



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

Prepared by Infiniti Property Corporation

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





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Meet Infiniti Property Corporation

Infiniti Property Corporation specialises in helping Kenyan-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 strong infrastructure and population growth
- Markets offering 4%+ rental yields and low vacancy rates
- Regions supported by long-term economic development

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

For many Kenyan-Australians building a life abroad, property investment isn't just about returns, it's about creating options, supporting family back home and here, and securing a legacy ("urithi") that grows over time. Our role is to help make that journey clear, structured, and achievable.

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 remain steady over time. In real estate, location is the biggest driver of long-term performance — influencing demand, tenant stability, and capital appreciation.

For many Kenyan-Australian investors, choosing the right suburb can be the difference between modest returns and significant wealth creation. As families look to build stability here in Australia while supporting loved ones back home, *mahali ilipo* (where the property is located) becomes a crucial factor in long-term success.

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

These areas share key characteristics:

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

The following sections explore three corridors that currently demonstrate these fundamentals — not as guarantees, but as areas where data, development, and long-term opportunity 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 Kenyan 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

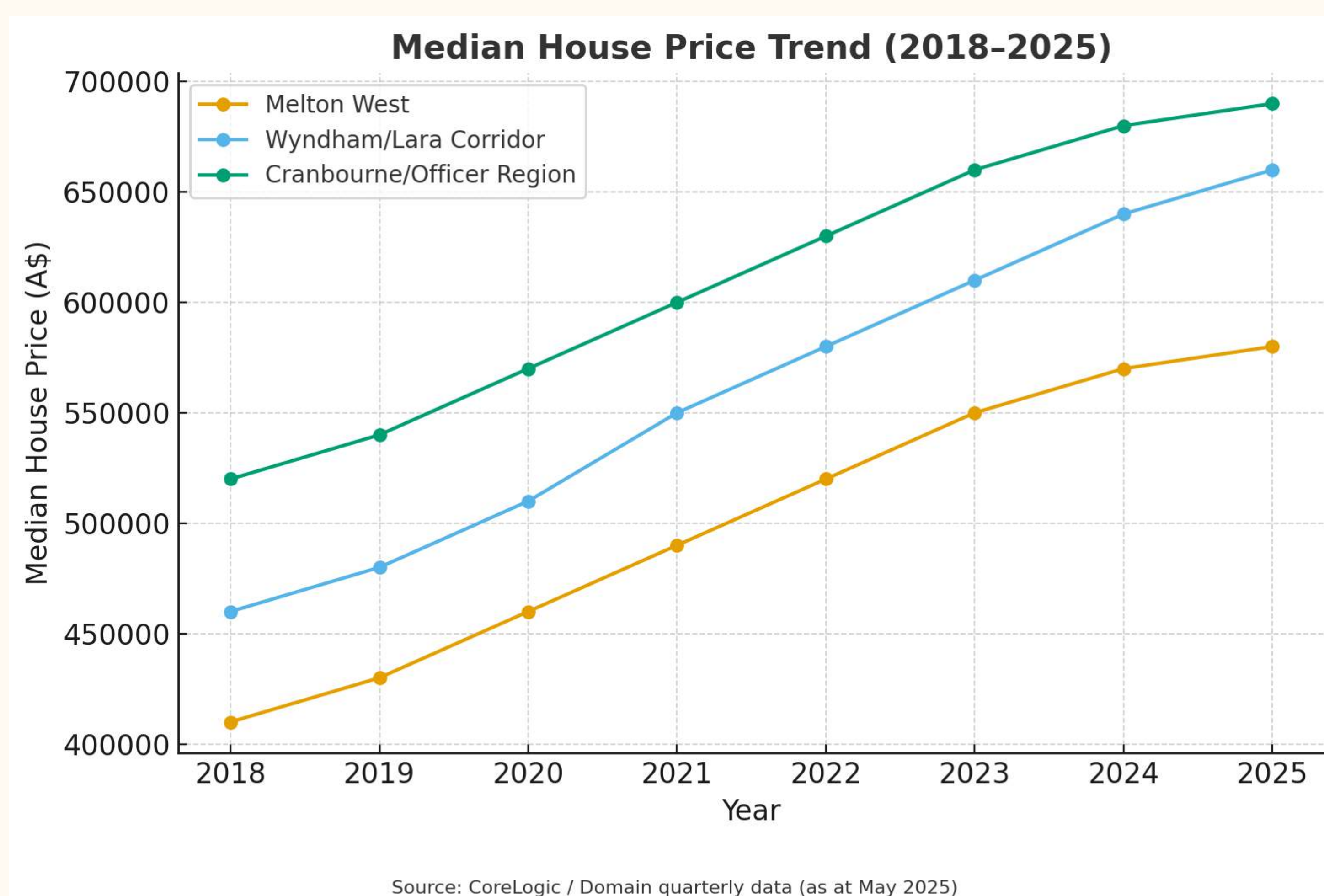
Property investment isn't just about finding a suburb that "sounds promising."



Successful investors rely on measurable indicators that show how a market is performing over time. To support your understanding of these fundamentals, we've outlined the key data points and definitions every investor should be familiar with.

These metrics act as a simple dashboard for reading a market's health and momentum. They're not a magic formula, but they help clarify whether a suburb is stable, strengthening, or showing signs of risk.

Below is a visual summary of median house price movements across Melbourne's major growth corridors from 2018 to 2025, highlighting how values have shifted over time in the areas featured in this report. The trends reflect affordability, infrastructure activity, and population movement.



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

These metrics become most useful when viewed together rather than individually. For example:

- A suburb with moderate growth but very low vacancy often signals strong rental demand and steady occupancy.
- Meanwhile, a suburb with high yields but limited infrastructure may perform well short term but lack long-term appreciation drivers.

TIP

Always consider multiple indicators to gain a clearer picture of a market’s sustainability and potential.



FAQs for Kenyan Property Investors

Q: Can temporary residents or visa holders invest in property?

A: Yes. Temporary residents can purchase property with approval from the Foreign Investment Review Board (FIRB). Most buyers choose new or off-the-plan homes, as existing dwellings have stricter restrictions.

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

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

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

A: These areas often offer higher rental yields but may rely on timely infrastructure and local employment growth. Keeping an eye on government project timelines and population data can help manage risk effectively.

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 applies when your property expenses (such as loan interest and maintenance) are higher than your rental income. This loss can sometimes be used to reduce your taxable income. Always seek professional tax advice for your personal situation.

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

A: Most investors begin 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 the Geelong region. Using home equity can reduce upfront cash requirements, but serviceability and personal financial health remain essential.

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

A: Property investment is generally a medium- to long-term strategy. Most growth cycles unfold over 7–10 years, depending on market conditions and the strength of surrounding infrastructure.



INFINITI 

About Infiniti Property Corporation

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

With over 23 years of combined experience, our licensed property advisors guide clients through every stage of the journey — 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 insights for Kenyan investors who want to plan their next move with clarity.

BOOK A CALL



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