

EMPOWER YOUR PROPERTY INVESTMENT
DECISIONS

Suburb Investment Report Windsor (Vic.)

Unlock the Future of Property Investments

Street-by-street analysis, rental yields, growth
forecasts, median sales prices and more!

November 2023



Microburbs



Microburbs

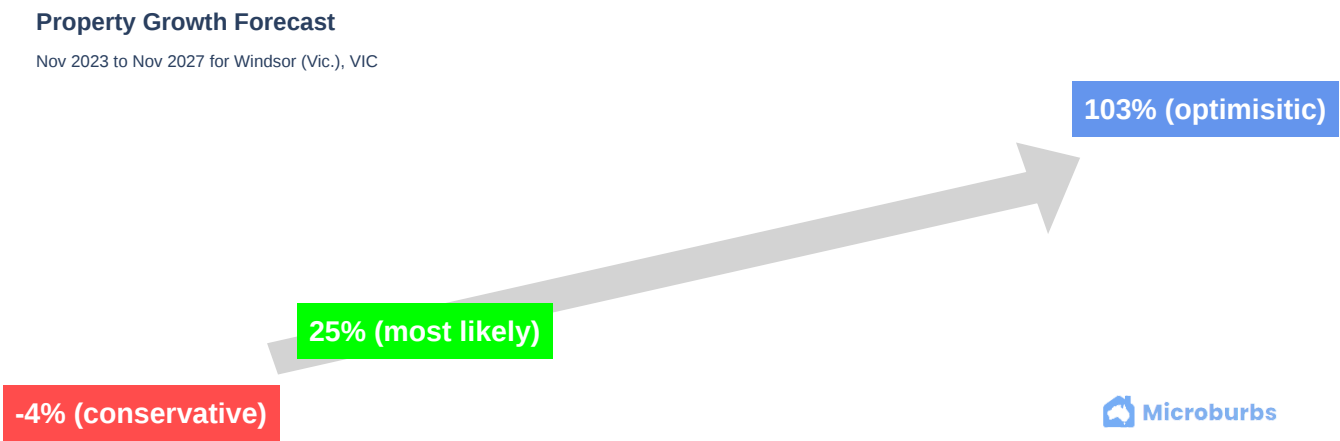
Report Contents

1. [Forecast National Growth](#)
2. [Capital Growth Potential](#)
3. [Street Level Analysis](#)
4. [Median Sale Prices](#)
5. [Median Sale Prices By Pocket](#)
6. [Rental Return Potential](#)
7. [Suburb Liveability and Amenity](#)
8. [Local Amenities](#)
9. [Potential Disturbances](#)
10. [Development Applications](#)

Predicted National Growth

Our machine learn models predict the most likely growth in the next 4 years for houses in Windsor (Vic.) is 25%. This was calculated on the assumption of 21% national growth for unimproved properties (range of 13% to 31% for conservative and optimistic respectively).

For the next 4 years. We don't include property growths for homes that are substantially improved.

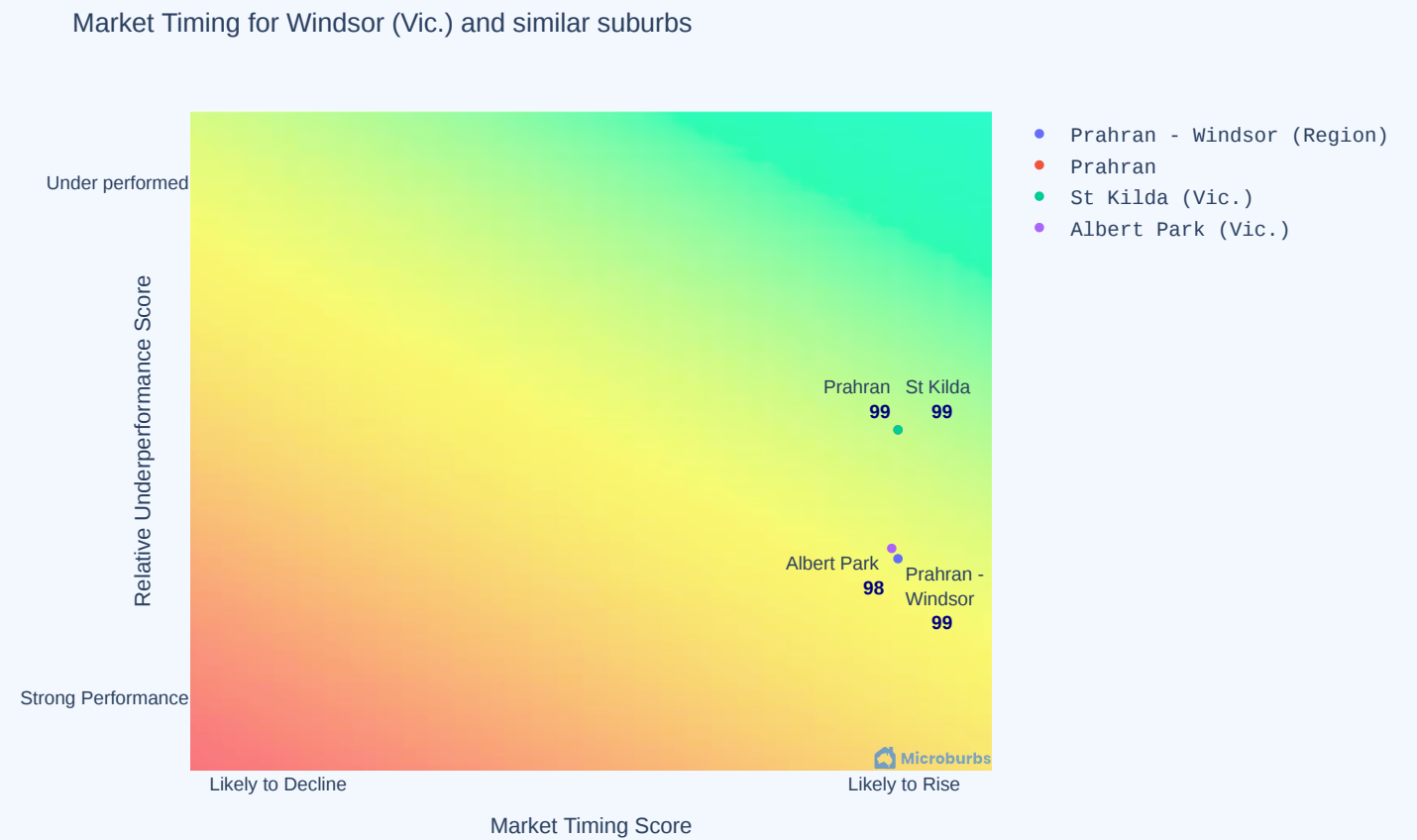


Microburbs is not a macroeconomic forecaster. Please form your own view on broader market trends.

Capital Growth Potential: 99 (Very High)

Our market timing models are backtested and trained on data from 1990 to October 2023. Because Windsor (Vic.) is quite small, we are using forecasts for the broader Prahran - Windsor region. Rigorous backtesting has shown that suburbs predicted to perform the best each month over the past 33 years have outperformed the national average by 30% in the subsequent 4 year period.

The forecast growth score is broken into two components: Price and volume relative to itself over time (marketing timing) and those to relative to other suburbs. Market timing is about looking at the shape of the curve, to determine / predict capital growth going forwards, whilst relative underperformance looks at growth relative to similar markets.



Microburbs is not a macroeconomic forecaster. Please form your own view on broader market trends.

Street Level Analysis

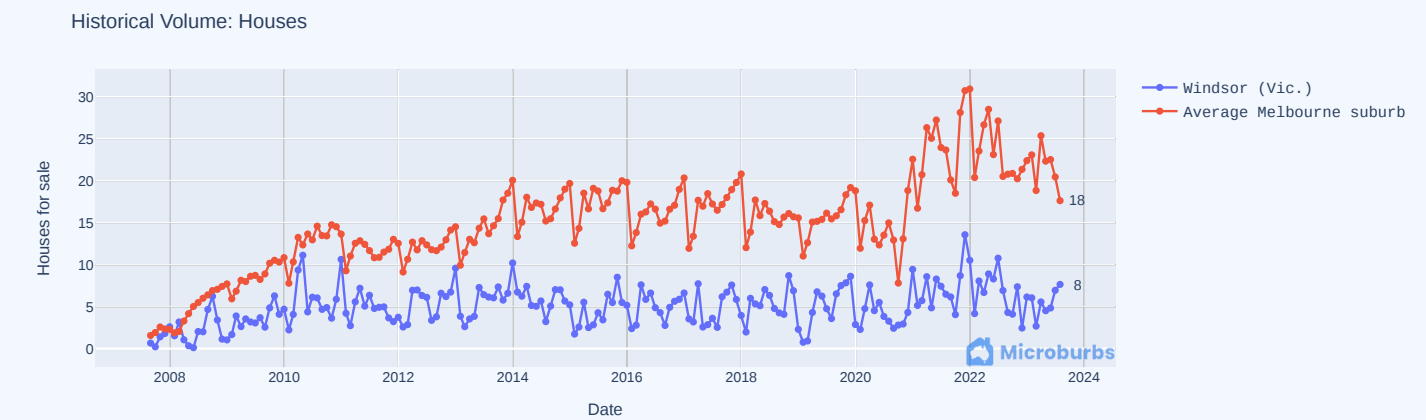
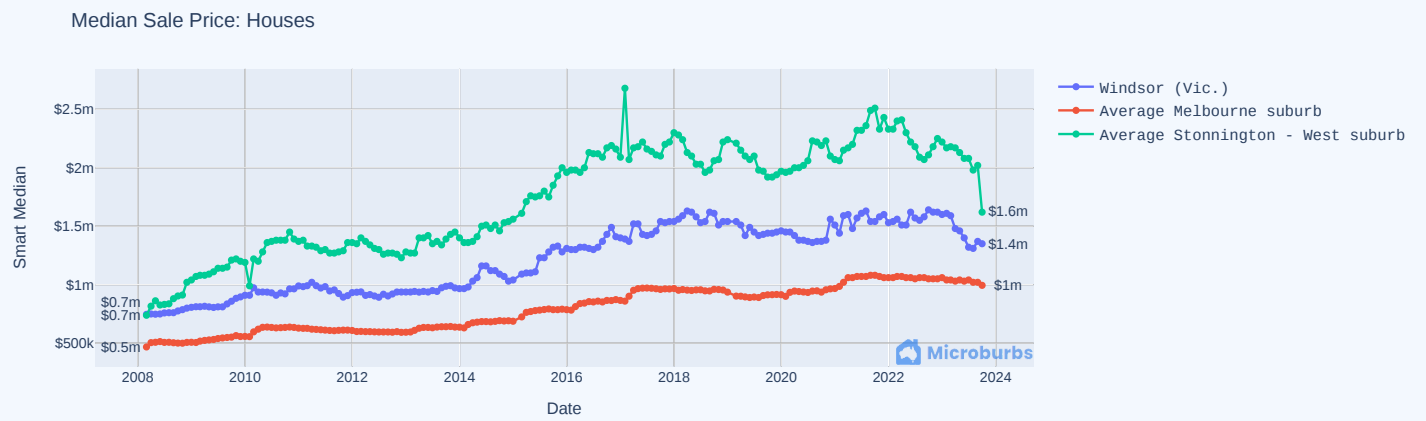
This table includes the streets in the suburb with the highest volume of houses, and their associated statistics, as well as an overall snapshot of the suburb. By comparing individual streets to the overall suburb, you can identify under- or over-performing streets, and use this detailed analysis to maximise your investment gains.

High Volume Streets in Windsor (Vic.): Houses

| Street | Street Type | Houses on Street | Median House Price | Median House Rent (per week) | Growth 2013-2023 (houses) | Percentage of Renters | Rental Turnover Rate | Sale Turnover Rate |
|-------------------------|---------------------|------------------|--------------------|------------------------------|---------------------------|-----------------------|--------------------------------------|---------------------------------------|
| Lewisham Rd | Quiet Residential | 72 | \$1,750,000 | \$670 | 33.1% | 55% | Every 4.2 years (high turnover) | Every 11.3 years (quite tightly held) |
| Albert St | Quiet Residential | 53 | \$1,667,000 | \$485 | 33.1% | 61% | Every 3.9 years (high turnover) | Every 13.7 years (very tightly held) |
| Andrew St | Quiet Residential | 51 | \$1,660,000 | \$650 | 3.6% | 59% | Every 4.3 years (high turnover) | Every 13.5 years (very tightly held) |
| High St | Collector Road | 64 | \$1,625,000 | \$480 | 84.8% | 63% | Every 4.1 years (high turnover) | Every 8.2 years (high turnover) |
| Peel St | Quiet Residential | 125 | \$1,552,000 | \$500 | 103.9% | 56% | Every 3.6 years (high turnover) | Every 10.7 years (quite tightly held) |
| Hornby St | Quiet Residential | 53 | \$1,532,000 | \$500 | 53.6% | 65% | Every 4.2 years (high turnover) | Every 10.9 years (quite tightly held) |
| Henry St | Quiet Residential | 86 | \$1,250,000 | \$600 | 15.3% | 51% | Every 3.5 years (high turnover) | Every 12.1 years (quite tightly held) |
| Union St | Quiet Residential | 57 | \$1,124,000 | \$600 | 34.0% | 44% | Every 4.7 years (average turnover) | Every 10.0 years (quite tightly held) |
| Earl St | Quiet Residential | 62 | \$1,090,000 | \$535 | 51.0% | 75% | Every 2.5 years (very high turnover) | Every 13.8 years (very tightly held) |
| Chapel St | Major Arterial Road | 53 | - | \$410 | - | 51% | Every 11.9 years (very tightly held) | Every 7.5 years (high turnover) |
| Whole of Windsor (Vic.) | - | 1559 | \$1,330,000 | \$800 | 41% | 45% | Every 6.2 years (very high turnover) | Every 12.2 years (average turnover) |

Past Performance: Median Sale Prices

These graphs use Microburbs Smart Medians, which are more able to keep track of market movements while retaining accuracy, so that you can capitalise on more recent changes in pricing. Model predicts growth relative to the national average and then added to that growth calculated based on the long term average of 7% per year for Australian houses. Unlike most big players, we use powerful algorithms to obtain median prices in even low volume markets.



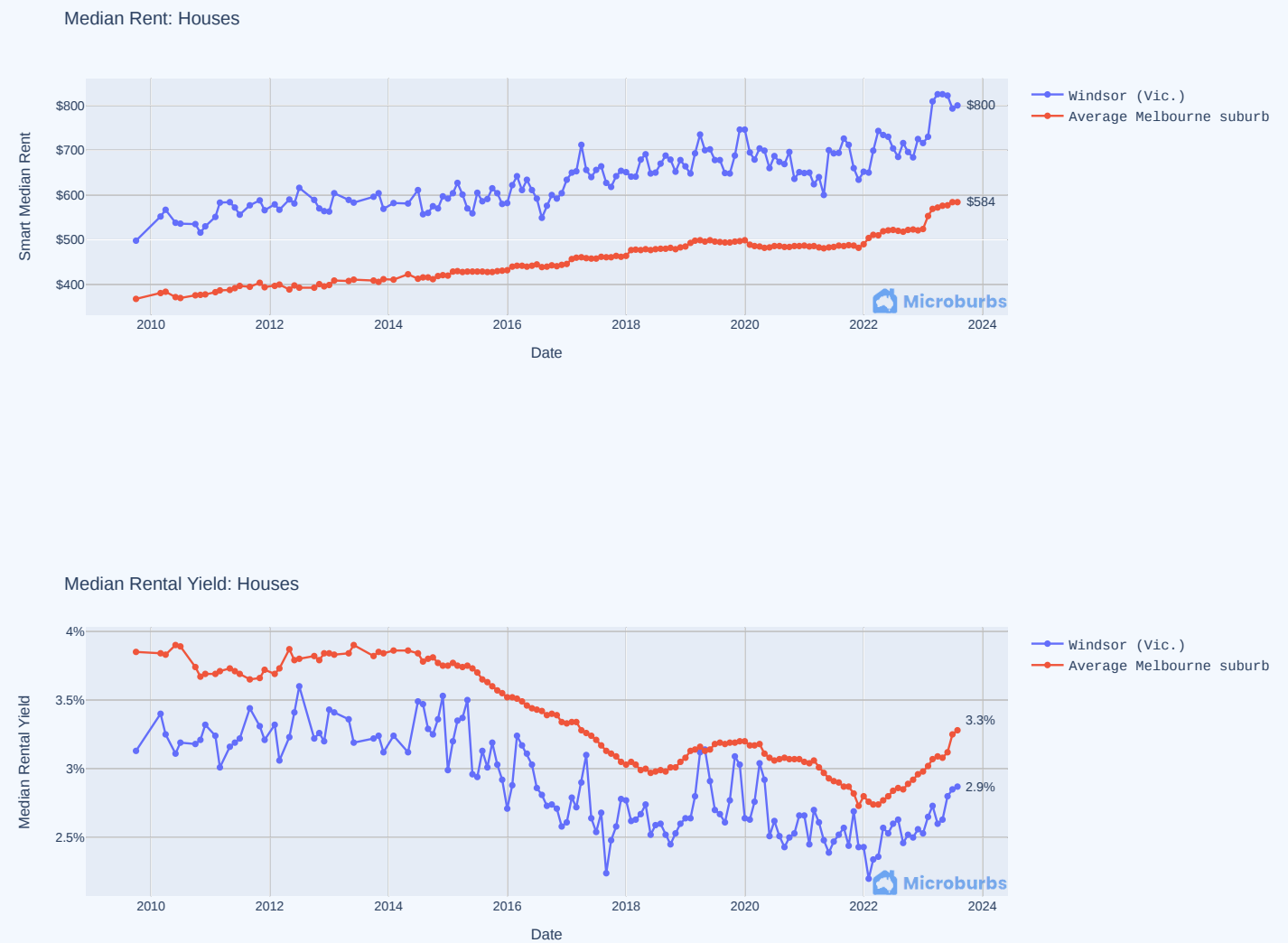
Median Sale Prices by Pocket

In general, pockets within suburbs have widely divergent price trajectories, so it is always important to check hyperlocal performance. Time period refers to the past 10 years. Suburb is highlighted with a white boundary.



Rental Return Potential

These graphs use Microburbs Smart Medians, which are more able to keep track of market movements while retaining accuracy, so that you can capitalise on more recent changes in pricing.



Suburb Liveability and Amenity

The suburb of Windsor presents a great blend of lifestyle, convenience, and diversity shining with an overall high Lifestyle Score of 92/100. Lots to enjoy here with an array of fun nightlife, cool cafes, friendly locals, and an ease of access to everything you need.

Boasting a high Convenience Score of 91/100, Windsor is ideally located close to everything. Restaurants, parks, shopping centres, schools, and the beach are just a short walk or drive away. With the CBD also in close proximity, residents enjoy the ease of commuting, enhancing the convenience of living in this suburb.

Windsor's Community Score stands strong at 84/100 indicate a tightly knit community. Residents are friendly and supportive, walking their dogs in the evening while children play in the well-maintained parks. This suburb fosters a great sense of belonging and togetherness.

Signifying the suburb's economic prosperity, Windsor's Business Activity Score stands high at 90/100. The valuable mixture of retail, hospitality and various other business sectors enrich the economic vibrancy of the suburb.

Historically, Windsor has consistently thrived, as reflected by the Heritage Zoning and an impressive Affluence Score of 94/100. Victorian and Edwardian homes blend with modern structures, creating a charming streetscape that embodies both the old and new.

Considering education, Windsor ticks off with an average Education Score of 6/10. It provides access to an array of good quality schools, making it suitable for families with children. The rising Family Score of 74/100 also endorses it as a great place to raise a family.

However, the suburb isn't just for families. The Hip Score of 89/100 highlights Windsor's appeal to young, trendy professionals as well. The high score indicates the presence of lively bars, creative spaces, and a dynamic cultural scene appealing to the younger demographic.

Adding to the suburb's colourful palette, Windsor scores a Diversity of Population at 40.1%. With a mix of different cultures and backgrounds, Windsor is home to a vibrant and inclusive community.

Lastly, with an undeniably picturesque setting, Windsor boasts an impressive Tranquillity Score of 71/100. Windsor ensures a balanced, tranquil lifestyle away from the hustle yet close to the beat of city life. Its tree-lined streets and well-maintained parks provide pockets of tranquillity, making Windsor an excellent place to call home.

In conclusion, Windsor is a suburb where you can enjoy the perks of city living yet maintain a sense of peace and community. For its residents, it seems to offer the best of both worlds.

Local Amenities

Areas with a high concentration and diversity of local amenities are often associated with higher livability, and can be big draw cards for potential tenants.

Key Amenities Map



Potential Disturbances

Noise and disturbance is not equal across a suburb. It depends on the roads and amenities nearby. The below map gives an indication of the noisiest areas of the suburb, and the quietest. Busy roads, as well as businesses or amenities that produce large amounts of noise (such as mechanics or car parks), serve as sources of disturbance. Typically, quieter areas will be better investment properties, as potential tenants will often be willing to pay more for the serenity. The more red a part of the suburb is in the below map, the more prone to noise disturbances it is.

Noise Map



This Development Applications map showcases the various property developments taking place within the Windsor (Vic.) area. Each marker represents a specific development project and is color-coded based on its type: yellow for educational establishments, green for new dwellings, and blue for subdivisions. The label next to each marker also provides the address along with a brief descriptor, such as "Dwelling" or "Education", followed by the date the development application was processed. By analysing these markers and their distribution, you can gauge the nature and extent of development activity in Windsor (Vic.), helping you make informed investment decisions in this region.

The map displays the following property locations and sale dates:

- K7 Raleigh Street 2022-11-15
- 5 High Street 2023-05-09
- 22 High Street 2023-06-30
- 47C Raleigh Street 2023-08-02
- 21-21A Henry Street 2022-10-24
- 68 Henry Street 2023-05-31
- 132 Peel Street 2023-09-05
- 22 Wellington Street 2023-09-11
- 7 Moodie Place 2023-09-11
- 11 Charnwood Road 2022-11-02
- 95 St Kilda Road 2022-11-14
- 20A Percy Street 2022-12-07
- 10 St John Street 2023-04-01
- 3 Stewart Street 2023-02-28
- 3/9 Marlton Crescent 2023-09-11
- 18 Crimea Street 2023-09-11
- 4 King Street 2023-11-15
- 212 Chapel Street 2023-10-25
- 150 Chapel Street 2023-05-31
- 71 Chapel Street 2023-06-23
- 13 McIlwrick Street 2023-01-25
- 13 Chapel Street 2023-04-07
- 2-8 Bangs Street 2023-09-01
- 274 & 284 High Street 2023-03-18
- 59 James Street 2023-09-28
- 46 York Street 2023-05-11
- 75 Lewisham Road 2022-12-05
- 11 Fern Avenue 2023-02-19
- 21 Wrexham Road 2023-10-14
- 13 Ellesmere Road 2023-08-11
- 35 Trinin Street 2023-11-07
- 66 Williams Road 2022-12-05
- 5 Pilley Street 2022-11-24

Microburbs

© Carto © OpenStreetMap contributors

Contact Us

Need help with understanding the data?

Here at Microburbs, we value your feedback, as it guides us to create the best possible. If you have any feedback on the reports, or would like some assistance in interpreting the data, please feel free to book a meeting time with our founder and CEO Luke Metcalfe. Luke is one of the country's leading data scientists, and is more than willing to aid you in your data interpretation and analysis.

A meeting can be booked with him here: [Book a meeting with Luke](#).



Connect with Luke on LinkedIn

Disclaimer

This Australian Suburb Report ("Report") is provided for general information purposes only and does not constitute professional advice. The data and information contained in the Report is obtained from various sources believed to be reliable, including public records and proprietary databases, but accuracy, completeness, and timeliness are not guaranteed.

The Report is presented without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement. In no event shall the authors or the providers of this Report be liable for any damages whatsoever, including special, indirect, or consequential damages, arising out of or in connection with the use or performance of the information contained in the Report.

The Report does not purport to provide a definitive statement on the subject addressed. You should not rely upon this Report as a basis for any decision or action and should consult a professional advisor who can take into account your particular circumstances.

The Report is provided on the basis that the entities and their agents and employees are not liable to any person or entity for any errors, omissions, or inaccuracies. This Report is not to be constituted as investment advice. You should consult a real-estate expert to verify all information and data provided in this Report independently before making any property-related decision.

This disclaimer is governed by the laws of Australia. By accessing and using this Report, you agree to be bound by the terms and conditions set out in this disclaimer. If you do not accept these terms, you must refrain from using the Report. Your continued use of the Report indicates your acceptance of these terms.

If any part of this disclaimer is held to be invalid, unenforceable or illegal for any reason, the remaining parts of the disclaimer will continue in full force and effect.