

# Location Report

## CITY OF GREATER BENDIGO Regional Victoria

Dja Dja Wurrung & Taungurung Country

March - June 2025







**\$100  
discount\***

**Buying or selling property? Bond Conveyancing can assist you.**

We streamline property transactions in a simple, secure, and affordable way.


- ✓ **6 States, 5-Star Service:** servicing VIC, NSW, QLD, WA, SA, and NT with local insight and affordable pricing
- ✓ **Highly Knowledgeable:** experienced team of lawyers and conveyancers
- ✓ **Technology Enabled:** 24/7 real-time updates with our online app and portal
- ✓ **Fast & Reliable:** count on us with 48 hour contract reviews


**Get a free  
quote**

*\*Hotspotting members receive a \$100 discount and 2 free contract reviews.*



**[bondc.com.au](https://bondc.com.au)**

 **1300 039 559**

 **[contact@bondc.com.au](mailto:contact@bondc.com.au)**

# CITY OF GREATER BENDIGO HIGHLIGHTS



**Strong  
regional  
centre**



**Significant  
residential  
development**



**Proximity  
to  
Melbourne**



**Diverse  
economy**



**New-look  
Bendigo  
Airport**



**\$5 billion  
Regional Rail  
Link**



**\$630 million  
Bendigo  
Hospital**



**\$250 million  
Evergreen  
Waters project**

## CITY OF GREATER BENDIGO Regional Victoria

### Dja Dja Wurrung & Taungurung Country

One of the “Big Three” cities of regional Victoria and the third largest city in the State, Bendigo has been a leading growth market since 2020.

The regional city has thrived from the Exodus to Affordable Lifestyle trend and attracted growing numbers of buyers from Melbourne as well as other parts of the country.

Bendigo continues to benefit from infrastructure spending, which is creating further job opportunities and has led to it being one of Victoria’s leading locations for online property searches.

Bendigo serves as a major regional commercial centre and has a steadily growing economy.

Bendigo’s affordability, with median house prices in most suburbs ranging from the high \$400,000s to just over \$600,000, is a significant attraction.

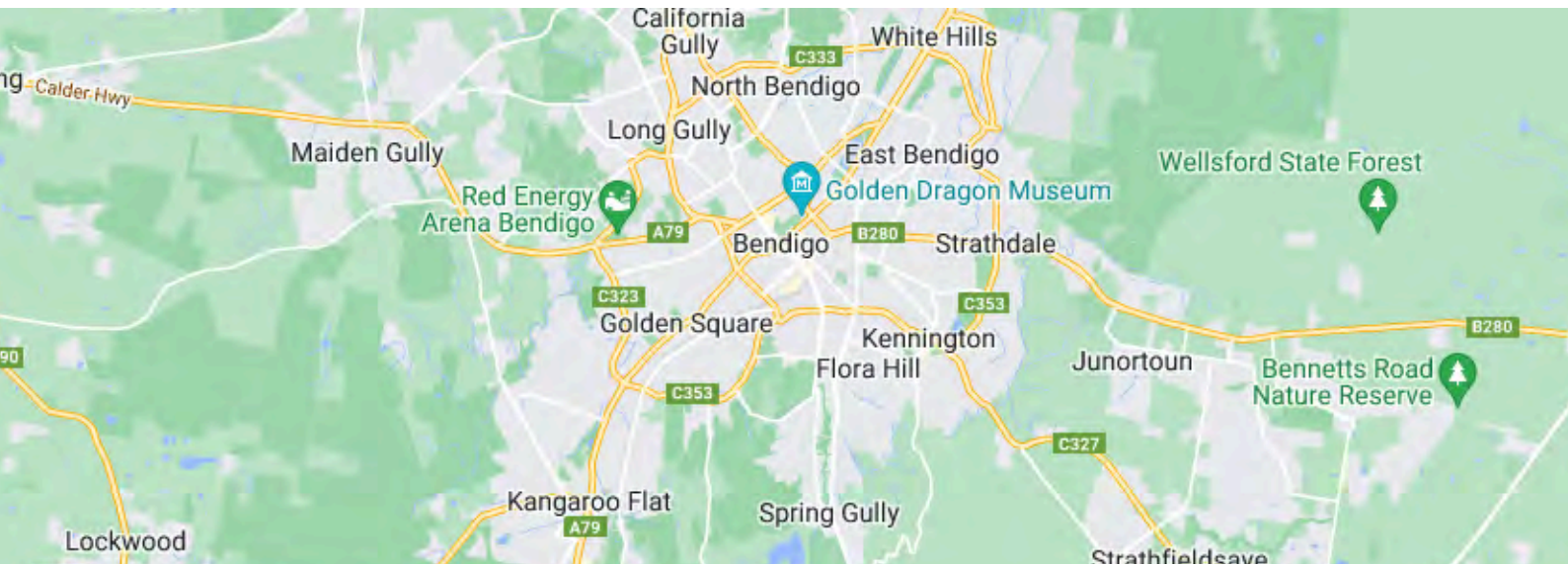
The City of Bendigo’s long-term growth remains one of the strongest and most consistent across the country.

Adding further appeal are above-average, long-term capital growth rates of between 8% and 10%, as well as population and employment growth, government stimulus packages and improved connectivity to Melbourne.

Vacancies are very low by rural standards, while yields are generally well above 4% and, in some cases, more than 5%.

# City of Greater Bendigo

Location, Employment, Population, Home Ownership



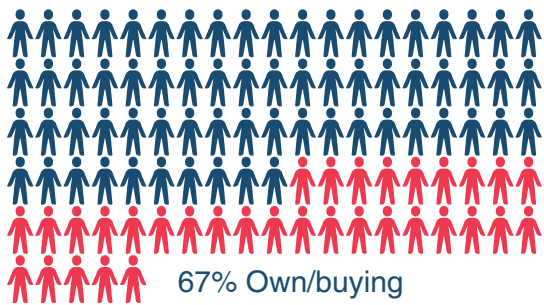
## LOCATION

Distance from:

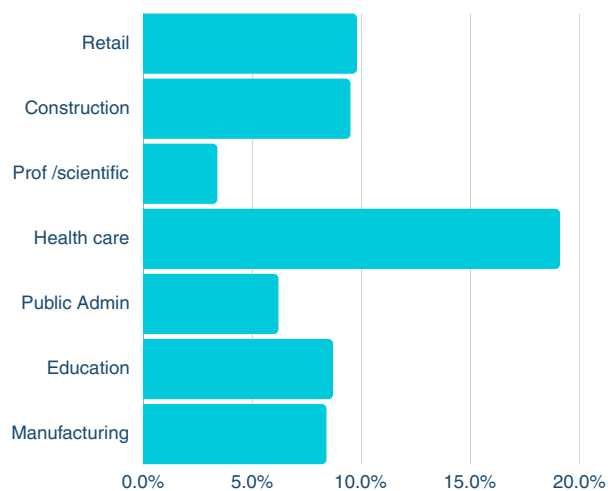
Melbourne - 155km

Geelong - 175km

## HOME OWNERSHIP

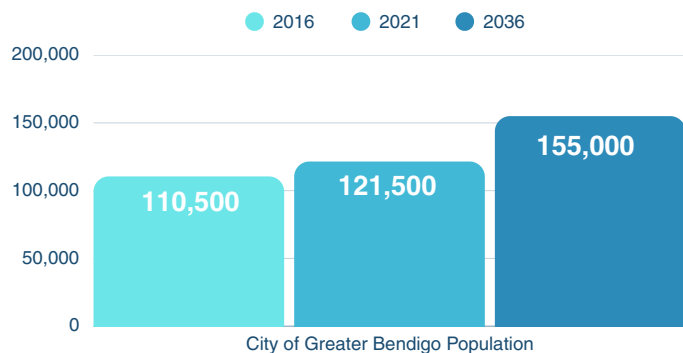


## EMPLOYMENT BY INDUSTRY

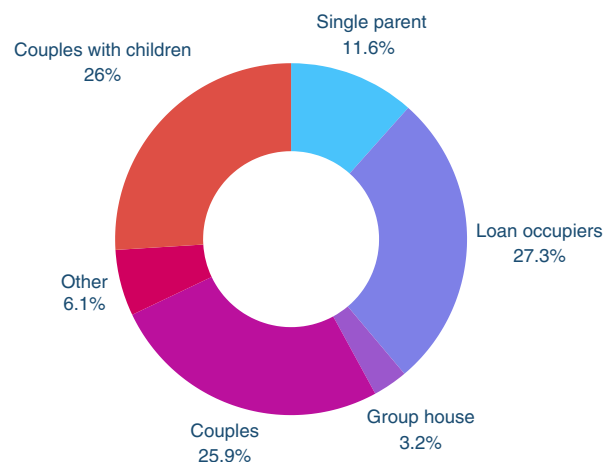


Source: 2021 Census

## POPULATION



## HOUSEHOLD COMPOSITION



We acknowledge the Dja Dja Wurrung and Taungurung Peoples as the Traditional Owners of lands within the City of Bendigo



# City of Greater Bendigo

## Economy and Amenities

Greater Bendigo serves as a major regional commercial centre. It has a diverse economy and a rich history based on gold mining, with REMPLAN figures showing a steadily increasing Gross Regional Product of \$10.5 billion in 2024.

While the majority of gold mines in the city shut down in 1954, Fosterville Gold Mine, about 30km east of the city, is still operating and has extended its mining licence to 2035. It is estimated that the annual value of mining in the municipality is \$66 million.

If a proposed UNESCO World Heritage listing is approved, the historic gold mines in the city and nearby districts will become even more significant as tourism magnets.

Bendigo is a major regional retail and industrial base, offering quality medical services, while agriculture and forestry are also important elements of the economy.

Healthcare and social assistance is the largest employer in the LGA, with 10,700 people working in the industry. Bendigo Hospital generates around 1,000 operational jobs alone. Retail trade is also strong as well as construction and manufacturing, while education is another significant employer.

Manufacturing, which is the largest employer of full-time workers, makes the greatest contribution to the economic output of the region. It is a \$3.1 billion industry, accounting for 18.3% of total output, according to REMPLAN.

Bendigo Bank is a major national and regional bank, while the Bendigo Stock Exchange is one of only three licensed stock exchanges in Australia. It is open to small to medium-sized companies that are unable to list as public companies on the Australian Stock Exchange.

The City of Bendigo produces rural products worth about \$184 million annually, mainly through cropping, grazing, viticulture, poultry and pigs, and services an agricultural and grazing area on the Murray Plains. Its intensive farming industry employs about 1,000 people, with Hazeldene's chicken and dairy product manufacturer, Parmalat, one of the major employers.

Bendigo is connected to Melbourne via the Calder Freeway and Bendigo railway line. The latter has two new stations - Huntly and Raywood - which opened in 2022 as part of the State Government's \$50 million Bendigo Metro 3 project.

Bendigo Airport was upgraded in 2018, providing regular flights to Sydney commencing in 2019 via Qantas and Eastern Australia Airlines.

## The Budget

In 2024/2025, Bendigo's \$169 million operating Budget continues to fund necessities such as early years' services, waste collection, street cleaning and maintenance.

It also accommodated a \$28 million Capital Works Program. This will go toward road improvements, parks and garden development as well as environmental health initiatives, tourism and visitor services and established cultural items such as Bendigo Art Gallery, The Capital and Ulumbarra theatres.

# City of Greater Bendigo

## Economy and Amenities

### Tourism

Tourism contributes \$500 million to the Bendigo-Loddon region each year, according to Tourism Research Australia, while tourism-related employment accounts for 6,500 jobs.

These positions are spread across attractions such as the Central Deborah Gold Mine, Discovery Science and Technology Centre, and Bendigo Tramways.

The Golden Dragon Museum features the history of Chinese people in Bendigo from the 1850s gold rush to the present day. The Bendigo Art Gallery is one of the oldest and largest in regional Australia and could be redeveloped further in the future.

The annual, three-day Australian Sheep and Wool Show in July - the largest show of its kind in the world - is also held in the region.

### Education and Health Care

The City of Greater Bendigo has a significant education sector including Bendigo Regional Institute of TAFE, the Bendigo campus of La Trobe University, Bendigo Senior Secondary College and two campuses of the catholic co-ed high school, Catherine McAuley College.

About 5,000 students are enrolled at La Trobe University, while around 11,000 students attend Bendigo TAFE.

The region is serviced by the 724-bed Bendigo Health Public Hospital. The regional health service has about 5000 staff, and its catchment area is about a quarter of the size of Victoria. The three main campuses of Bendigo Health are in Bendigo, with many services extended to regional locations including Mildura, Echuca, Swan Hill, Kyneton and Castlemaine.

Completed in 2017, Bendigo Hospital is the largest regional infrastructure development in Victoria's history. It is one of the most technologically advanced hospitals in Australia.

The private, St John of God Bendigo Hospital is a 167-bed facility. Key services include maternity, cancer care, surgery, intensive care and rehabilitation.



# City of Greater Bendigo

## Property Profile

Over the past five years, in particular, the Bendigo region has attracted homebuyers and investors from Melbourne, most of them seeking affordability and better rental yields. Bendigo appeals to buyers because of its many positive attributes, including:

- affordability - Bendigo suburbs start in the mid \$400,000s and generally run to \$600,000
- good rental yields
- low vacancy rates
- infrastructure (schools, public transport and medical facilities)
- strong and diverse economy
- excellent transport links to Melbourne

Adding further appeal are above-average, long-term capital growth rates of between 8% and 10% as well as population and employment growth, government stimulus packages, infrastructure spending and improved connectivity to Melbourne.

As a desirable treechange location within two hours of Melbourne, Bendigo has been a dominant force in Australian real estate for the past decade.

The shift is largely attributed to technology and transport, with many people discovering they can work remotely, away from cities that have higher costs of living and more congested roads.

Over the past five years, Hotspotting has highlighted regional Victoria as a national leader for sales activity and price performance. Along with Ballarat and Geelong, Bendigo has been at the forefront of this.

The “Big Three” regional cities were notable for their steady markets throughout the pandemic, while Melbourne experienced a market decline. This steadiness continued in the first half of 2023 before prices declined later in the year but rebounded in 2024 and into 2025. These cities are exhibiting a high degree of consistency and continue to attract solid demand.

House sales are strong throughout the Bendigo region, while unit activity is limited. The City of Greater Bendigo is regularly featured in Hotspotting’s analyses of top-selling locations.

The Summer 2024-25 edition of *The Price Predictor Index*, published by Hotspotting, said that while Regional Victoria was a fairly flat market, several suburbs were bucking the trend. In Bendigo, these included the rising markets of Golden Square, Spring Gully and Strathfieldsaye.

Golden Square was listed as one of Australia’s Top 50 Supercharged suburbs in the previous report and continues to attract plenty of attention.



# City of Greater Bendigo

## Property Profile

### Capital Growth and Sales Activity

Bendigo's strong credentials include solid long-term capital growth rates, with several suburbs achieving double-digit growth over the past five years.

Despite the strong and consistent growth, Greater Bendigo houses remain affordable when compared to other parts of regional Victoria and hundreds of thousands of dollars lower than Melbourne.

Median house prices start at \$450,000 at Long Gully, and 20 of the suburbs analysed for this report have medians under \$700,000. PropTrack data for the 12 months to March 2025 shows the highest priced market was Junortoun, with a median house price of \$905,000, although this was something of an outlier for the district. The next highest median house price was Maiden Gully's \$760,000.

The township of Bendigo had a median of \$620,000, following 14.8% growth in the past 12 months.

The busiest suburb in the region, according to PropTrack, was consistently strong Kangaroo Flat with 216 sales. Bendigo, Eaglehawk, Golden Square and Smithfieldsaye were the other suburbs to achieve triple-digit sales.

The unit market across the LGA was significantly smaller, with Flora Hill, Golden Square, Kangaroo Flat and Kennington the only four suburbs to achieve more than 30 sales for the 12 months. Median unit prices were generally in the high \$300,000 to mid \$400,000 bracket.

### Vacancies, Yields & Rent

Vacancy rates are very low across the LGA. More than a dozen suburbs have vacancy rates of 1% or less, with Strathdale at just 0.3%

The LGA's appeal for investors and those seeking cash flow is enhanced by strong house yields. Maiden Gully and Junortoun are the only suburbs returning less than 4% yield on houses, while yields go beyond 5% in Long Gully and California Gully.

The unit market, understandably, has generally higher unit yields - ranging from 4.9% at Flora Hill to 5.8% at Kangaroo Flat.

These yields are likely to keep increasing, with weekly rents on the rise. Most suburbs had rent increases of 6% or above over the 12 months to March 2025, while California Gully, Epsom and Huntly commanded double-digit weekly rent increases. Weekly rents range from \$435 at Heathcote to \$580 at Strathfieldsaye.





# City of Greater Bendigo

## Market Summary

The Bendigo house market can be summarised as:

Suburb	12 mth Sold	Median House	1-year Growth	5 Year Growth Avg	Median Yield
Ascot	44	\$615,000	1.3%	8.1%	4.6%
Bendigo	127	\$620,000	14.8%	8.1%	4.0%
California Gully	74	\$459,000	-0.2%	9.6%	5.1%
Eaglehawk	122	\$510,000	5.2%	10.1%	4.8%
East Bendigo	38	\$527,500	-3.7%	6.4%	4.5%
Epsom	85	\$595,000	0.9%	9.4%	4.6%
Flora Hill	78	\$527,500	1.4%	7.4%	4.5%
Golden Square	174	\$525,000	5.0%	9.1%	4.6%
Heathcote	48	\$580,000	5.5%	8.6%	4.4%
Huntly	80	\$575,000	-3.4%	9.2%	4.7%
Jackass Flat	45	\$543,000	4.3%	10.6%	4.9%
Junortoun	37	\$915,000	0.6%	9.3%	3.4%
Kangaroo Flat	216	\$535,000	3.9%	8.7%	4.8%
Kennington	98	\$582,500	0.1%	8.6%	4.2%
Long Gully	58	\$450,000	9.8%	10.0%	5.4%
Maiden Gully	66	\$760,000	-4.0%	8.6%	3.9%
Marong	51	\$655,000	3.2%	8.5%	4.4%
North Bendigo	79	\$486,000	0.1%	7.9%	4.9%
Quarry Hill	52	\$587,500	-2.1%	8.5%	4.4%
Spring Gully	48	\$637,500	-10.8%	10.8%	4.4%
Strathdale	97	\$630,000	4.1%	6.0%	4.2%
Strathfieldsaye	118	\$701,000	-3.3%	6.8%	4.1%
White Hills	65	\$530,000	4.4%	10.1%	4.6%

Source: PropTrack

# City of Greater Bendigo

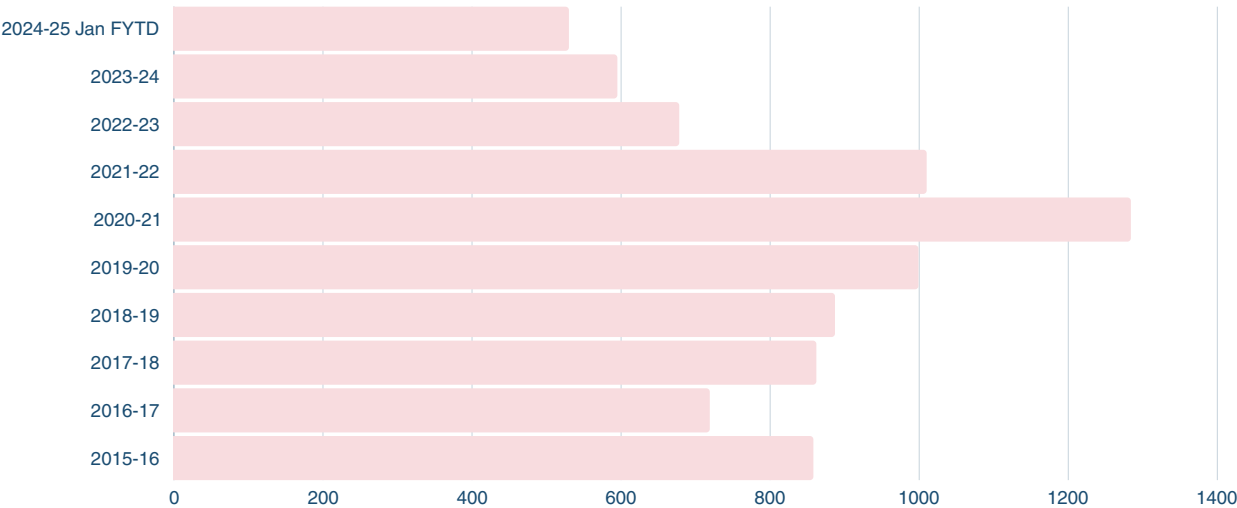
## Market Summary

The Bendigo unit market can be summarised as:

Suburb	12 mth Sold	Median unit	1-year Growth	5 Year Growth Avg	Median Yield
Flora Hill	31	\$418,500	3.8%	11.5%	4.9%
Golden Square	37	\$452,500	13.5%	10.0%	5.0%
Kangaroo Flat	32	\$385,000	-11.0%	9.9%	5.8%
Kennington	51	\$405,000	-4.1%	8.5%	5.5%

Source: PropTrack

## Building Approvals - City of Greater Bendigo



Source: .id profile





# City of Greater Bendigo

## Market Summary

Below is a sample of the rental market in Bendigo

Post code	Suburb	Vacancy	Median weekly asking rent	12 mth change
3550	Bendigo	1.0%	\$470	9%
3556	California Gully	0.4%	\$450	10%
3556	Eaglehawk	0.5%	\$470	4%
3551	Epsom	0.6%	\$520	11%
3550	Flora Hill	1.0%	\$470	7%
3555	Golden Square	1.0%	\$470	5%
3523	Heathcote	2.0%	\$435	0%
3551	Huntly	2.2%	\$520	11%
3555	Kangaroo Flat	0.9%	\$470	4%
3550	Kennington	0.9%	\$460	5%
3550	Kennington (UNITS)	0.4%	\$380	-3%
3550	Long Gully	1.3%	\$430	2%
3551	Maiden Gully	0.9%	\$600	7%
3515	Marong	2.0%	\$530	6%
3550	North Bendigo	1.6%	\$470	7%
3550	Quarry Hill	0.9%	\$450	2%
3550	Spring Gully	0.8%	\$500	6%
3550	Strathdale	0.3%	\$500	6%
3551	Strathfieldsaye	1.0%	\$580	7%
3550	White Hills	0.9%	\$480	7%

Source: PropTrack and SQM Research

# City of Greater Bendigo

## Future Prospects

Greater Bendigo, Ballarat and Greater Geelong are expected to be responsible for half of all regional growth in Victoria by 2031.

ABS forecasts indicate the population of Greater Bendigo will grow from 121,500 at the 2021 Census to 200,000 by 2055. This will result in a strong, continued demand for housing.

Bendigo is ranked as one of the nation's most livable cities, according to a 2020 RMIT University report. Contributing factors included access to public transport, local employment and housing affordability.

The rural city has plenty to offer when it comes to sustainable industry sectors such as health, education and government roles, which performed well during the pandemic, unlike hospitality, agriculture and tourism. Bendigo offers excellent connectivity to Melbourne.

The Melbourne CBD is only a 160km journey away by road, while the rail journey between Bendigo and Melbourne has improved as a result of the \$5 billion Regional Rail Link.

Bendigo can also expect to benefit from the State Government's \$2 billion Regional Rail Revival program. The Bendigo and Echuca lines are marked for a \$50 million upgrade – Bendigo Metro 3 – with new stations at Goornong, Huntly and Raywood to cater for the growing population.

Goornong station opened in 2021, while the Huntly and Raywood stations opened in mid-2022. Revised timetables will now see 18 weekly services stopping at Huntly station on the Echuca line, with 28 weekly trains stopping at Raywood station on the Swan Hill line.

Further technological, signalling and track upgrade works will also allow trains to run every 40 minutes instead of every hour. By 2030, trains will be running every 20 minutes.

In a major boost for the region's amenities and economy, the Victorian Health Building Authority spent \$630 million on building the Bendigo Hospital in 2018. It was the biggest investment in regional healthcare in Victoria's history.

Local businesses, schools and sporting organisations are also preparing for growth by expanding and upgrading their operations.

Two major primary schools - Maiden Gully and California Gully - have undergone \$5 million-plus upgrades. Bendigo Senior Secondary College is earmarked for further improvements.

## Airport Upgrade

A \$12 million upgrade of the Bendigo Airport, which was completed in April 2024, is opening up the regional city to new residents and visitors.

Jointly funded by the Federal Government, the Victorian Government and the City of Greater Bendigo, the upgrade has delivered a new terminal that is four times larger than the previous facility. It includes a new departure lounge, cafe, restrooms and office space.

The new-look airport includes state-of-the-art flight training facilities, warehousing and improved car rental space. Dja Dja Wurrung Traditional Owner business Djandak has provided landscaping and interpretive signage at the front of the airport.



# City of Greater Bendigo

## Future Prospects

Several new hotels are planned for the Bendigo CBD. Collectively, injecting around \$120 million of investment into the city and create hundreds of construction jobs. Hotel developers say that tourism, arts, food, events, the GovHub project and a shortage of hotel rooms are reasons driving them to invest in Bendigo.

An additional \$100 million is being spent across 10 small and varied projects within the region.

The City of Greater Bendigo and Heritage Victoria have given planning approval for the Bendigo Art Gallery to undergo a \$48 million redevelopment. Construction is slated to get underway in 2025.

RMIT University expanded its flight training school in Bendigo in 2019, while both La Trobe University's Bendigo campus and TAFE Bendigo's Kangan Institute have plans to expand.

Members of the Bendigo Manufacturing Group plan to invest \$300 million in the region to help create 300 new jobs. These will be in the fields of general management, technical management, accountancy, computer technology, robotics, sales, marketing and human resources sectors.

## Public Sector and Defence Plans

The Victorian State Government is building a GovHub precinct in Bendigo - the third of its kind in Victoria - which will bring 1,000 public sector jobs to the CBD and generate 100 new positions. The \$90 million project is expected to contribute \$131 million to the local economy.

The construction phase alone created 200 jobs, with another 1,000 jobs supported through the supply chain. The first occupants moved into the facility in July 2023.

Some of the government agencies to move into the new building are:

- local government
- Department of Transport
- Regional Development Victoria
- Agriculture Victoria
- Parks Victoria
- Portable Long Service Authority and
- Victorian Labour Hire Licensing Authority

Bendigo's new Law Courts precinct was completed in early 2023 at a cost of \$152 million. The courts serve as regional headquarters for the Loddon-Mallee region and will include specialist courts as well as key court system agencies.

Bendigo-based and French-owned manufacturer, Thales Australia, has been contracted to manufacture 1,100 Hawkei armoured vehicles and 1,000 trailers for the Australian Defence Force (ADF) under a contract worth \$1.3 billion.

The contract had Thales producing about 50 Hawkei vehicles a month and sustaining 200 jobs in its Bendigo workforce, with the ADF's full order completed in late 2022. A total of 345 vehicles are currently in service.

Thales builds the Bushmaster armoured personnel carrier, which has been exported to four Defence forces including the United Kingdom and Japan.

# City of Greater Bendigo

## Future Prospects

### Gold Mines

Gold mining remains a mainstay in the Bendigo region, with Fosterville Gold Mine recently extending its mining licence to 2035. The mine now employs 570 people and generates hundreds of jobs which contribute to the local economy.

The region's gold mining history - which already has a significant impact on the local tourism industry - may also be worth millions more dollars to the central Victorian economy if council plans to achieve a UNESCO World Heritage listing come to pass.

The listing provides strong economic benefits for central Victoria's most significant gold rush-era sites. These benefits include new jobs and further tourism opportunities such as more visitors to the region. The entirety of these benefits could potentially be worth \$1 billion to the area.

### Affordable Housing

In September 2021, the City of Greater Bendigo adopted an Affordable Housing Action Plan in response to growing evidence that many residents were struggling with the cost of housing.

This came after it was announced that the city would benefit from an \$85 million Victorian Government investment in affordable housing. This investment is expected to create more than 500 direct and indirect local jobs. The council is also seeking to remediate former mining sites and transform them into much-needed, affordable residential land.

In October 2024, Victorian Premier Jacinta Allan announced her government would build 160 affordable homes in Flora Hill. Work will commence in mid-2025.

### Residential Development

The City of Greater Bendigo has identified Marong Township as a future satellite town, with 8,000 residents expected to move in by 2030. Jackass Flat, Huntly, Strathfieldsaye and Maiden Gully North and East are also marked as new residential areas.

While Maiden Gully's population is around 4,500, it is projected to reach 10,000 by 2030. This promoted the City of Bendigo to adopt a long-term plan to develop the suburb further.

Around 11,000 new dwellings are also expected to be spread across Maiden Gully as well as Huntley, Marong-Rural West and Strathsfieldsaye. With the region expanding so strongly, the City of Greater Bendigo is constantly dealing with housing development applications.

In recent years, it has approved applications for the development of more than 7,000 homes.

A planning application has been lodged to transform a former World War II munitions site into a housing development at Golden Square. The applicant, Golden Square Village, has put forward plans to create 137 residential allotments ranging in size from 210sqm to 663sqm.



# Recent sales



## 1A BULLER ST, BENDIGO 3550

Sale Price: **\$620,000 (Normal Sale)**  
 Sale Date: **16/12/2024**  
 Original Price: **\$620,000 - \$650,000**  
 Final Price: **\$620,000 - \$650,000**  
 Office Name: **Priority1 Property**  
 Agent Name: **Chris Bone**  
 RPD: **1//PS620367**  
 Features: **AIR CONDITIONED, BUILT IN/WIR, CLOSE TO SCH--**

3 1 2

Property Type: **House**  
 Property Area: **247m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **48**



## 25 CURNOW ST, GOLDEN SQUARE 3555

Sale Price: **\$525,000 (Normal Sale)**  
 Sale Date: **12/02/2025**  
 Original Price: **\$540,000 - \$560,000**  
 Final Price: **\$530,000 - \$550,000**  
 Office Name: **PH Property - Bendigo**  
 Agent Name: **Brad Hinton**  
 RPD: **1//PS738488**  
 Features:

3 1 1

Property Type: **House**  
 Property Area: **469m<sup>2</sup>**  
 Original % Chg: **-2.8%**  
 Final % Chg: **-0.9%**  
 Days to Sell: **127**



## 48 OLYMPIC PDE, KANGAROO FLAT 3555

Sale Price: **\$536,000 (Normal Sale)**  
 Sale Date: **31/01/2025**  
 Original Price: **\$495,000 - \$525,000 (Under Offer)**  
 Final Price: **\$495,000 - \$525,000**  
 Office Name: **Bendigo Real Estate**  
 Agent Name: **Toby Gray**  
 RPD: **4//LP149204**  
 Features:

3 1 2

Property Type: **House**  
 Property Area: **920m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **8**



## 21 ALEXANDER CL, STRATHFIELDSAYE 3551

Sale Price: **\$720,000 (Normal Sale)**  
 Sale Date: **05/12/2024**  
 Original Price: **\$720,000 - \$760,000 (Under Offer)**  
 Final Price: **\$720,000 - \$760,000**  
 Office Name: **PH Property**  
 Agent Name: **Tim Rooke**  
 RPD: **10//PS512200**  
 Features:

4 2 2

Property Type: **House**  
 Property Area: **1,073m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **55**



## 34 WATSON AVE, EAGLEHAWK 3556

Sale Price: **\$510,000 (Normal Sale)**  
 Sale Date: **20/12/2024**  
 Original Price: **\$485,000 - \$525,000**  
 Final Price: **\$485,000 - \$525,000**  
 Office Name: **Priority1 Property**  
 Agent Name: **Chris Garlick**  
 RPD: **17//PS324062**  
 Features: **AIR CONDITIONED, BRICK AND TILE**

3 1 2

Property Type: **House**  
 Property Area: **483m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **22**



## 18 KIANDRA WAY, KENNINGTON 3550

Sale Price: **\$580,000 (Normal Sale)**  
 Sale Date: **18/11/2024**  
 Original Price: **For Sale**  
 Final Price: **For Sale**  
 Office Name: **DCK Real Estate - Bendigo**  
 Agent Name: **Kaye Lazenby**  
 RPD: **18//PS441828**  
 Features: **STUDY**

2 2 1

Property Type: **House**  
 Property Area: **495m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:

# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Bendigo–Echuca rail upgrade (part of Victorian Regional Rail Revival, State & Federal Govts)	\$91 million	Under construction	Modernised electronic train system from Bendigo to Swan Hill & Echuca enabling increased services & reduced travel times
Calder Hwy upgrade - Melbourne to Mildura (State & Federal Govts)	\$94 million	In planning stages	Upgrades including 3 overtaking lanes, intersection improvements & centreline treatment
Bendigo Airport upgrade Federal & State Govts, City of Greater Bendigo	\$12 million	Completed April 2024	New terminal including departure lounge, business park

## INFRASTRUCTURE – EDUCATION

Project	Value	Status	Impact
California Gully Primary School - upgrade (State Government)	\$5.5 million	Completed June 2024	Upgrade & modernisation of the school, particularly Block A
Girton Grammar School CBD campus	TBA	Work to commence 2025	Dozen new buildings for humanities, STEM, arts, languages and sport

## INFRASTRUCTURE – RENEWABLE ENERGY

Project	Value	Status	Impact
Baringhup Solar PV Park, Baringhup (RES Group)	TBA	Approved 2020	Jobs: 130 during construction 75MW facility on 237ha plus 37MWh battery storage facility will power 44,000 homes

## COMMERCIAL & GENERAL DEVELOPMENTS

Project	Value	Status	Impact
Australian Defence Force - manufacturing contract (Thales Australia)	\$1.3 billion	Under construction	Jobs: 300. To manufacturer 1,100 Hawkei armoured vehicles and 1,000 trailers
Art Series Hotel, Bendigo CBD Amber Property Group	\$30 million	Approved	Jobs: 100 construction, 48 operational 106-room, 6-storey hotel
Bendigo Hotel, Bendigo (Spring Developments)	\$48 million	Approved May 2021	202 rooms across two connected 4-storey buildings with six-storey commercial building in the centre
Bendigo Art Gallery - redevelopment	\$48 million	Construction to commence mid-2025	2-storey building with blockbuster exhibition space, new gallery shop, learning centre & children's gallery

# Major Projects

Major projects currently impacting the region are:-

## RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Provenance Estate, Huntly	\$850 million	Under construction	Master-planned community with 2,500 lots, all set within 200m of parklands, plus proposed commercial core, pedestrian-only streets & designated bike lanes
Imagine Estate, Strathfieldsaye (Villawood Properties)	\$1.2 billion	Ongoing development	1,650 homes are planned & will include public open space reserves and wetlands
Evergreen Waters, Jackass Flat (Simonds Developments)	\$250 million	Ongoing development	Jobs: 2,500 over 7 years 700 dwellings on 6ha subdivision
Viewpoint Bendigo Estate, Huntley (Integra Group)	\$340 million	Under construction	856 lots in bushland setting with 5ha of open space
Evergreen Links, Jackass Flat (Birchgrove Property)	\$60 million	Under construction	150 lots adjacent to Neangar Park Golf Course
Canterbury Estate, Jackass Flat (Birchgrove Property)	\$85 million	Under construction	198 lots with adjacent brand new childcare centre
Marong Estate (Birchgrove Property)	\$95 million	Under construction	Marong Links (stages 1-6): 226 lots Marong Run (stage 7): 81 lots
Top Paddock Estate, Ascot (YourLand Developments)	\$100 million	Under construction	280 lots with 6.6ha green space alongside creek
Fortuna Villa Estate, Golden Square (Maher Real Estate)	\$35 million	Under construction	79 residences set around historic Fortuna Villa mansion on 2.8ha of landscaped gardens
New precinct, Edwards Rd, Maiden Gully (Birchgrove Property)	\$400 million	Awaiting State approval	Plan to rezone waterfront land to 4200m <sup>2</sup> of commercial space, including retail and office areas and possible lakeside dining precinct & upper floor residential apartments
Affordable housing Flora Hill (Victorian Government)	\$90 million	Work to commence mid 2025	160 homes to meet growing need for affordable housing
Harlowe Estate, Huntly (Wel.Co)	\$120 million	Proposed	Over 450 lots are planned, plus 3.85ha of open space and childcare centre



# Make the most out of the money you earn

AVERAGE RETURN OF  
**12% P.A.**  
OVER THE LAST 3 YEARS



**FINANCE  
INVESTMENT  
ACCOUNTING  
FINANCIAL PLANNING  
PROPERTY MANAGEMENT**



**REVENTON**

1300 039 376 | [INFO@REVENTON.COM.AU](mailto:INFO@REVENTON.COM.AU)  
LEVEL 9, 420 ST KILDA ROAD, MELBOURNE, VIC 3004

## Hotspotting.com.au Copyright Statement

Hotspotting.com.au and/or its related bodies corporate, including Ryder Research Resources Pty Ltd ACN 055 730 339 ("our" or "Hotspotting") retains the copyright in relation to all of the information contained on the hotspotting.com.au website. All information and material on this website are protected by copyright under the Copyright Act 1968 (Cth).

The information and material on this website and within these reports must not be republished, reproduced or redistributed online or offline for any purpose without our express written permission.

You are authorised to download and view content for your own personal, non-commercial use but you must not, without the prior written permission of Hotspotting, exploit any of our site materials or report contents for commercial purposes. You acknowledge and agree that you acquire no rights in or title to the information and material contained on this website or within the reports available on the website

## Reports Disclaimer

1. Although every care has been taken in preparing this report, Hotspotting.com.au and its related bodies corporate, including Ryder Research Resources Pty Ltd ACN 055 730 339 ("we", "us", "our" or "Hotspotting") provides no warranty, guarantee or representation regarding the accuracy, reliability and completeness of information in this report and nor shall we be liable or responsible for any kind of loss or damage that may result to you or a third party as a result of your or their use of this report. This exclusion shall include any direct, indirect or consequential loss.
2. This report has been prepared as a guide for your possible property investment and is partly based on information from external sources which may be publicly available or privately sourced, and which may or may not be relevant to your transaction. The contents of this report are not intended to be a complete statement on any subject. This report does not purport to contain all of the information that you will require or should obtain in order to decide whether or not to proceed with a property investment.
3. All images in this report are for illustrative purposes only.
4. Information, opinions and forecasts in this report depend on the accuracy of any information and assumptions on which they are based and prevailing market conditions, for which Hotspotting does not accept responsibility. There is information contained in this report that is gathered from external third party sources. Although we believe such information to be reliable, we have not independently verified the correctness or accuracy of all such information in this report which has been provided to us by third parties. Any publicly available information that has been reproduced in this report has not been audited or verified.
5. As this report has been provided to you for reasons of convenience and you are free to elect to read the contents or not in your own free will (and the information in this report can be independently verified by you carrying out your own enquiries), Hotspotting will not be liable (in tort, contract or otherwise) for any loss or damages suffered or incurred as a result of you relying on any information provided in this report or as a result of any omissions or errors in this report. It is strongly recommended that you seek independent advice from your accountant, financial adviser and/or lawyer, and satisfy yourself as to the correctness or accuracy of the information in this report before electing to make any property investment decision relating to the information in this report.
6. A property investment may not be suitable for all people and the information in this report does not take into account your individual suitability requirements or investment risk profile. There are no certainties in property investment and as with any investment, there are always risks and variables that need to be taken into account and which will not always be addressed in this report.
7. The information available in this report is intended for general reference. Information provided in this report should be taken as indicative at the date of issue of this report and is always subject to change, and thus all information should be evaluated for its source, accuracy, currency, completeness and relevance for your specific purposes. The contents of this report and all of the information contained in this report are current at the date of issue and are based on information made available to Hotspotting as at on or before the date of issue. No warranties or assurances can be given about the suitability of the information in this report for any specific transaction. You should always carry out your own enquiries and obtain all appropriate legal, financial, taxation, commercial and other professional advice relevant to your particular circumstances before making the decision to proceed with a property investment.
8. Any advertising of third party services or products in this report is for your convenience only and must not be construed as a recommendation to use such services / products by Hotspotting. We give no warranty and take no responsibility for any such third party services or products.
9. You are permitted to use this report for your own personal, non-commercial use and you may print and copy information in this report provided you do not modify any content without our express written permission. You must not, without the prior written permission of Hotspotting, exploit any of our information as set out in this report for commercial purposes. You acknowledge and agree that you acquire no rights in or title to the information contained in this report.
10. Hotspotting retains the copyright in relation to all of the information in this report. All information in this report is protected by copyright under the Copyright Act 1968 (Cth).
11. The information in this report must not be republished, reproduced or redistributed for any purpose without our express written permission.