



3 Investment Suburbs Predicted to Grow by \$200,000 in the Next 18 Months

Prepared by Infiniti Property Corporation



*Empowering Filipino-Australians through data,
research, and strategic property insights.*





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Meet Infiniti Property Corporation

Infiniti Property Corporation specialises in helping Filipino-Australian investors cut through the noise and understand what truly drives property performance.

We believe informed decisions lead to lasting results. After more than two decades in Australia's residential property market, our team has seen every trend, from boom cycles to cooling periods. One constant remains: strategic investors succeed because they focus on fundamentals, not hype.

Through careful research and education, we analyse:

- Suburbs with sustained infrastructure and population growth
- Markets offering 4%+ rental yields and low vacancy rates
- Regions supported by long-term economic development

This ebook offers a data snapshot of areas currently showing strong potential based on independent market indicators.

Our goal is to provide insight, helping you recognise the trends and metrics that experienced investors use to identify opportunities.

Note: The information in this report is general in nature and should not be taken as financial advice. Always consult with licensed professionals before making investment decisions.

Why Location Is Everything in Property



Property prices move in cycles, but the growth fundamentals stay steady over time. Ang location talaga ang nagdi-dictate ng long-term performance — influencing demand, tenant stability, and capital appreciation.

For many Filipino-Australian investors, the right suburb selection can mean the difference between moderate returns and significant wealth creation.

Recent trends show a shift away from inner-city areas toward outer growth corridors and select regional hubs, where affordability and infrastructure align.

These areas share key attributes:

- Government-backed projects such as hospitals, rail lines, and commercial centres
- Growing populations driven by migration and affordability
- Low vacancy rates, often below 2%
- Sustained rental yields between 4–5%

The following sections explore three corridors that currently demonstrate these fundamentals, not as guaranteed outcomes, but as examples of markets where data and development appear aligned.





HOTSPOT #1:

Melton (West)

Melbourne's Emerging Growth Hub

Located roughly 35 km west of Melbourne's CBD, Melton West has evolved from a low-cost suburb into one of Victoria's most active residential corridors. It offers accessibility, infrastructure investment, and entry-level pricing that attracts both first-home buyers and investors na naghahanap ng value na malapit pa rin sa Melbourne.

Market Data (Q3 2025)

Metric	Value
Median House Price	~\$520,000
Average Annual Growth (3 yrs)	6.80%
Average Rental Yield	4.80%
Vacancy Rate	0.90%

Key Drivers of Growth

- The Melton Hospital development (completion expected 2026)
- Expansion of the Western Freeway and Cobblebank Station precinct
- Ongoing population growth from affordable housing demand
- Planned employment zones in nearby Toolern and Rockbank

Melton West continues to attract families and investors seeking value within commuting distance of Melbourne. While land supply may moderate future capital growth rates, rental demand remains strong due to consistent inward migration and new community infrastructure.



HOTSPOT #2:

Melbourne West & Geelong Corridor

The Fast-Expanding Belt

The corridor linking Melbourne’s western suburbs to Geelong has become one of Victoria’s strongest growth regions. Spanning areas such as Werribee, Wyndham Vale, and Lara, it benefits from dual economic zones — Melbourne’s urban expansion and Geelong’s industrial development.

Market Data (Q3 2025)

Metric	Value
Median House Price	\$580,000–\$650,000
Projected 18-Month Growth	up to \$200,000
Rental Yield	4.2–4.8%
Vacancy Rate	1.2%

 Key Drivers of Growth

- Geelong Fast Rail and freeway upgrades improving connectivity
- Continued expansion of education, logistics, and healthcare sectors
- Balanced mix of owner-occupiers and renters providing price stability
- Increasing multicultural communities, including strong Filipino presence

This corridor’s appeal lies in its balance of affordability and access. While property values have already appreciated in recent years, ongoing infrastructure projects suggest potential for further gradual gains rather than speculative spikes.



HOTSPOT #3:

Melbourne Regional South Lifestyle Regions on the Rise

The Melbourne Regional South corridor, including Cranbourne, Officer, and Pakenham, keeps attracting families who want lifestyle-oriented living naaccessible pa rin sa city. These suburbs benefit from new transport projects, strong local employment, and expanding education and retail hubs.

Market Data (Q3 2025)

Metric	Value
Median House Price	~\$650,000
Annual Growth (past 3 years)	6–7%
Average Rental Yield	4.5%
Vacancy Rate	1.1%

 Key Drivers of Growth

- Clyde North development and expansion of the Pakenham rail line
- Upgrades to schools, health facilities, and local retail centres
- Population movement from central Melbourne to outer south-east suburbs
- Strong owner-occupier demand providing long-term market stability

Melbourne’s southern growth zone represents a balanced investment environment. While capital growth may occur more gradually than western corridors, the area’s strong community base and consistent rental demand contribute to stable, long-term performance potential.

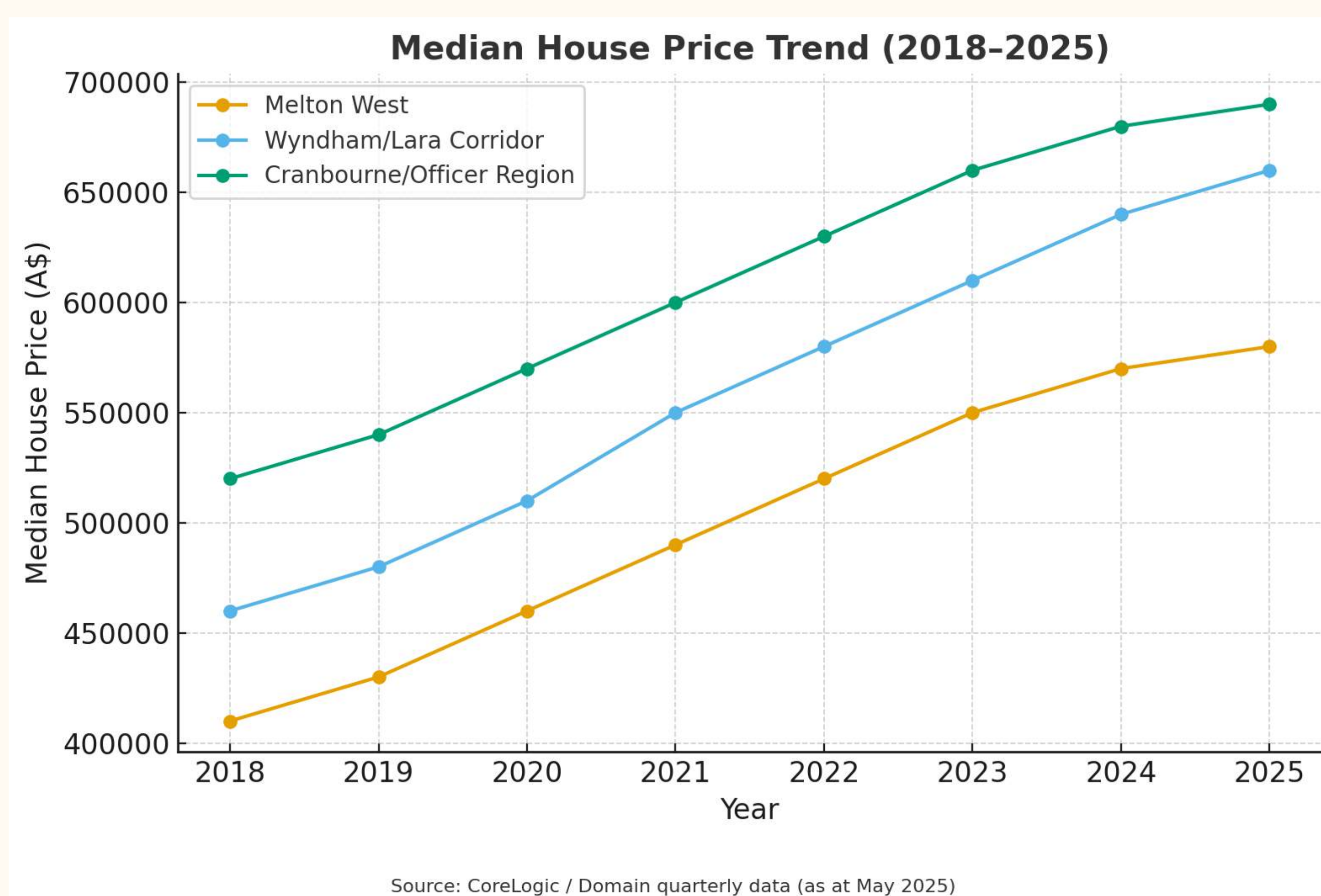
Key Metrics Every Investor Should Know

Property investment isn't just about finding a suburb that "sounds promising."



Successful investors study measurable indicators that reveal how a market is performing over time. To help you understand these fundamentals, we compiled key data and definitions every Filipino-Australian investor should know. These metrics act as your dashboard for reading a market's health and momentum. Hindi ito magic formula, pero ito ang mga indicators na tumutulong para makita kung healthy ba o risky ang isang suburb.

Below, you'll see a visual summary of median house price movements across Melbourne's main growth corridors from 2018 to 2025. Pinapakita ng line graph kung paano nagbago ang property values sa mga featured hotspots through the years — influenced ng affordability, infrastructure, at migration trends.



Median house prices across key Melbourne corridors (2018–2025).

Source: CoreLogic / Domain quarterly data (as at May 2025)

Understanding the Numbers

Metric	Definition	What to Look For
Vacancy Rate	Percentage of rental properties unoccupied	Below 2% indicates healthy tenant demand
Rental Yield	Annual rental income divided by property value	4–5% yields are considered sustainable
Capital Growth	Increase in property value over time	5–7% p.a. is common in growth areas
Infrastructure Pipeline	Upcoming government or private projects	New transport, hospitals, and schools drive demand
Affordability Index	Ratio of income to property prices	Lower ratios indicate easier entry for new buyers

Ang mga metrics na ito, mas meaningful kapag tinitingnan sabay-sabay to determine a property’s investment potential.

Halimbawa, kahit moderate lang ang growth ng isang suburb pero sobrang baba naman ng vacancy rate, ibig sabihin stable ang demand for rentals.

On the other hand, kung mataas nga ang yield pero kulang sa infrastructure projects, baka short-term lang ang kita at hindi pang long-term appreciation.

TIP

Assess multiple indicators together rather than focusing on a single number. Sustainable markets tend to show consistent performance across vacancy, yield, and infrastructure activity



FAQs for Filipino Property Investors

Q: Can I invest in property while still paying off my home loan?

A: Yes. Many investors use their home's equity to fund a second purchase. This allows them to leverage existing value rather than save for a new deposit.

Q: How risky is it to invest in outer suburbs or regional areas?

A: These areas often offer higher yields but may depend on infrastructure timing and local employment. Monitoring government project timelines and population data can help manage risk.

Q: How can property investment help reduce taxes?

A: Investors may be able to claim depreciation and negative gearing benefits, which can offset taxable income. Negative gearing means your property expenses (like loan interest and maintenance) are higher than your rental income. The loss can often be used to reduce your taxable income, helping lower your overall tax bill. Always seek professional tax advice for your situation. It's essential to seek professional tax advice for your personal situation.

Q: What's the minimum amount needed to start investing?

A: Most investors start with around \$70,000–\$100,000 in savings or usable home equity, based on entry prices in growth corridors such as Melton, Melbourne West, and Geelong where homes range from \$520,000–\$650,000. Using your home's equity can reduce upfront cash needs, but loan serviceability and personal financial health remain key considerations.

Q: What's the best timeframe to expect returns?

A: Property investment is generally a medium- to long-term strategy. Most growth cycles play out over 7–10 years.



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About Infiniti Property Corporation

Infiniti Property Corporation is an Australian-owned company dedicated to helping Filipino-Australians build long-term wealth through education and responsible property investment.

With over 23 years of combined experience, our licensed property advisors specialise in guiding clients through every stage — from research and strategy to purchase and portfolio growth.

Our Commitment:

- Evidence-based recommendations, not speculation
- Transparent communication and ethical advice
- Strategies designed around your goals, lifestyle, and budget



5 STARS ON GOOGLE REVIEW

BOOK A CALL

FINAL STEP:

Book a quick 10-minute call with us to chat about your goals and how we can support your journey in real estate and investment.

No pressure, just honest, clear advice to help you make informed decisions.

Here's what you'll gain from our call:

- ✓ Properties in high-demand areas for strong capital growth.
- ✓ We'll guide you through 3–5 options that align with your financial goals and needs.
- ✓ Proven strategies to maximise rental yields.

We're here to help you find the best way forward, without any commitment. If you'd prefer, we can give you a call at a time that suits you best, just keep your phone nearby.

Slots are limited each month. There's no obligation — just practical insights for Filipino investors who want to plan their next move with clarity.

BOOK A CALL



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