbourne's west, Albion offers a very different profile. It's an affordable suburb (median house around **\$715,000**) that saw a moderate –[Subscribe to Microburbs](#)% **price slip** in the past year. This slight decline follows several years of growth and may be linked to interest rate impacts on first-home-buyer-heavy markets. **Growth Forecast:** Looking ahead, Microburbs forecasts **strong capital gains** for Albion. Its appeal as a budget-friendly option near major infrastructure (Sunshine) positions it for a surge. The expected completion of new transport links and local development is likely to boost demand, with **multi-year growth projections** for Albion outpacing the broader Melbourne average. It stands out as a potential **gentrification hotspot** on a 4-year view.

Table 1: Property Price Trends & Microburbs Forecasts (Select Suburbs)

Suburb	Median House Price (2024)	12-Month Price Change	Microburbs 4-Year Growth Forecast	Comments
Elsternwick	\$Subscribe to Microburbs	– Subscribe to Microburbs %	Subscribe to Microburbs	Prime inner suburb, corrected in 2023, poised to rebound.
Eaglemont	\$Subscribe to Microburbs	–13%	Subscribe to Microburbs	Blue-chip area, limited supply, likely to regain momentum.

Suburb	Median House Price (2024)	12-Month Price Change	Microburbs 4-Year Growth Forecast	Comments
Upwey	\$ Subscribe to Microburbs	Subscribe to Microburbs%	Subscribe to Microburbs	Resilient market, strong lifestyle demand fueling future growth.
Avonsleigh	\$1.07M	+ Subscribe to Microburbs%	Subscribe to Microburbs	Huge recent jump (low volume); demand remains robust for acreage.
Albion	\$ Subscribe to Microburbs	-6%	Subscribe to Microburbs	Slight dip in 2024; major infrastructure set to drive gains.

*Sources: Microburbs forecasts;

The above table summarizes the current price points and trends. Notably, **inner suburbs (Elsternwick, Eaglemont)** that dipped in the last year are expected to bounce back, while **outer suburbs (Upwey, Avonsleigh)** that soared may continue growing albeit at a steadier pace. **Albion**, a middle-ring suburb, represents a turnaround story with significant growth catalysts on the horizon.

Economic Drivers & Employment Hubs

Melbourne's Economic Context: Melbourne's broader economy underpins housing demand across these suburbs. The city's population growth has resumed strongly post-COVID, and unemployment remains low (Victoria's unemployment hovered 4.0–4.5% in late 2024). Key industries – *professional services, healthcare, education, finance, and tech* – continue to drive employment; all five highlighted suburbs benefit from their proximity or connectivity to major employment nodes, while some have local industry drivers of their own:

- **Elsternwick:** Situated 9km from the CBD, Elsternwick's economy is tied to Greater Melbourne's white-collar workforce. Many residents are professionals working in the CBD or nearby employment centers (St Kilda Road commercial strip, Southbank, etc.). Glen Eira (the LGA containing Elsternwick) has a workforce skewed toward *professional, scientific & technical services* and *healthcare* (each 14% of jobs). The suburb itself hosts a popular retail/café strip on Glen Huntly Road, contributing local service jobs. A notable recent change is the redevelopment of the former ABC studio site, which is bringing new housing and commercial spaces. **Economic Driver:** The high average incomes and stable employment of Elsternwick's residents sustain property demand. Even in market slowdowns, buyers are drawn by the

suburb's **established economy** and lifestyle – ensuring a reliable pool of renters and purchasers.

- **Eaglemont:** Eaglemont is a small, affluent enclave but benefits hugely from being adjacent to Heidelberg's **health and education precinct**. Banyule's largest employment sector is *health care & social assistance* (36% of jobs), thanks largely to the **Austin Hospital and Mercy Hospital** in nearby Heidelberg. Many medical professionals and academics live in Eaglemont or neighboring Ivanhoe. The suburb's socio-economic profile is very high (it consistently ranks among Melbourne's most advantaged on the SEIFA index). **Economic Driver:** The presence of major hospitals and a campus of Melbourne University (Heidelberg) means strong demand for quality housing nearby. Eaglemont's prestige and proximity to these employment hubs make it attractive for high-income buyers, supporting long-term capital growth.
- **Upwey:** Upwey's local economy is modest – the suburb has a village centre with cafes, shops, and services largely serving residents and tourists heading into the Dandenong Ranges. There are small-scale local industries (trades, arts, tourism for the ranges). However, most Upwey residents commute out for work or work remotely. **Employment trends:** A significant number of locals work in Melbourne's eastern suburbs or CBD, accessible via the Belgrave train line or Burwood Highway. The rise of **remote and flexible work** has particularly benefited areas like Upwey; many professionals realized they can live further from the city and enjoy a hills lifestyle while retaining city jobs. **Economic Driver:** This "*Work-from-home*" effect has increased Upwey's desirability. The suburb's economy thus ties into the broader metropolitan economy – it's a residential haven for those with jobs elsewhere. Continued employment growth in Melbourne's CBD and eastern tech hubs (e.g. Monash precinct) indirectly drives housing demand in Upwey as people seek affordable homes within a commutable distance.
- **Subscribe to Microburbs:** Similar to Upwey, [Subscribe to Microburbs](#) is a semi-rural community where local employment is limited. Residents typically work in outer suburban areas or have **lifestyle businesses** (e.g. tourism, B&Bs, trades) serving the Dandenong Ranges/Yarra Valley region. Some commute to Melbourne or work remotely. [Subscribe to Microburbs](#) appeal surged as people sought open space and "*country living*" while maintaining city incomes. **Economic Driver:** The continued preference for lifestyle and remote-friendly locations supports [Subscribe to Microburbs](#)'s property market. It's essentially leveraged on Melbourne's economy at large – when the city's employment and wages are strong, more buyers can opt for acreage on the fringe. Additionally, any growth in **tourism** or local artisan industries in the Dandenong Ranges (wineries, farm-to-table ventures) could subtly boost the area's attractiveness and job opportunities.
- **Albion:** Albion lies within the City of Brimbank in Melbourne's west, an area historically driven by *manufacturing and logistics*. Brimbank's largest local employer is still **manufacturing (over 13,000 jobs)**, given the factories and warehouses around Sunshine, Brooklyn, and Airport West. However, the region is evolving: healthcare and education are growing sectors (Sunshine Hospital and Victoria University campuses are nearby, with health care now the top employment sector for Brimbank residents). **Economic**

Drivers: Albion is on the doorstep of **Sunshine**, designated as Melbourne's emerging "second CBD". The state government's Sunshine Precinct plan will boost employment via new offices, education facilities, and services. Already, Sunshine's town center and Sunshine Hospital provide thousands of jobs. Furthermore, Albion's location between the CBD ([Subscribe to Microburbs](#)km away) and Melbourne Airport (via the future airport rail) places it in a strategic economic corridor. As jobs growth continues in the west – from infrastructure projects, logistics (in nearby Laverton and Truganina), and the Sunshine CBD development – Albion's housing demand and values are set to benefit. In short, **ongoing investment in Melbourne's western economy** (roads, rail, hospitals, university projects) directly feeds into Albion's property market potential.

In summary, while each suburb has unique economic linkages, a common theme is **connectivity to major job hubs**. Inner suburbs thrive on professional employment in the city, outer suburbs ride the wave of remote work and city incomes, and west-side suburbs gain from planned decentralization of jobs. Investors can take confidence from these strong economic underpinnings: areas with diverse and growing employment opportunities tend to enjoy steady housing demand.

Liveability Factors for Residents & Investors

Beyond the numbers, each suburb's **liveability** – amenities, schools, parks, and lifestyle – plays a crucial role in its desirability. High liveability attracts owner-occupiers *and* ensures strong rental demand (key for investors). Here we assess local factors:

- **Elsternwick:** This suburb offers **inner-city convenience with a family-friendly vibe**. Amenities are a major drawcard: residents enjoy a bustling **shopping and dining precinct** along Glen Huntly Road (boutiques, supermarkets, cafes, and the historic Classic Cinema). There are plenty of restaurants, ranging from casual eateries to fine dining, reflecting the area's cosmopolitan community. **Schools:** Elsternwick is home to well-regarded schools (both public and private). Elsternwick Primary is popular, and excellent private schools are nearby (Leibler Yavneh College is in Elsternwick, and many families access Wesley College, Caulfield Grammar and others in adjoining suburbs) [Subscribe to Microburbs for school NAPLAN Scores](#). **Parks & Recreation:** The suburb has green spaces like Hopetoun Gardens and Elsternwick Park (just over the border in Brighton), providing playgrounds, sporting facilities and off-leash dog areas. The beach is also a short drive or tram ride away (Elwood Beach 5 minutes away), adding to lifestyle appeal. For culture and leisure, the proximity to St Kilda and Caulfield (for Caulfield Racecourse and events) is a bonus. **Lifestyle:** Overall, Elsternwick scores [Subscribe to Microburbs](#) on Microburbs for lifestyle ([Subscribe to Microburbs](#)/10) and convenience ([Subscribe to Microburbs](#)/10). It offers a blend of **café culture, shopping, parks, and easy city access** that attracts young professionals, families and downsizers alike. Investors find that quality amenities and lifestyle options keep vacancy rates low and property values resilient.
- **Eaglemont: Leafy and prestigious**, Eaglemont is renowned for its tranquil village atmosphere. Amenities within Eaglemont are quaint: the tiny Eaglemont Village center has a

handful of charming shops, a café and bakery, and other essentials, fostering a tight-knit feel. For broader shopping needs, residents go to nearby Ivanhoe or Heidelberg – both a 2-minute drive. **Schools:** Eaglemont itself is small and residential, but families benefit from the **excellent schools in the region.** [Subscribe to Microburbs](#) and Ivanhoe Girls' Grammar are elite private schools minutes away, and well-ranked public schools (Ivanhoe Primary, Kew High via a short drive) are options. [Subscribe to Microburbs for school NAPLAN Scores](#) **Parks & Recreation:** Eaglemont is surrounded by greenery; the Yarra River parklands are to its west, including Banksia Park and the Heidelberg Golf Club. Residents enjoy walking trails along the Yarra and plenty of open space. The suburb's garden streets (originally landscaped by Walter Burley Griffin in parts) contribute to its beauty. **Lifestyle:** It's a **quiet, community-oriented suburb** – there are art deco and mid-century homes, no high-rises, and a very low-density feel. While nightlife and shopping are limited within Eaglemont, the trade-off is peace and privacy. Microburbs rates Eaglemont highly for **safety and community**, though its convenience score is lower ([Subscribe to Microburbs](#)/10) due to the minimal retail within walking distance. For owner-occupiers seeking a sanctuary with top-notch amenity nearby (if not on the doorstep), Eaglemont is ideal. Investors note that tenants in Eaglemont are often long-term (many being doctors or academics attached to the hospitals/university) who value the **prestige and greenery**, meaning rental demand, though niche, is very strong for quality homes.

- **Upwey:** Upwey excels in **community and lifestyle**. Nestled in the foothills of the Dandenong Ranges, it offers a **village-style shopping strip** with cafés, organic grocers, bakeries, and a local supermarket – enough for day-to-day needs. There's a palpable community spirit: local pubs host live music; monthly craft markets and community events are common in the Hills. **Schools:** Families have access to good local schools, like Upwey Primary and Upwey High School, which are well-regarded in the outer east. Additionally, there are niche options (Steiner school in nearby Tecoma, various childcare centers) reflecting a family-friendly locale. **Parks & Nature:** The entire suburb is effectively in a park-like setting. Tall eucalyptus trees line the streets, and many properties have large gardens. The Dandenong Ranges National Park is right at Upwey's doorstep – residents can hike to Ferntree Gully's 1000 Steps or enjoy birdwatching in Sherbrooke Forest within minutes from home. For sports, Upwey has local footy/cricket clubs and community sports facilities. **Lifestyle:** This is a **quieter, close-to-nature lifestyle** with fresh mountain air – a big change from inner Melbourne. Nightlife is limited (mostly local restaurants or pubs), but Belgrave (next suburb) offers a cinema and more eateries. According to Microburbs, Upwey boasts an excellent **Lifestyle Score (8/10)** and the highest **Community Score (10/10)**. That top-tier community rating reflects high community engagement and safety – neighbors know each other, and volunteerism is strong. From an investment viewpoint, Upwey's liveability is a magnet for **tree-changers** and young families, meaning steady demand. Renters often choose Upwey for the lifestyle, ensuring landlords a consistent pool of tenants seeking a relaxed, community-centric living environment.
- **Avonsleigh:** Avonsleigh is the most rural setting of the group, catering to those seeking a **country lifestyle**. Amenities are limited but accessible: the town has a beloved local café (the General Food Store) and a few shops, but for supermarkets or broader services, residents go

to Emerald (5 minutes away) or Belgrave/Monbulk. This means daily life in Avonsleigh is car-dependent; however, the trade-off is space and serenity. **Schools:** Avonsleigh is close to [Subscribe to Microburbs](#) and [Subscribe to Microburbs](#), and there's a local primary (Macclesfield Primary) not far. Niche schooling options like Mountain District Christian School in Monbulk are also within a short drive. **Parks & Recreation:** Nature is the defining feature. Many properties are on large blocks (acreage or hobby farms). **Emerald Lake Park** is a key attraction nearby – a beautiful park with lakes, picnic areas, paddle boats and the Puffing Billy steam train passing through. The region offers horse-riding trails, nurseries, and farm-gate produce. For families, there are sports clubs and community groups in Emerald. **Lifestyle:** Avonsleigh is ideal for those who prioritize **privacy, nature, and community**. The community is small and tight-knit, often coming together for local events (e.g. the Puffing Billy Running Festival, Emerald Market). Night skies are dark and stars bright – a very different experience from the city. While its **convenience score would be low** (few shops, no train station), the suburb rates high in **tranquillity and safety**. Crime is virtually nonexistent – for instance, property crime in Avonsleigh is around [Subscribe to Microburbs](#) incident per [Subscribe to Microburbs](#) residents. For investors, Avonsleigh's lifestyle appeal translates to a specialized but passionate buyer/renter segment (often retirees or remote workers). Properties tend to sell on lifestyle features (views, land, character homes), and while the tenant pool is smaller than suburban areas, the **scarcity of rental homes** means well-maintained rentals are quickly snapped up by those waiting to enjoy the country life.

- **Albion:** Albion's liveability is **on the rise** as this once-overlooked suburb gentrifies. It may lack the polish of Elsternwick or the scenery of Upwey, but Albion offers solid amenities with **significant improvements underway**. **Shopping & Dining:** Residents are adjacent to **Sunshine's bustling commercial area** – Sunshine Marketplace (a full-scale shopping center with supermarkets, Kmart, etc.) is within walking distance for many Albion locals. Albion itself has a few corner shops, but the draw is Sunshine's diverse restaurants and fresh food markets (the area is known for its authentic Vietnamese and Indian eateries, reflecting the multicultural community). **Schools:** There are several local schools – Albion Primary is in the suburb, and Sunshine College (secondary) is nearby. Also, [Subscribe to Microburbs](#) (Catholic girls' school) in Sunshine and Victoria University campus provide education options. While historically school performance in this area was mixed, government investment is improving facilities. **Parks & Recreation:** Albion has pockets of green – Selwyn Park with the Kororoit Creek trail is a nice open space for walks, cycling and sports. Organised sport is big in Melbourne's west; Albion has access to soccer clubs, AFL clubs, and community centres in Sunshine. A key feature is the **Sunshine Leisure Centre** (pool and gym) a short drive away. **Lifestyle:** The lifestyle in Albion is urban-suburban: convenient but quieter than inner-city living. Commutes to the city are easy (about [Subscribe to Microburbs](#) min by train), which frees up leisure time for residents. The area's **café scene is emerging** – a few trendy brunch spots and coffee shops have opened as young professionals move in. Crime and disadvantage have been challenges historically, but trends are improving. Albion's safety has been getting better, though it still **lags the Melbourne average** (safer than only [Subscribe to Microburbs](#)% of Australian suburbs). Community initiatives and new developments are fostering a better sense of security and pride. According to Microburbs, Albion's **Community**

Score is [Subscribe to Microburbs](#), reflecting improving community engagement as new residents and long-term locals mix. **For investors**, Albion's liveability trajectory is key: as amenities and perceptions improve, property values can rise. The suburb's affordability, coupled with proximity to **high-quality amenities in Sunshine and Footscray (new hospital)**, make it attractive to renters who want convenience on a budget. Every new cafe or park upgrade is effectively **value-adding** to Albion's appeal.

Summary of Liveability Scores (Microburbs):

To quantify the above, Microburbs provides composite scores on various liveability aspects. Below is a comparison of **Community** and **Convenience** scores for the profiled suburbs:

Table 2: Microburbs Liveability Scores Comparison

Suburb	Community Score (social cohesion)	Convenience Score (amenities & access)
Elsternwick	8/10 (High) – Active community with many local groups (Top 30%)	Subscribe to Microburbs
Eaglemont	Subscribe to Microburbs	4/10 – Limited local retail; car often needed
Upwey	Subscribe to Microburbs	Subscribe to Microburbs
Avonsleigh	9/10 – Very strong community in a rural setting (neighbors and volunteers)	Subscribe to Microburbs
Albion	Subscribe to Microburbs	7/10 – Decent convenience with Sunshine's amenities close by

Sources: Microburbs suburb data; Albion and Avonsleigh scores estimated from Microburbs indicators and local amenity.

These scores highlight the trade-offs: **Inner suburbs ([Subscribe to Microburbs](#))** combine high convenience with strong community, **exclusive enclaves (Eaglemont)** have superb community but lower convenience, **outer hills (Upwey, [Subscribe to Microburbs](#))** excel in community and lifestyle while sacrificing some convenience, and **emerging areas (Albion)** are improving on both fronts. From a liveability standpoint, each of these suburbs offers distinct advantages – understanding the target tenant/buyer market is key. For instance, an investor targeting families might favor Elsternwick or Upwey for their schools and safety, whereas one targeting young professionals might consider Albion for its commutability and future upside.

Transport & Infrastructure

Accessibility and infrastructure developments can make or break an area's investment case. Here's how each suburb stands and the major projects influencing them:

- **Elsternwick – Connectivity:** Elsternwick is exceptionally well-connected. **Elsternwick Station** on the Sandringham train line takes commuters to the CBD in around [Subscribe to Microburbs](#) minutes. Multiple **tram routes** (e.g. Route 67 along Glen Huntly Rd) link to St Kilda and the city, and buses serve the area. For drivers, Nepean Highway provides a direct route to the CBD or down the bay to Brighton. **Current/Pending Infrastructure:** While Elsternwick doesn't have a single big new project like some other areas, it benefits from network-wide upgrades – the new **Metro Tunnel** (opening 2025) will free up capacity on connecting lines, indirectly improving train frequency. Additionally, level crossing removal projects in adjacent suburbs improve road traffic flow nearby. The local council's structure plan for Elsternwick includes streetscape upgrades and potential development of the **Elsternwick Cultural Precinct** near the station (with plans for better public spaces and possibly a new library/civic hub). These enhancements will further bolster Elsternwick's appeal. **Takeaway:** Already a transport-rich location, Elsternwick's ease of access to jobs and the city will continue, and modest infrastructure improvements will keep it highly accessible. Investors can bank on **connectivity** remaining one of Elsternwick's strongest assets.
- **Eaglemont – Connectivity:** Eaglemont has the charm of a secluded spot but still enjoys solid transport links. It has its own small **train station (Eaglemont Station)** on the Hurstbridge line – providing a direct train to the CBD (travel [Subscribe to Microburbs](#) minutes). Though only all-stopping trains serve the station, express services can be caught from nearby Ivanhoe or Heidelberg. Road connectivity is good: Heidelberg Road links to the Eastern Freeway, and driving to the CBD takes 25–30 minutes (off-peak). **Major Infrastructure:** The big game-changer in this region is the **North East Link** project. Now under construction, this mega-project will connect the M80 Ring Road to the Eastern Freeway. When completed by 2028, it will significantly cut travel times from the north-east to other parts of Melbourne. For Eaglemont residents, this means faster road trips to the northern suburbs, airport, and eastern/south-eastern suburbs via EastLink. Additionally, the proposed **Suburban Rail Loop (SRL)** is slated to have a station at nearby Heidelberg in a future stage, which could create a new orbital connection and further boost public transport options. **Takeaway:** Eaglemont's current transport is already adequate (especially for city commuters via train). With improved road travel and a potential SRL stop in the vicinity, Eaglemont stands to become even more accessible. This bodes well for property demand, as connectivity will no longer be seen as a trade-off for living in a quiet suburb – you can have tranquility *and* easy transport.
- **Upwey – Connectivity:** Upwey may be in the hills, but it's one of the more accessible Dandenong Ranges townships. Importantly, **Upwey has a train station** on the Belgrave line (the second-last stop before the terminus). The train ride to Flinders Street (CBD) is about [Subscribe to Microburbs](#) minutes, so it's a long haul, but viable for daily commuting. Many residents use the train or drive partway and park at a bigger interchange station down the

line. By road, Burwood Highway winds down from Upwey, connecting to Ferntree Gully and onto Eastlink (the tollway) for a faster route to the city (driving [Subscribe to Microburbs](#) minutes off-peak). **Infrastructure Projects:** There are no major new freeways or rail lines slated for Upwey – the focus is maintenance and incremental improvements. The Belgrave rail line has had ongoing upgrades to improve reliability, but it remains a single-track section in parts, which limits frequency. On the tech side, Upwey has been connected to the **NBN (National Broadband Network)**, mostly via fixed-line, giving residents decent internet (vital for remote work). Looking ahead, any infrastructure that improves telecommuting (like better broadband or 5G mobile coverage in the hills) effectively boosts Upwey's attractiveness. Local road improvements (such as safety upgrades on Mountain Highway and town center beautification by the local council) are happening on a small scale. **Takeaway:** While Upwey might not see a shiny new rail loop or highway, it doesn't necessarily need them for its investment case. It already has the critical train link to Melbourne and reasonable roads. The continued enhancement of public transport reliability and digital infrastructure will be key. Investors should watch for any policy changes like increased train frequency or park-and-ride expansions, which would make Upwey even more commuter-friendly. Overall, **connectivity is decent and improving gradually**, making the suburb a feasible balance between retreat and reach.

- **Avonsleigh – Connectivity:** Avonsleigh is **car-dependent**, as is typical for rural fringes. There's no train station (the nearest is **Belgrave Station**, [Subscribe to Microburbs](#) minutes drive). Public transport is limited to a couple of bus routes that allow connection to trains, but service frequency is limited, especially outside peak times. Practically, most residents drive to work or to the station. Key roads include Wellington Road and Belgrave-Gembrook Road which link Avonsleigh to Melbourne's east and south-east. It's about 50km from the CBD – driving can take [Subscribe to Microburbs](#) to [Subscribe to Microburbs](#) hours depending on traffic. **Infrastructure:** Large-scale projects have not directly touched Avonsleigh, given its semi-rural nature. However, there have been improvements in **road safety and maintenance** on the winding roads in the Dandenongs. Avonsleigh now has NBN access (mostly fixed wireless), which, while not as fast as fiber, does provide internet for those working from home. One notable infrastructure nearby is the proposed duplication of Wellington Road which is being discussed to improve traffic flow from Emerald towards Melbourne's southeast growth corridor – if it proceeds, it would shorten travel times marginally. **Takeaway:** Connectivity is the *weakest link* in Avonsleigh's profile. This is a conscious trade-off buyers make for lifestyle. From an investment perspective, it limits the pool to those who are okay with driving or remote work. However, as remote work becomes more entrenched, good internet and road upgrades could gradually improve Avonsleigh's accessibility. For now, investors banking on Avonsleigh are betting that its unique lifestyle trumps the inconvenience of a long commute for enough buyers and tenants.
- **Albion – Connectivity:** Albion's location is a standout for transport. It is on the **Sunbury train line**, one of Melbourne's major rail corridors. **Albion Station** provides frequent train services, getting you to Southern Cross (CBD fringe) in about [Subscribe to Microburbs](#) minutes – making it one of the shortest commutes among our focus suburbs. In addition, Sunshine Station (one stop away or a short walk) is a major interchange for regional trains

and future lines. Albion also sits near arterial roads: Ballarat Road and the Western Ring Road are easily accessible, connecting to all parts of Melbourne. Driving to the CBD takes 20–25 minutes off-peak. **Major Infrastructure:** Albion is perhaps the suburb in this list with the most transformative projects:

- In 2025, the new Metro Tunnel will open, and the Sunbury line will run through it, increasing capacity and cutting travel times to more city stations. Further, the planned Airport Rail Link will branch off near Albion, with Sunshine set as the interchange for airport trains by 2029. There's even a proposal to have an Albion flyover/skyrail section as part of this project, which would include rebuilding Albion station. This project will massively enhance Albion's connectivity – effectively turning Sunshine/Albion into a gateway between the CBD and Tullamarine Airport.
- Alongside transport, the government's precinct plan for Sunshine includes better roads, pedestrian paths and possibly a new transport super-hub at Sunshine. As part of this, local infrastructure like roads in Albion (e.g. Ballarat Rd intersection upgrades, new cycling paths) are slated for improvement.
- Not far south of Albion, the West Gate Tunnel will provide a second freeway link to central Melbourne. This will take pressure off the West Gate Bridge and cut travel time from the western suburbs.
- There is also a plan to remove the dangerous level crossing at Albion (Anderson Road) as part of rail upgrades, which will ease local traffic congestion.

Takeaway: Albion is in the midst of an infrastructure boom. The suburb's connectivity, already good, is becoming **excellent on a global scale** ([Subscribe to Microburbs](#)-min train to CBD, direct train to airport by 2029). This is a huge selling point. From an investment perspective, properties in Albion today are likely undervalued relative to the accessibility they will offer in a few years. Savvy investors are watching projects like the airport rail closely – as milestones are met, Albion's property values may climb in anticipation. Essentially, **transport infrastructure is the engine of Albion's growth story**, linking it to economic hubs and unlocking development potential.

Risk & Environmental Considerations

No investment is without risks. Here we outline potential risk factors for each suburb – from crime and socio-economic issues to environmental and supply concerns – that investors should weigh:

- **Elsternwick: Risks:** Elsternwick is a low-risk, stable area in most respects. Crime rates are around average for Melbourne suburbs; as an inner-urban area, petty crimes (like car break-ins) occur occasionally, but violent crime is rare. The suburb's desirability means there's little risk of prolonged vacancies, but one consideration is the **apartment supply**: Elsternwick has seen a number of new apartment developments along main roads in recent years. While these provide more choice for renters, investors in units should be mindful of competition. For house investors, *heritage controls* and limited land availability mean supply is constrained – a positive for capital growth but something to note if planning renovations or

extensions. *Environmental*: Elsternwick isn't particularly prone to natural disasters; however, parts of the suburb along the Elster Creek catchment have some **flood risk** during heavy storms. Council-led flood mitigation works and drainage upgrades generally mitigate this risk. Overall, Elsternwick's risk profile is low – its biggest "risk" might be market risk (i.e., being a premium suburb, it can be sensitive to economic downturns as seen in 2022–23 price dips). But with high long-term demand, it tends to recover strongly.

- **Eaglemont: Risks:** Eaglemont's exclusivity comes with very few social risks – it's an extremely safe suburb. Crime is minimal; theft from cars is among the more common incidents, but even that is infrequent. The community is affluent and well-established, so issues like vandalism or anti-social behavior are rare. One risk factor might be **liquidity**: with a small number of properties and high prices, Eaglemont real estate can be tightly held – great when holding, but if one needs to sell quickly, the buyer pool is limited due to the price point. Still, demand from wealthy buyers for this area is consistently high. *Environmental*: Eaglemont is on a hill and adjacent to parklands – generally not flood-prone except possibly near the creek at its edge. It's not in a bushfire zone. One environmental consideration is the **aging housing stock** – many Eaglemont homes are heritage-listed or mid-20th-century architecture. Older homes may require significant upkeep, so investors should budget for maintenance to preserve value. Additionally, heritage overlay restrictions can be a constraint. *Supply*: New development in Eaglemont is almost nil – a positive for avoiding oversupply risk. The only "supply" risk is if neighbouring suburbs build many new units or townhouses, potentially offering alternatives to some buyers. Currently, those developments target a different segment, so Eaglemont's single-dwelling character remains a unique selling point.
- **Subscribe to Microburbs: Risks:** v enjoys very low crime and a strong community, which mitigate social risks. The suburb's **Safety Score is [Subscribe to Microburbs/10](#)** ([Subscribe to Microburbs](#)). The main concerns for [Subscribe to Microburbs](#) are environmental. The Dandenong Ranges region is classified as an **extreme bushfire risk area**. Summers can bring high fire danger; historically, [Subscribe to Microburbs](#) has been affected by bushfires. Climate change is heightening this risk, with hotter, drier summers expected. Property owners must maintain clearances and emergency plans, and this risk can impact insurance premiums. Additionally, the region experienced a devastating storm in June 2021 where heavy winds felled thousands of trees, cutting power for days – highlighting **storm damage risk**. Investors should consider the cost of insurance and property hardening when buying in [Subscribe to Microburbs](#). Another factor is **geotechnical stability** – in hill areas, landslides or soil movement can occur on steep blocks after heavy rain. *Supply and Planning*: [Subscribe to Microburbs](#) has limited room for new housing estates. While some subdivision of big blocks is happening, the local council tightly controls development to preserve character. This means **supply will remain limited**, supporting values. On the flip side, limited new housing can mean limited new infrastructure funding. *Commute risk*: Because [Subscribe to Microburbs](#) is a farther commute, spikes in fuel prices or public transport disruptions can more severely impact residents compared to inner suburbs. However, the increasing normalcy of remote work offsets this.

- **Avonsleigh: Risks:** Avonsleigh shares similar environmental risks with Upwey, possibly to a greater degree due to its more rural setting. **Bushfire risk** is [Subscribe to Microburbs](#)– it's in one of Greater Melbourne's most bushfire-prone landscapes. The area is heavily forested and connected to national parks. Past bushfire events underscore the potential devastation in such regions. Residents must remain vigilant every summer, and evacuation on high-risk days is a reality. This risk is reflected in insurance costs and could deter some buyers. **Mitigation:** The community and local fire authorities are proactive – there are designated **safer places** and regular fuel reduction burns. Still, from an investment stance, bushfire is the number one risk to property and safety in Avonsleigh. **Other environmental factors:** Storms can knock out power and phone lines; properties often rely on rainwater tanks and backup systems. Being semi-rural, there's also **wildlife interaction** to consider. **Crime and social risks:** Virtually none – Avonsleigh is very safe and has a small-town community. **Market risks:** Because Avonsleigh is niche, the pool of buyers and renters is smaller. If market conditions change, demand could soften more here than in suburbs closer in. **Supply:** There is no significant new housing supply – it's outside the urban growth boundary. Supply risk could theoretically arise if planning controls change, but that is unlikely.
- **Albion: Risks:** Albion's main risks have historically been **higher crime and disadvantage** relative to other suburbs. The area has faced challenges with unemployment and crime rates, though these have been trending down as gentrification progresses. Investors should remain mindful of tenant screening and property security. Another risk in Albion is the **socio-economic mix** – with pockets of lower-income households, economic downturns could introduce volatility. However, this also presents gentrification potential as young families and professionals move in for affordable homes. **Environmental:** Albion is largely urbanized. Flood risk exists in some low-lying parts near **Kororoit Creek**, but these areas are generally managed. One environmental consideration is **industrial legacy** – proximity to older industrial sites could affect redevelopment plans. Additionally, the area can experience the **urban heat island effect**. **Supply risk:** Albion has a finite supply of houses; however, adjacent development in nearby areas may increase competition. A risk to monitor is if new apartment developments oversaturate the rental market. **Infrastructure execution:** A unique risk for Albion is if promised infrastructure projects are delayed or cancelled, which could dampen growth forecasts.

In summary, **each suburb's risks are different**: Elsternwick and Eaglemont face more **market and planning risks** (price volatility, heritage limits) than social or environmental ones; [Subscribe to Microburbs](#) and Avonsleigh carry **environmental risks (bushfire, storms)** as the trade-off for their natural setting; Albion carries some **social risk** and the execution risk of its growth plans. Supply constraints generally work in favor of all these suburbs, but investors should keep an eye on any planning changes.

Comparative Analysis of Key Metrics

To crystallize the differences and similarities of these investment hotspots, below is a comparative summary of key metrics: median prices, recent growth, Microburbs liveability scores, and projected returns. This allows a side-by-side look at how each suburb stacks up on paper:

Table 3: Suburb Comparison Snapshot

Metric	Elsternwick	Eaglemont	Subscribe to Microburbs	Avonsleigh	Albion
Median House Price (2024)	\$1,900,000	Subscribe to Microburbs	\$866,000	\$1,075,000	\$715,000
12-Mo Price Change	Subscribe to Microburbs	-13.6%	-0.6%	Subscribe to Microburbs	Subscribe to Microburbs
4-Year Growth Forecast	Subscribe to Microburbs	Subscribe to Microburbs	Subscribe to Microburbs	Subscribe to Microburbs	Subscribe to Microburbs
Microburbs Community Score	8/10 (High)	9/10 (Very High)	Subscribe to Microburbs	9/10 (Very High)	6/10 (Modest)
Microburbs Convenience Score	Subscribe to Microburbs/10	4/10	Subscribe to Microburbs	Subscribe to Microburbs	7/10
Crime Rate (Relative)	Subscribe to Microburbs	Very Low	Subscribe to Microburbs	Subscribe to Microburbs	Higher than avg

Metric	Elsternwick	Eaglemont	Subscribe to Microburbs	Avonsleigh	Albion
Major Industry Influence	Professional/Finance (CBD access)	Healthcare (Hospitals nearby)	Remote work & Tourism	Remote work & Tourism	Manufacturing/Health (Sunshine hub)
Key Amenity Strength	Cafés, Shops, Schools, Beach nearby	Parks, Elite Schools, Peace & quiet	Nature, Community, School, Train	Acreage lifestyle, Nature, Privacy	Transport hub, Shopping, Multicultural dining
Main Risk Factor	Subscribe to Microburbs	Heritage (limits dev)	Subscribe to Microburbs	Bushfire risk (extreme)	Subscribe to Microburbs
Typical Rental Yield (houses)	Subscribe to Microburbs	2–2.5% (low yield)	Subscribe to Microburbs	3% (moderate)	3.5%+ (higher yield)

Sources: Median prices/changes from CoreLogic/PropertyValue; Microburbs scores; local crime data; Rental yields estimated from suburb rental data.

From the comparison, one can see **two distinct profiles**:

- **Elsternwick & Eaglemont:** Expensive, blue-chip suburbs with lower yields but very secure long-term growth drivers (demand exceeds supply, top liveability). Suited for capital growth-focused investors or owner-occupiers.
- **[Subscribe to Microburbs](#) & Avonsleigh:** Lifestyle areas with moderate buy-in costs and strong community appeal. They carry some environmental risk, but offer a unique proposition. Likely to attract buyers looking for a mix of growth and lifestyle yield (capital gain plus personal enjoyment or higher rents relative to price than inner suburbs).
- **Albion:** A value suburb with a balance of yield and growth potential. Its current metrics (low price, decent yield, improving scores) suggest an upswing is possible if its infrastructure and gentrification story plays out. It's more speculative than the blue-chips but could reward investors with both income and appreciation.

Investors can use this table to align their strategy: e.g., if one prioritizes yield and can handle some risk, Albion stands out; if one wants no surprises and steady growth, Elsternwick/Eaglemont fit the bill; if one is chasing the next big lifestyle hotspot, Upwey/Avonsleigh beckon.

Investment & Growth Insights: Other Promising Melbourne Areas

Beyond the five suburbs detailed, the Melbourne market offers other areas with strong investment potential, especially where economic and infrastructure developments are underway. Here are a few noteworthy mentions:

- **Sunshine:** It's impossible to talk about Albion without mentioning **Sunshine** itself. Sunshine has long been flagged as the "**CBD of the West**." With the upcoming airport rail interchange, a new hospital already present, and government offices moving in, Sunshine is transforming rapidly. Median house prices in Sunshine (around \$[Subscribe to Microburbs](#) million) are higher than Albion but still reasonable. The Sunshine CBD Masterplan includes commercial and residential high-rises, improved public spaces, and potentially thousands of new jobs. Investors are looking at Sunshine for both development opportunities and capital growth. As infrastructure like the Melbourne Airport Rail (due 2029) and West Gate Tunnel (2025) complete, Sunshine's accessibility (15 minutes to CBD, 10 minutes to airport) will be unparalleled in Melbourne. Early signs of gentrification (trendy cafes, rising rents) are already evident.
- **[Subscribe to Microburbs](#):** Closer to the city, **[Subscribe to Microburbs](#)** has been undergoing a renaissance. Traditionally a working-class inner-west suburb, **[Subscribe to Microburbs](#)** is now a vibrant hub for young professionals and students. The game-changer here is the New **[Subscribe to Microburbs](#)** Hospital, a major project set to open in 2025. It will be Victoria's largest ever health infrastructure investment, injecting thousands of jobs and upgrading local services. Already, **[Subscribe to Microburbs](#)**'s median house price (around \$1.1M) reflects its desirability, but there's still upside as major apartment projects and the hospital precinct draw in more residents. The suburb's proximity to the CBD (one train stop or a short drive) and cultural attractions (wholesale markets, diverse eateries, arts scene) make it akin to a "Brooklyn of Melbourne." For investors, **[Subscribe to Microburbs](#)** offers strong rental demand and solid growth prospects.
- **Box Hill:** In the eastern suburbs, **Box Hill** is already a well-established second city (a Metropolitan Activity Centre). It's notable here because of the Suburban Rail Loop (SRL). Box Hill will be the end of Stage 1 of the SRL, connecting it via a new underground line to major education and commercial hubs by around 2035. Additionally, a massive redevelopment of Box Hill Central (including a multi-billion dollar masterplan for the shopping center and new towers) was approved, aligning with the SRL vision. Box Hill has a huge Asian community and is a hub for education and healthcare. Property-wise, it has high-rise apartments, townhouses, and traditional homes in surrounding streets. While not "undiscovered" (prices

are already high), the sheer scale of infrastructure and development investment means Box Hill could continue to outpace the Melbourne average. Investors might consider the **fringe areas of Box Hill** for relatively better value while still tapping into Box Hill's growth.

- **Clayton & Monash Precinct:** Another area benefiting from the SRL and other developments is the **Clayton/Monash University precinct**. With the SRL East, Clayton will get a new underground station connecting it to the orbital line, and the area is already a jobs hub due to Monash University and the Monash Medical Centre. On top of that, nearby large mixed-use developments and continuous expansion of the university create strong rental demand. Suburbs like Clayton, **Notting Hill**, and **Mulgrave** stand to gain from improved connectivity and high student populations. They offer a combination of rental yield and growth potential.
- **Preston & Reservoir:** In the northern suburbs, **Preston** and **Reservoir** have seen significant infrastructure upgrades through level crossing removals. Multiple level crossings on the Mernda train line were removed in recent years, and brand new elevated stations now exist at Preston and Reservoir. This has improved road traffic and created new open space, making the areas more attractive. Preston's High Street is a thriving cafe and bar strip, and the famous Preston Market is slated for a revamp. With a median house price around [\\$Subscribe to Microburbs](#) million, Preston is cheaper than the inner-north but offers similar vibrancy. Reservoir, just north of Preston, is more affordable (around \$800k median) and is following in Preston's footsteps in gentrification. Planned tram extensions and ongoing urban renewal suggest strong growth potential. These areas also benefit from proximity to major employment hubs and educational institutions.
- **Werribee and Melbourne's Outer West:** For those looking at longer-term and larger-scale growth, the **Werribee** area is notable. The Victorian government has plans to develop Werribee as an education and employment hub. Major projects include the recently opened terminal station and future electrification of the rail line to integrate these suburbs into the metro network. Werribee will also benefit from emerging commercial developments and a new town center. Property prices in Werribee (around [\\$Subscribe to Microburbs](#) median) remain accessible, and while supply is abundant, strategic locations near the town center or river can perform well. With longer-term infrastructure plans, outer suburbs like Werribee, Tarneit, Truganina, and Melton should see increasing demand.
- **Fishermans Bend & North Melbourne (Arden):** For apartment or commercial investment, **Fishermans Bend** is Australia's largest urban renewal project. Over the next 20 years, this former industrial zone is slated to become a high-density mixed-use district housing tens of thousands of people and jobs. Early stages have been slow, and there are risks, but long-term, it's an area to watch for capital growth as the precinct takes shape. Similarly, around the new Arden Station (North Melbourne) – due to open in 2025 as part of the Metro Tunnel – there are plans for high-density development in a tech and innovation precinct. Early investment in surrounding areas could yield benefits as this new CBD fringe district emerges.

Final Thoughts: Melbourne's property landscape in 2025 presents diverse opportunities. Established suburbs with great fundamentals (like Elsternwick/Eaglemont) offer reliability, while up-and-coming

areas bolstered by **major infrastructure** (Sunshine/Albion, [Subscribe to Microburbs](#), Box Hill) present a chance to ride the next wave of growth. Lifestyle destinations ([Subscribe to Microburbs](#)/Avonsleigh or even areas like the Mornington Peninsula) tap into the shifting preferences of buyers post-pandemic.

Investors should align choices with their risk tolerance and investment horizon. Utilizing Microburbs' detailed suburb data – from growth forecasts to community scores – can help identify "micro markets" that outperform the averages. For example, micro-level factors like a new train station or a great school can propel one suburb ahead of its neighbors. All the suburbs highlighted have **above-average 4-year growth prospects** according to Microburbs, but tracking the supporting evidence (population growth, jobs, infrastructure rollout, etc.) will be key to validating those predictions.

Melbourne is a city of growth and change, and as we move further into 2025, savvy investors will be keeping one eye on the **economic indicators** and another on the **City's construction cranes** – often, today's building site is tomorrow's property hotspot. By combining data-driven insights with on-the-ground knowledge of liveability and trends, one can make informed decisions to capitalize on Melbourne's ever-evolving property market.

Disclaimer: The information provided in this document is for informational purposes only and does not constitute financial advice. Please consult a qualified financial advisor before making any investment decisions. All content is provided "as is" without any express or implied warranty.