

Officer Investor Guide

Officer sits 48km southeast of Melbourne's CBD in one of Victoria's major growth areas. Families drive much of the suburb's demand, drawn by housing priced below suburbs closer to the city.

This lower entry price comes with a growing pool of tenants looking for new homes near schools and parks. Officer railway station on the Pakenham line runs direct services to the CBD, which widens the suburb's appeal to renters who commute. New infrastructure and community facilities continue to arrive as the population grows, adding to the amenity that supports rental demand.

Nearby Suburb Median House Prices

Officer	\$735,000
Narre Warren	\$784,000
Berwick	\$896,000
Pakenham	\$715,000
Clyde	\$745,000

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Median House Price
\$735,000
+ 2.9% average annual growth over 5 years



Median Land Price
\$454,000
+ 6.1% average annual growth over 5 years

Population Growth
+1,259 pa
+ 3.4% average annual population growth



Household Structure
Family Oriented
Families with kids make up 53.9% of households




Median Rent (3br)
\$550 p.w.
A 4.30% yield



Median Rent (4br)
\$610 p.w.
A 3.90% yield

Age Structure
Balanced Ages
25-34 - 21%
35-54 - 29%



Median Household Income
\$2,125 p.w.
Compared to \$1,901 for Greater Melbourne



Sources: RPM Market Intelligence, PriceFinder, Australian Bureau of Statistics

Disclaimer: Information is correct as of 9th September and subject to change. Information provided is intended as a guide only. Readers are encouraged to conduct their own due diligence on their investment.