

MARKET OUTLOOK

BRABHAM, WA

Located on the edge of Whiteman park, Brabham is a growing suburb which will soon be serviced by a new train station.

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Prepared exclusively for

Stockland

August 2023

WESTERN AUSTRALIA OVERVIEW

Western Australia (WA) is the largest Australian state. WA offers a diverse climate and a wide variety of landscapes, making each region unique.

The capital city, Perth, lies on the west coast.

- The state's population, at 2.9 million in March 2023, accounted for 10.8% of the national population. Greater Perth accounts for almost 80% of the population of WA with 2.21 million people.
- WA has seen high levels of population growth over the past year and is likely to continue to see strong growth with the WA Planning Commission aiming to accommodate 3.5 million people in Perth by 2050.
- WA's Gross State Product (GSP) was \$377.3 billion as at June 2022. **GSP per capita was \$136,577** in the same period, making it higher than all other states in Australia.

Additionally, **this was 63% higher than the national equivalent of \$83,678** in the same period and accounted for 18% of the national GDP.

- WA's population growth has reached record highs, with a net increase of 78,342 in the twelve months to March 2023.

WA POPULATION GROWTH 2011-2023



Prepared by Urbis; Source: ABS

LIVEABILITY

The Economist Intelligence Unit (EIU) ranks the most livable cities in the world.

EIU scores cities on over 30 factors within five broad categories: stability, healthcare, culture, education and infrastructure. The 2022 EIU Global Livability Report saw Perth receive a score of 90.0 out of a possible 100.

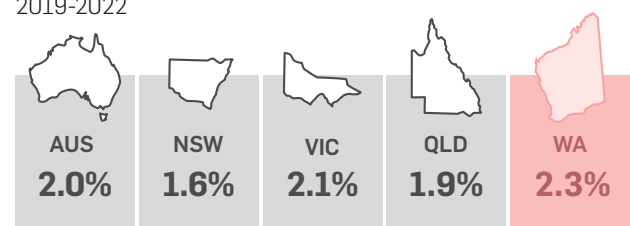
ECONOMIC GROWTH & STRENGTH

WA boasts a strong economy with a buoyant job market, significant pipeline of investment and strong economic growth.

The strong economic performance is underpinned by strong population growth, with the State Government forecasting population growth between 1.6% and 1.8% over the next four years (WA State Budget Paper No. 3 2023-24).

The State Government has introduced incentives to encourage skilled migration to the state. The "Build a Life in WA" campaign focuses on attracting migrants who can take advantage of WA's significant pipeline of work available, accelerating with major planned and underway infrastructure projects.

ECONOMIC GROWTH (GSP) BY STATE 3 YEAR GROWTH P.A 2019-2022



Prepared by Urbis; Source: ABS

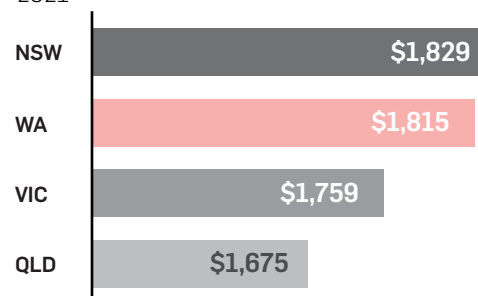
AFFORDABILITY

With high income levels and affordable housing comparative to the rest of Australia, WA is a relatively affordable state with many job opportunities. WA has a median weekly household income at \$1,815, higher than Victoria, South Australia and Queensland.

WA's high median weekly income is supported by a strong job market. This is highlighted by the high number of internet job vacancies being recorded, at 31,800 in October 2022 (National Skills Commission) and a low unemployment rate of 3.4% (as of April 2023).

Housing affordability in WA is highlighted by a low median house price, demonstrated by prices in Sydney, Melbourne and Brisbane ranging from 42% to 140% higher than that of Perth.

MEDIAN WEEKLY HOUSEHOLD INCOME 2021



Prepared by Urbis; Source: ABS Census 2021

WESTERN AUSTRALIA OVERVIEW

KEY PROJECTS

There is a large state government pipeline of infrastructure investment in WA through 2023-2024*, with the WA government investing \$27.1 billion across 1,430 infrastructure projects. In addition to this, there is a large pipeline of private sector investment for resource projects in WA. Both the public and private sector in WA have a strong focus on clean energy investment and some of the major projects planned include:

**Source: WA Government Pipeline of Work*

H2 PERTH, WOODSIDE +\$1 BILLION IN CAPITAL EXPENDITURE IN THE FIRST PHASE



H2 Perth will be a hydrogen and ammonia production facility located in the Kwinana strategic industrial area in Perth. The facility aligns with the state's hydrogen strategy and economic diversification framework.

WA'S BIGGEST BATTERY, SYNERGY \$155 MILLION



NHOA Australia will deliver WA's biggest lithium-ion battery. The battery installation commenced in August 2022 and is estimated to be operational in 2023. Together with renewable energy sources, the project will help stabilise energy supply in the future.

TRADE FRIENDLY TIME ZONE

Perth sits conveniently in a populous time zone. The GMT+8 time zone is shared by key trading partners in China and Indonesia. Perth is a gateway city connecting Australia to the Asia-Pacific region. WA's ports export the majority of Australia's sea freight, with China the largest trading partner (BITRE 2021).



TOURISM

The tourism industry in Western Australia has seen strong growth in 2022 with a large increase in interstate visitors, with Perth achieving the highest rate of visitor growth in comparison to the other Australian capital cities.



10 million
visitors



48 million
visitor nights



\$14 billion
expenditure

*Figures provided for year ending December 2022
Source: Tourism Research Australia, 2022*

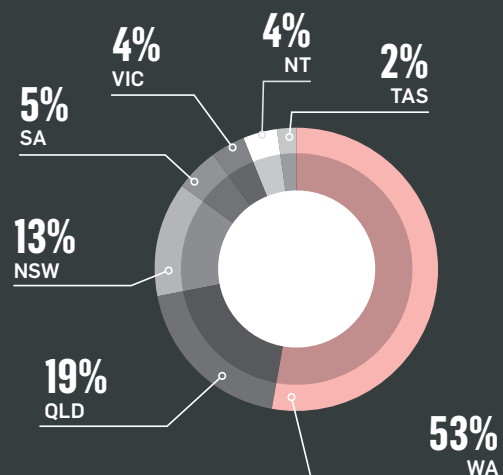
RESOURCES & ENERGY

Western Australia is an international hub for the global mining and resources sector. Major players Woodside and Fortescue are headquartered in Perth. BHP, Rio Tinto and Chevron also have major offices located in Perth.

According to the Office of the Chief Economist (2022), committed mining, oil and gas and infrastructure projects in WA have a combined project value of \$62.8 billion. WA is the world's largest producer of lithium (53% in 2021) and iron ore (34% in 2021), and the third largest producer of LNG (Department of Jobs, Tourism, Science & Innovation 2022).

In addition to this, there has also been substantial investment in renewable hydrogen in the state, valued at \$7.7 billion (Office of the Chief Economist 2022). Renewable hydrogen is a major emerging industry in Western Australia that is the focus of significant planning and investment in both the public and private sector.

PROPORTION OF COMMITTED PROJECTS BY STATE 2022



Prepared by Urbis; Source: Office of the Chief Economist 2022

CONNECTIVITY & ACCESSIBILITY

PUBLIC TRANSPORT AND MAIN ROADS

Connectivity in Brabham is supported by public transport options in the area. The area has good public transport connections with existing bus options and the upcoming Morley-Ellenbrook Train Line which will provide access to Perth's CBD with a 25-minute train ride from Whiteman Park Train Station.

There are multiple bus routes serving the area that provide access to the surrounding suburbs and key employment nodes such as Ellenbrook, Morley, Bassendean, Henley Brook and Midland. Brabham is also only a 30-minute drive to the Perth CBD.

RECREATION

Brabham residents are surrounded by an abundance of lifestyle and recreation amenities with playgrounds, walking trails, native wildlife and a dog park.

There are several parks and reserves in the area, with the main attraction being Whiteman Park. Whiteman Park features Caversham Wildlife Park, trains, trams, museums, recreational facilities and tours.

RETAIL AND ENTERTAINMENT

The area features many retail options that are easily accessible to residents including Whiteman Edge Village, Ellenbrook Central, Midland Gate Shopping Centre, The Vale Town Centre Aveley and Morley Galleria.

Whiteman Edge Village is located within the suburb and enhances the retail offerings for immediate residents with many specialty stores, dining/takeaway options, a Coles supermarket, medical centre, Nido Early School and a gym. In addition to this, there is a future community centre and a tavern proposed to be located next to Whiteman Edge Village.

Brabham residents can also enjoy the vast offerings of the Swan Valley region, which features a wide variety of wineries, restaurants, cafes, and attractions.

These activity centres provide for both the retail and recreational needs of nearby residents whilst also supporting employment opportunities.

HEALTH

Healthcare options available to residents in Brabham include Whiteman Edge Medical & Dental Centre, Aveley Medical Centre, Woodlake Village Medical Centre and Total Health Ellenbrook Family Practice.

Additionally, Midland Hospital is easily assessable to residents being just 20 minutes away.





Whiteman Edge



RETAIL & ENTERTAINMENT

- 01. Caversham Village Shopping Centre
- 02. Galleria Shopping Centre
- 03. Brabham Common

EDUCATION

- 04. Brabham Primary School
- 05. Riverlands Montessori School
- 06. Caversham Primary School

PARKS & RECREATION

- 07. Optus Stadium
- 08. Whiteman Park
- 09. Jungle Park
- 10. Scooter Park
- 11. Kick-about Oval
- 12. Livvi's Playground
- 13. Caversham Wildlife Park
- 14. Portola Park
- 15. Savello Park
- 16. Heisler Park
- 17. Brabham Park and Pavilion

TRANSPORT

- 18. Murray Road
- 19. Woolcott Avenue
- 20. Drumpelier Drive
- 21. Reid Highway
- 22. Future Whiteman Park Train Station
- 23. Tonkin Highway
- 24. Future Morley-Ellenbrook Train Line
- 25. Partridge Street



LOCATED 23KM NORTH OF THE PERTH CBD, BRAMHAM PROVIDES RESIDENTS WITH AMENITY FOR ALL ASPECTS OF LIFE INCLUDING RECREATION, RETAIL, ENTERTAINMENT AND EDUCATION.

POPULATION, DEMOGRAPHICS & EMPLOYMENT

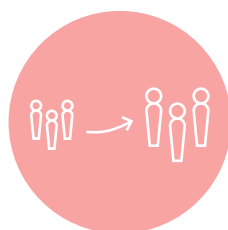
DEMOGRAPHICS

The resident population in Brabham is primarily characterised by young family households, with a higher proportion of family households (81%), compared to both the City of Swan (76%) and the Greater Perth benchmark (72%). Consequently, there is a low proportion of lone person households in the area at 16% compared to Greater Perth at 25%. The area has a younger demographic with the average age of 27, notably lower than the median age of Greater Perth at 39, influenced by the number of young families.

Brabham recorded an average household income of \$125,500, broadly aligned with the Greater Perth average. Compared to the City of Swan average, households in Brabham attain higher household incomes.

The young families that reside in Brabham are largely first home buyers, with 84% of dwellings being owned with a mortgage. The supply of rental property in Brabham is limited with only 12% of dwellings being rented while the Greater Perth benchmark is at 27% renters. The low level of rental housing in the area indicates that there is potential for an increased rental investment.

POPULATION

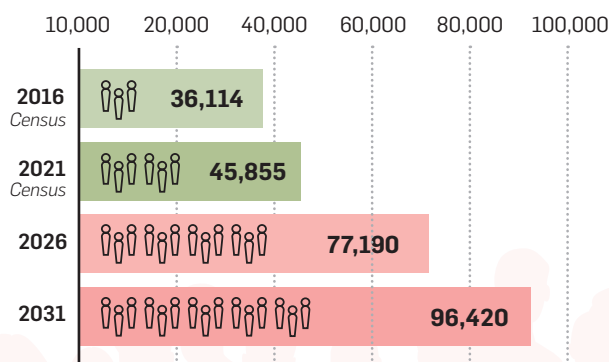


10 year Growth Rate from 2021-2031	47%
Annual Growth Rate	4%
Population net increase from 2021-2031	12,934

Prepared by Urbis; Source: WA Tomorrow Population Projections Band C, ABS

TOTAL PROJECTED POPULATION GROWTH

2016 – 2031 Ellenbrook SA2*



Prepared by Urbis; Source: ABS 2021 Census WA Tomorrow

Population Projections Band C* These forecasts refer to the 2016 Ellenbrook Statistical Area 2 (SA2). An SA2 is a Statistical Area Division defined by the ABS.

WHO LIVES IN THE BRABHAM CATCHMENT?

	Brabham	City of Swan	Greater Perth
Population	8,665	152,974	2,116,647
Avg Household Income	\$125,500	\$116,300	\$125,900
Average Age	27	36	39
Aged 25-39	41%	23%	22%
Owned Outright	4%	22%	29%
Purchaser-Owned with a mortgage	84%	55%	43%
Renter	12%	23%	27%
Family Households	81%	76%	72%
Family Households - Couple family with children under 15	53%	35%	32%
Lone Person Households	16%	21%	25%

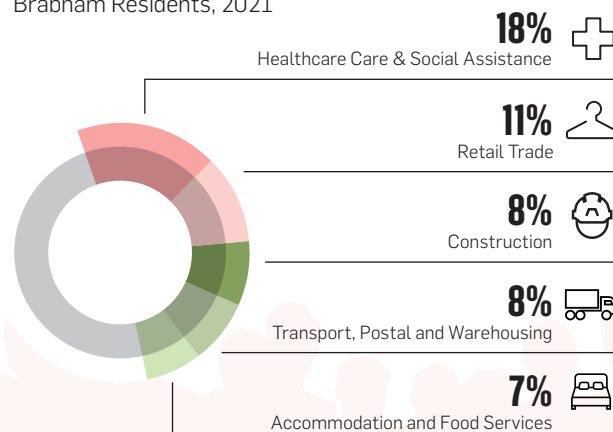
Prepared by Urbis; Source: ABS Census 2021

EMPLOYMENT

The main industry of employment for residents in Brabham is healthcare and social assistance at 18%. Other key industries of employment include retail trade, construction, transport postal & warehousing, and accommodation & food services. The area is well connected to key employment nodes with public transport connection to Perth's CBD.

MAIN INDUSTRIES OF EMPLOYMENT

Brabham Residents, 2021



Prepared by Urbis; Source: ABS Census 2021

INFRASTRUCTURE & EDUCATION

INFRASTRUCTURE



METRONET MORLEY ELLENBROOK LINE

The METRONET project has been identified as Perth's largest transport project since the Mandurah train line. The Morley-Ellenbrook

Line will extend 21 km North from Bayswater Station, travelling along Tonkin Highway to Ellenbrook Station. Main construction of the project commenced in 2022, with an expected completion date in 2024. This project will see new stations in Morley, Noranda, Malaga, Whiteman Park and Ellenbrook whilst Bayswater Station will be rebuilt.

The Whiteman Park Station, located next to Brabham, will improve connectivity in the area with a 25-minute train journey to Perth's CBD.

This project will help alleviate road network pressures in the growing area and will improve access to the CBD and Airport for residents in one of Perth's fastest growing locations.



MALAGA FILM AND TV STUDIO

A 16-hectare film and TV studio has been approved for Malaga, which will become WA's first dedicated screen production facility, with

construction anticipated to commence in late 2023 for an opening in 2025. The upcoming facility poses new and unique employment opportunities in the area that could be a strong draw for film sector employees if and once operational.



WHITEMAN EDGE FUTURE PLANNED COMMUNITY CENTRE AND PROPOSED TAVERN

As part of the Whiteman Edge masterplan by Stockland, there is a planned town centre within the

estate. This includes a proposed tavern and community centre. This development will enhance the amenity and community offerings for the Brabham community.

TONKIN HIGHWAY UPGRADES

This project is set to improve north to south connectivity from Muchea to Mundijong. Works include new bridges, additional lanes, noise walls and upgraded lighting. This project is currently under construction with expected completion in late 2023.

EDUCATION

The area is home to a variety of childcare facilities, as well as primary and secondary school options that provide both educational and employment opportunities. The state government has invested \$15 million for the new Brabham East Primary School expected to open in 2025.

LOCAL SCHOOLS



	School	Drive Distance
Primary School	Brabham Primary School	1 min
	Brabham East Primary School (Planned)	2 min
	Emmaus Catholic Primary School	5 min
	Dayton Primary School	5 min
	Caversham Primary School	7 min
Primary and Secondary School	Ellenbrook Christian College	7 min
	Swan Valley Anglican Community School	9 min
Secondary School	Ellenbrook Secondary College	7 min

CHILDCARE CENTRES



	School	Drive Distance
Primary School	Nido Early School	1 min
	Kinder Park Early Learning	2 min
	Jacaranda School of Early Learning	9 min

Prepared by Urbis; Drive Distance figures are estimates only and are measured from the intersection of Woollcott Avenue and Partridge Street

RESIDENTIAL MARKET ANALYSIS

Perth has offered a more competitive price point than the other major capital cities around Australia in recent times, with a median house price of \$540,000 and median vacant land price of \$245,000 during the 12 months to February 2023.

The median house price in Perth has consistently lied below that of its Eastern states' counterparts. Sydney, Melbourne and Brisbane have median prices between 41% and 137% higher than that of Perth. Similar trends are present for median vacant land prices, with the Eastern states' capitals median prices being up to 156% higher than that of Perth, highlighting Perth's affordability and growing attractiveness for buyers.

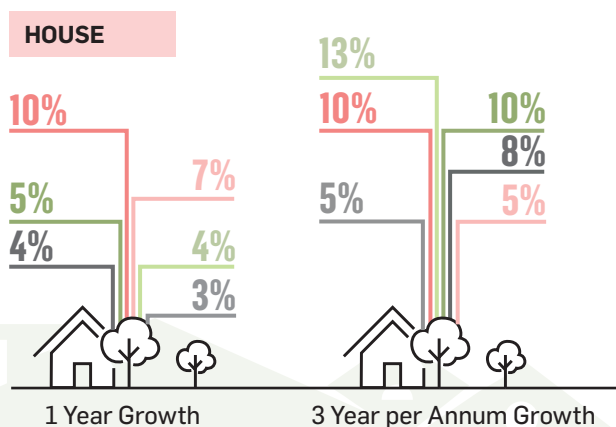
Brabham is an affordable, fast growing suburb with median house prices of \$500,000. This sits below the Greater Perth median of \$540,000 but above the City of Swan median of \$470,000. The comparable surrounding suburbs of Ellenbrook, Dayton and Henley Brook sit within \$50,000 below and above the Brabham median, placing the emerging suburb at a midpoint for the region, while maintaining relative affordability compared to Greater Perth.

The residential market in Brabham has seen a strong volume of sales in the past 12 months to February 2023, recording a total of 177 house sales and 157 sales for vacant land. The high volume of vacant land sales is indicative of the growing nature of this newer area.

This is reflected in the strong year-on-year price growth, with annual house and vacant land prices growing at a faster rate of 10% and 18% respectively (for the past three years to January 2023). This is higher than the City of Swan at 8% and 16%, as is generally the case for similar newer suburbs in the region.

PRICE GROWTH COMPARISON

12 months to February 2023



Prepared by Urbis; Source: Pricefinder

AFFORDABILITY – MEDIAN HOUSE AND VACANT LAND PRICES IN GREATER CAPITAL CITIES

12 months to February 2023

	MEDIAN HOUSE PRICE	HOUSE PRICE DIFFERENTIAL	MEDIAN VACANT LAND PRICE	VACANT LAND PRICE DIFFERENTIAL
Perth	\$540,000	-	\$245,000	-
Sydney	\$1,298,000	137%	\$627,000	156%
Melbourne	\$900,000	65%	\$402,000	64%
Brisbane	\$765,000	41%	\$300,000	22%

Prepared by Urbis; Source: Pricefinder

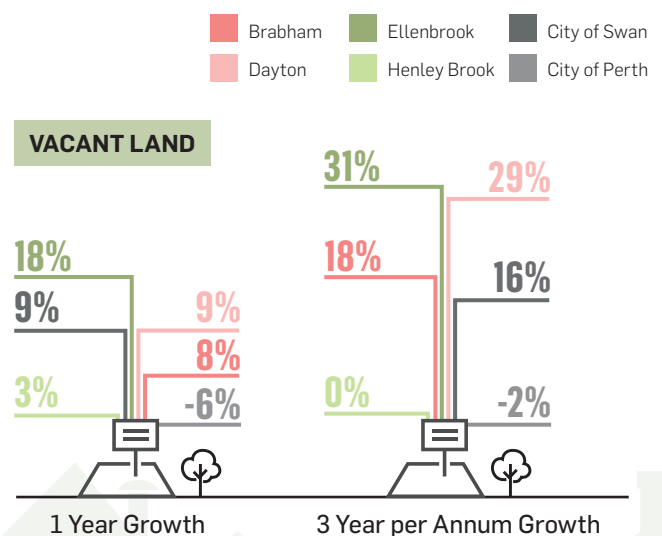
Note: Price differential as percentage of Perth median house and vacant land price

MEDIAN PRICES AND SALES VOLUME COMPARISON

12 months to February 2023

	MEDIAN HOUSE PRICE	HOUSE SALES VOLUME	MEDIAN VACANT LAND PRICE	VACANT LAND SALES VOLUME
Brabham	\$500,000	177	\$250,000	157
Henley Brook	\$550,000	32	\$268,000	72
Dayton	\$475,000	114	\$280,000	149
Ellenbrook	\$450,000	616	\$245,000	157
City of Swan	\$470,000	2,865	\$261,000	1,030

Prepared by Urbis; Source: Pricefinder



RENTAL MARKET ANALYSIS

Perth has overall experienced a strong rental market with a steep decline in the rental vacancy rate over the past five years, from a peak of 7.3% in June 2017 to be consistently around and often below 1% since December 2020.

Greater Perth's rental yield from February 2023 was at 5.0%, substantially higher than that of the two largest cities, Sydney and Melbourne at 2.6% and 2.8% respectively. The more comparably-sized Brisbane market also trails Perth's yield, with indicative yields of 3.8%.

The strength of the Perth rental market, with minimal vacancy rates and high yields comparative to other capital cities, has made it an attractive market for investors. Brabham's rental market commands notably higher yields than both the City of Swan and Perth average, positioning it as a healthy area for further investment.

The median weekly rent for Brabham of \$540 is slightly above that of Greater Perth (\$520), and higher than the City of Swan average (\$500). The growth rate (20%) has also been distinctly higher than its neighbouring suburbs, showing strong renter demand in a tight market.

MEDIAN WEEKLY RENT PRICE AND GROWTH COMPARISON - HOUSES

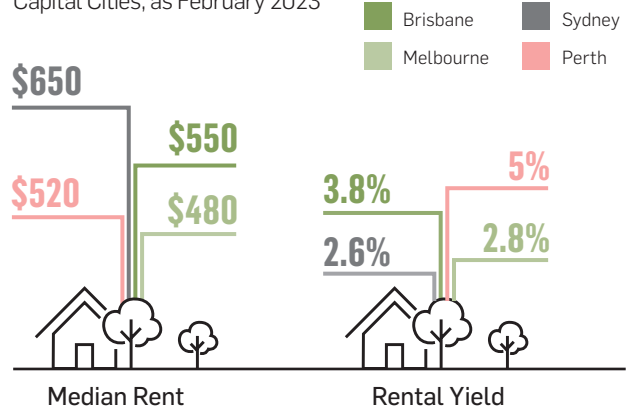
As at February 2023

	MEDIAN RENT	1 YEAR MEDIAN RENT GROWTH (%)
Brabham	\$540	20%
Henley Brook	\$600	15%
Dayton	\$480	7%
Ellenbrook	\$490	14%
City of Swan	\$500	16%

Prepared by Urbis; Source: Pricefinder

MEDIAN RENT AND INDICATIVE GROSS RENTAL YIELDS - HOUSES

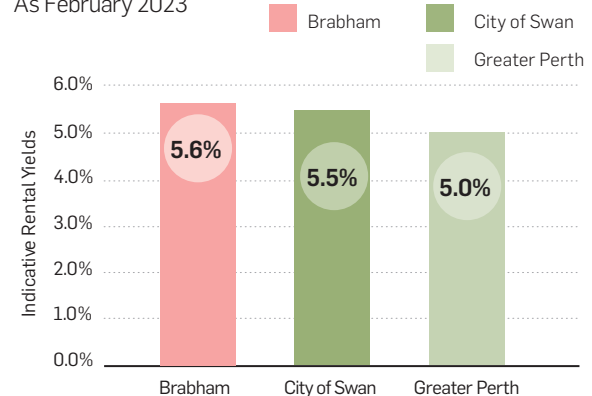
Capital Cities, as February 2023



Prepared by Urbis; Source: Pricefinder

INDICATIVE GROSS RENTAL YIELDS - HOUSES

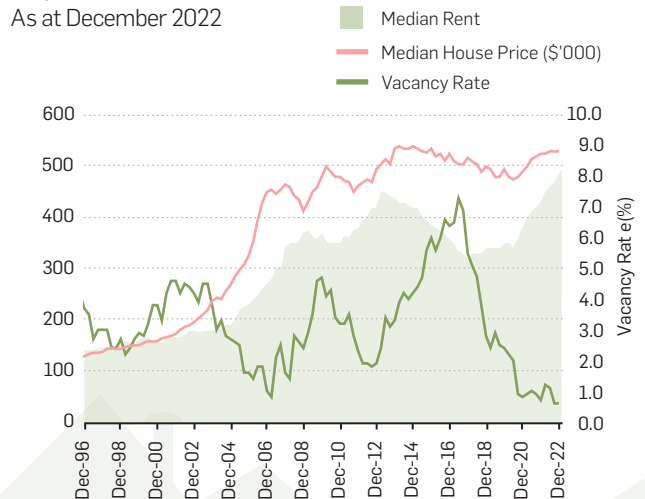
As February 2023



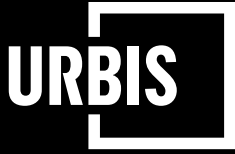
Prepared by Urbis; Source: Pricefinder

MEDIAN RENT AND VACANCY RATES IN GREATER PERTH

As at December 2022



Prepared by Urbis; Source: REIA



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