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# THE COLLECTION

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THIRTY-FOUR OUTSTANDING DEVELOPMENT SITE  
OPPORTUNITIES IN MELBOURNE, AUSTRALIA

—

**SPRING 2015 #2**

**CBRE** VICTORIAN  
DEVELOPMENT  
SITE SALES



Welcome to the Spring Edition of *The Collection*, Victoria's leading and most followed development site publication. The strong start we witnessed early on in the year has followed through to Q3 2015; supported by strong market credentials, continued historically low interest rates and increased overseas investment influenced by the falling Australian Dollar. So far this year we have seen large volumes of stock transact to both local and offshore developers, supported by continued confidence and demand in the residential sector.

As Victoria's population continues to grow, the merits of apartment living are becoming more attractive to Australian home owners and investors –whether it be for the empty nesters, the downsizers or first home owners etc. Developers have recognised this growing trend, backed by confidence and depth in the residential market and reflected in the volume of transactions moving into the 2015/2016 financial year.

CBRE Victorian Development Sites team recognise the ever-changing market needs and continue to service this sector with dedicated and highly specialised sales experts to handle all buying and selling queries.

We welcome you to the Spring Edition of *The Collection* of 2015. This edition showcases a wide range of development sites that are currently available for your purchasing consideration. Some of the sites have approved permits and some without. We also welcome you to visit the dedicated team website [www.cbremelbourne.com.au](http://www.cbremelbourne.com.au) which hosts all current listings and sold properties.

On behalf of our team, I would like to take this opportunity to thank you all for your business in 2015 and we look forward to being of great service to you in the future.

A stylized, handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a cursive representation of the name Mark Wizel.

**Mark Wizel**

SENIOR DIRECTOR

CBRE VICTORIAN DEVELOPMENT SITES

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DIRECTOR'S  
SELECTION  
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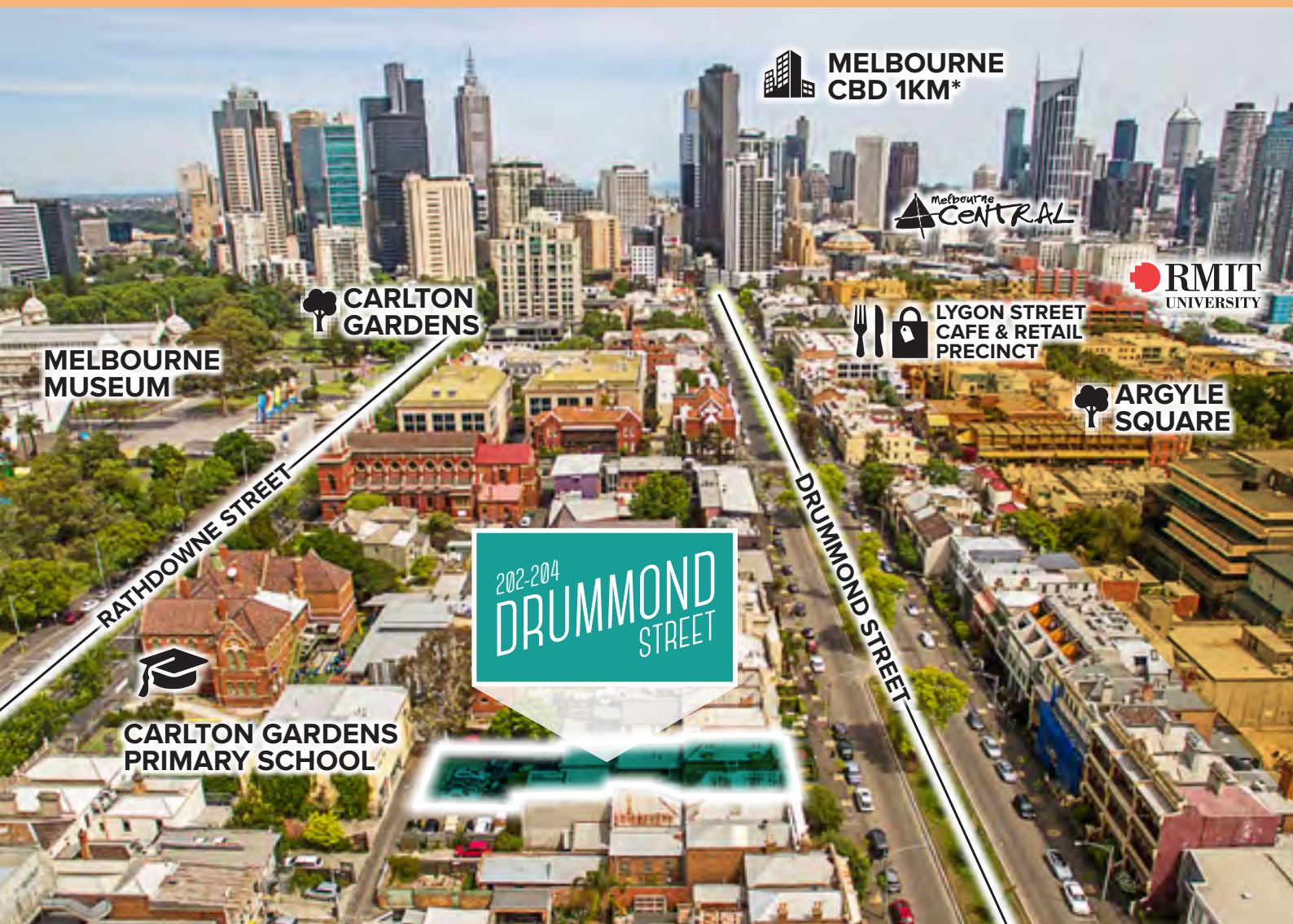


DIRECTOR'S  
SELECTION  
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# 202-204 DRUMMOND STREET

— Carlton —



MELBOURNE  
MUSEUM



CARLTON  
GARDENS



MELBOURNE  
CBD 1KM\*



LYGON STREET  
CAFE & RETAIL  
PRECINCT



ARGYLE  
SQUARE

RATHDOWNE STREET

DRUMMOND STREET



CARLTON GARDENS  
PRIMARY SCHOOL

202-204  
DRUMMOND  
STREET



# A REMARKABLE OFFERING OF TWO (2) ADJOINING RESIDENTIAL LANDHOLDINGS

## 202–204 DRUMMOND STREET, CARLTON

- Prominent 536sqm\* corner landholding over two (2) title allotments
- Three (3) frontages to Drummond Street, Erskine Lane and connecting R.O.W
- Existing improvements including two (2) superb terrace dwellings with 9 at-grade car parks
- Flexible Mixed Use Zone and superb development potential.
- Outstanding location on the edge of the CBD and surrounded by the highest level of amenity including Lygon Street retail, food and lifestyle precinct; the iconic Carlton Gardens and Exhibition Building; RMIT and Melbourne University.

\*approx

INDICATIVE  
PRICING: \$5M



# 168&172 GLADSTONE STREET SOUTH MELBOURNE

MELBOURNE CBD  
(800M\*)

DFO SOUTH WHARF (600M\*)

WESTGATE FREEWAY

KINGS WAY

CLARENDON STREET

CLARENDON STREET RETAIL PRECINCT

woolworths

SOUTH MELBOURNE MARKETS (200M\*) >

MONTAGUE STREET

168&172  
GLADSTONE  
STREET  
SOUTH  
MELBOURNE

GLADSTONE STREET

LIGHT RAIL TO CBD

LANEWAY ACCESS



# PRIME CITY FRINGE DEVELOPMENT OPPORTUNITY

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168 & 172 GLADSTONE STREET,  
SOUTH MELBOURNE

- Outstanding South Melbourne development site
- Highly Flexible Capital city zone
- Opportunity to deliver high quality boutique mixed use development opportunity (STCA)
- Existing improvements providing for short term income
- Excellent location close to public transport & retail amenity, between Bay Street Port Melbourne and the Melbourne CBD

\*approx



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ARCHITECTS: **DO ARCHITECTS**

+61 412 682 411

DAVID@DOARCHITECTS.COM.AU

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INDICATIVE

PRICING: \$3M+

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19-23

# COOKSON

# SOLD

*Camberwell*

7.5KM\*  
MELBOURNE CBD

CITY LINK

GLENFERRIE ROAD

SWINBURNE UNIVERSITY  
1.5KM\*

FRITSCH HOLZER  
PARK

CAMBERWELL ROAD

BURWOOD ROAD

19-23

**COOKSON<sup>ST</sup>**  
*Camberwell*

BURKE ROAD

LANEWAY

RETAIL PRECINCT

CAMBERWELL  
TRAIN STATION

COOKSON STREET



# LIFESTYLE, VIEWS & CONVENIENCE THAT CANNOT BE REPLACED

## COOKSON STREET, CAMBERWELL

Development opportunity in the Heart of

- Perfect location for apartments and ground floor retail
- Second permit approval for project over 5 levels (average)
- Undeniably one of the best positions in Melbourne
- Blue chip location surrounded by transport, retail, and lifestyle amenity
- Access via Cookson street and rear laneway frontage

\*approx

ARCHITECTS: **CBG ARCHITECTS**  
+61 3 9525 3855

INDICATIVE  
PRICING: \$4M+





283-289

SOLD

HIGH ST

CNR YORK ST

*Drahran*



# PERMITTED PRAHRAN CORNER DEVELOPMENT SITE

2-289 HIGH STREET, PRAHRAN

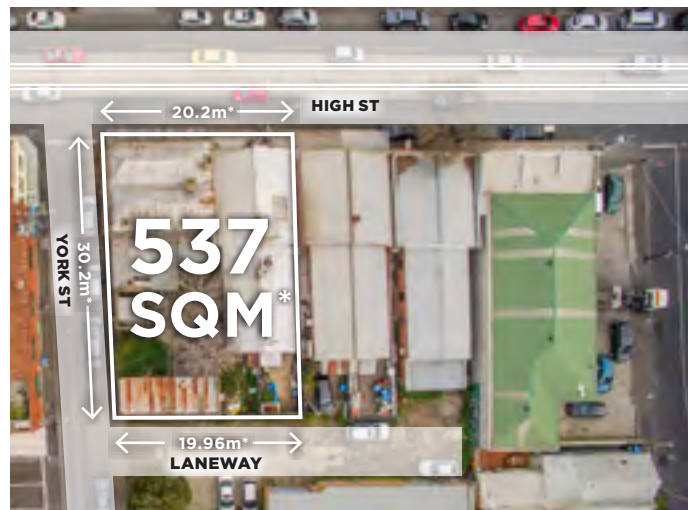
...ed corner allotment for 31 apartments + four  
... a cafe permit with a liquor license  
... with imposing combined frontage  
... Street, plus additional rear  
lane

- Outstanding ... less than 400m to Chapel ... High Street dining and entertainment Hanoi Hannah, Huxtable name a few
- Public transport options are aplenty, with a tram operating along High Street, providing direct Melbourne access, which is less than 5km\* from the property. This is complemented by Prahran Train Station less than 800m\* away
- Numerous reserves, parklands public recreation facilities are only a short walk, including Victoria Gardens (200m\*), Prahran Aquatic Centre (450m\*), with Albert Park Lake and Fawkner Park also very accessible

\*approx

ARCHITECTS: **MCALLISTER ALCOCK ARCHITECTS**  
+61 3 9421 6671  
STUDIO@MAARCHITECTS.COM.AU

INDICATIVE  
PRICING: \$5M+



**SOLD**



# 2 OF RICHMOND SOLD TEST

OFFERED TOGETHER OR INDIVIDUALLY

370-374 & 376-380 SWAN STREET

“LOCATED IN THE POCKET OF RICHMOND  
WHERE APARTMENT BUYERS WANT TO LIVE”





# 2 OF RICHMOND'S FINEST OFFERED TOGETHER OR INDIVIDUALLY

374 & 376-380 SWAN STREET, RICHMOND

## INVESTMENT POTENTIAL

of 2,151sqm\* with vast 55m\*

- Situated in a prime location, which will provide significant growth potential
- Underpinned by superb public transport services
- Strong income to offset holding costs

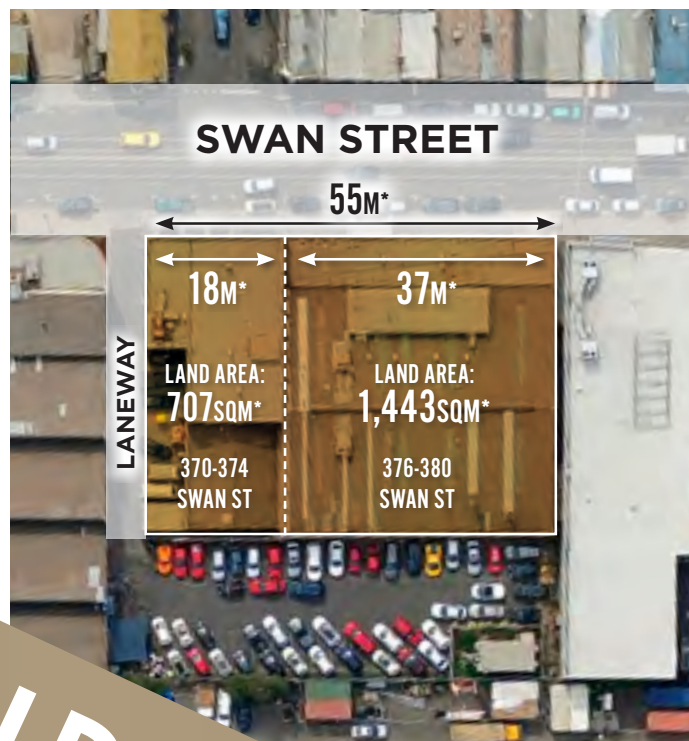
## INVESTMENT POTENTIAL

- Iconic Richmond freehold occupied by a Melbourne institution
- Improved with two high quality showrooms, with total income of \$502,591.56 pa\*, with the flexibility of demolition clauses
- Swan Street retail precinct establishing itself as a 'golden mile' for major local and international retailers
- Income growth potential

\*approx

ARCHITECTS: **PLUS ARCHITECTURE**  
JESSICA LIEW  
+61 3 8696 3999  
JLIEW@PLUSARCHITECTURE.COM.AU

INDICATIVE  
PRICING: \$10M+



**SOLD**

PERMIT APPROVED



ST GEORGES ROAD

BELL STREET

BELL STREET

BELL TRAIN STATION

RETAIL AND HOSPITALITY PERCENT

TA COCHRANE RESERVE

ADAMS PARK

HOTHMAN STREET

HIGH STREET

RAILWAY PLACE

Woolworths  
Australia's fresh food people



# PERFECTLY POSITIONED IN PRESTON'S EMERGING LIFESTYLE PRECINCT

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## 3 HAROLD STREET, PRESTON

- 638sqm\* land holding
- Permit approved for 12 apartments over 3 levels
- Exciting boutique development opportunity located in the heart of Preston's neighbourhood residential pockets, positioned amongst established residential dwellings
- Located minutes away from Bell Street Plenty Road Tram Stop
- Median house price in Preston of \$816,000\*

\*approx



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ARCHITECTS: **ARCHITECTURAL DESIGN GROUP**  
+61 3 9867 6111  
INFO@ADG.COM.AU

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INDICATIVE  
PRICING: \$1.4M+

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13 - 15  
**CHESTERVILLE ROAD**  
CHELTENHAM · VICTORIA

40m\*

43m\*



SIGNIFICANT LAND SIZE

**2,335sqm\***



**50**

ON-SITE CAR PARKS



**15M\***

FROM WESTFIELD SOUTHLAND



# PREMIUM QUALITY HIGH DENSITY DEVELOPMENT SITE

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## 13–15 CHESTERVILLE ROAD, CHELTENHAM

- Expansive 2,335sqm\* land holding located on the corner of Chesterville Road and Jamieson Street
- Existing 1,183sqm office building with 50 on-site car spaces
- High density residential/mixed use development potential (STCA)
- Centrally positioned within Cheltenham offering retail, café and lifestyle attractions
- Only 15m\* from the Westfield Southland, one of Australia's largest shopping centres (David Jones, Myer, Apple, Village Cinemas)
- Offered with future development scheme from renowned architecture firm Plus Architecture

\*approx



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ARCHITECTS: **PLUS ARCHITECTURE**  
JESSICA LIEW  
+61 3 8696 3999  
JLIEW@PLUSARCHITECTURE.COM.AU

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INDICATIVE  
PRICING: \$6M+

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87-89

FLEMINGTON ROAD

NORTH MELBOURNE

EXCITING CITY FRINGE  
DEVELOPMENT  
OPPORTUNITY



APPROVED 40M  
DISCRETIONARY  
HEIGHT ALLOWANCE

OUTLINE INDICATIVE ONLY



# EXCITING CITY FRINGE DEVELOPMENT OPPORTUNITY

87–89 FLEMINGTON ROAD,  
NORTH MELBOURNE

- Superb 520sqm\* landholding ideally suited for high density mixed use development (STCA)
- 40m Discretionary Height Allowance Approved Under Melbourne City Council's 'City North Structure Plan'
- Multiple street frontages to the iconic Flemington Road boulevard and Little George Street (at the rear)
- Offered with multiple short term tenancies currently returning \$180,000 per annum
- Serviced by ample public transport with immediate tram services (via Racecourse Road & Flemington Road) and nearby train services, only 350m\* from proposed new Parkville Railway Station
- Located in close proximity to Royal Park, Melbourne's State Netball & Hockey Centre, Melbourne Zoo, Royal Park Golf Course, a host of open sporting fields and pavilions
- Walking distance to Melbourne University 400m\*, major hospitals, Queen Victoria Market 700m\* and the CBD 1.4km\*

\*approx

INDICATIVE  
PRICING: \$5M+



TOTAL LAND AREA: 7,345 SQM\*

FOR SALE - **SOLD**

THE SPENCER DEVELOPMENT  
& INVESTMENT PORTFOLIO

MELBOURNE • AUSTRALIA





# FOUR QUALITY FREEHOLD ASSETS. AVAILABLE INDIVIDUALLY OR AS A WHOLE.



83-113 BATMAN STREET

371 SPENCER STREET

- Melbourne's best permit approved offering of townhouses by world renowned architect B

- Commercial three (3) level freestanding office and retail building with an additional basement level

**SOLD**



355 SPENCER STREET

102 JEFFCOTT STREET

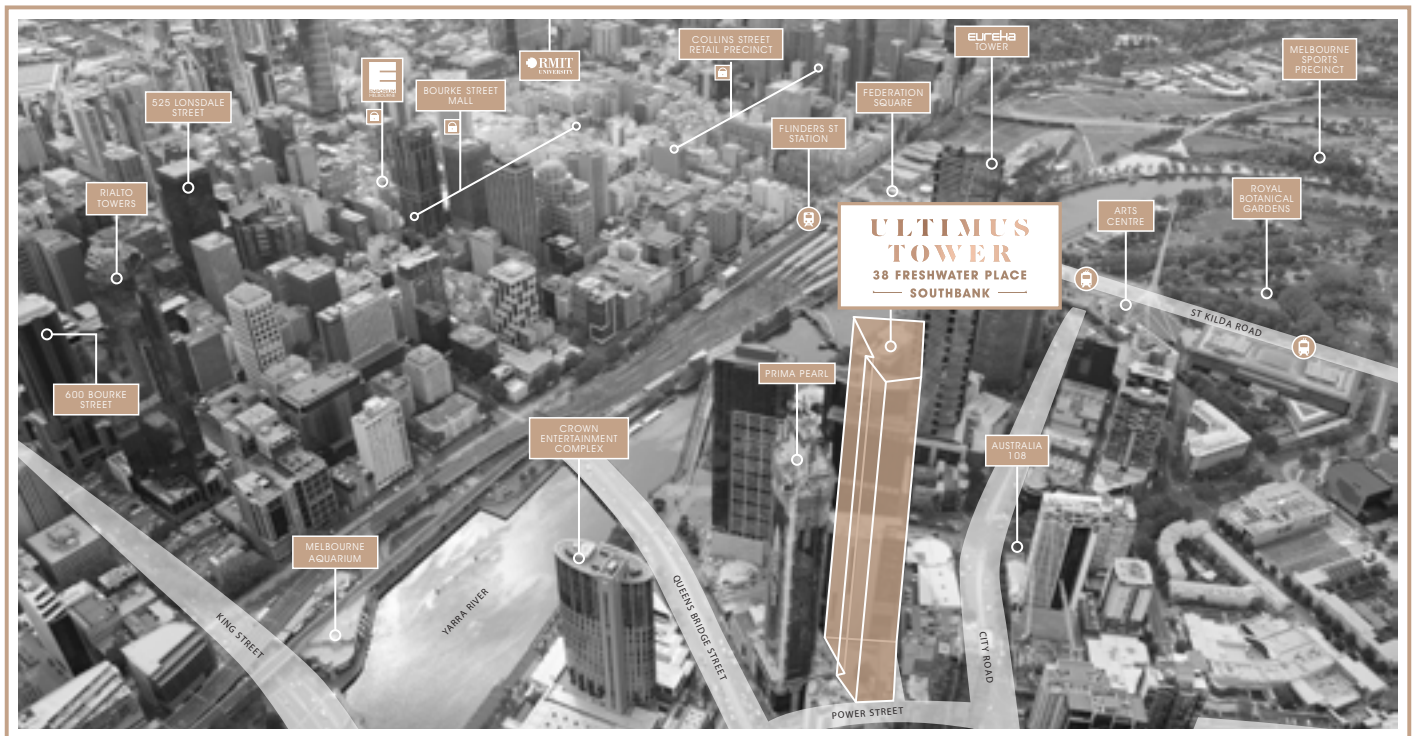
- A six level office investment of 7,385sqm\*, prominently positioned on the high profile corner of Spencer and Jeffcott Streets

- Freestanding commercial building of 1,770sqm\* with substantial basement

\*approx.

# ULTIMUS TOWER

38 FRESHWATER PLACE – MELBOURNE, AUSTRALIA



# UNREPEATABLE PERMIT APPROVED SOUTHBANK DEVELOPMENT SITE

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## 38 FRESHWATER PLACE, SOUTHBANK

- An opportunity to develop Melbourne's last remaining Southbank super site
- Large landholding of 3,096sqm\*, which will provide direct pedestrian linkage to Freshwater Place upon completion and street frontage to Power Street
- Permit approved for a 273m tower, unrepeatable under current planning conditions
- Permit provides for a mixed use development featuring high end apartments, a luxurious hotel and retail
- World class design by renowned architects Metier3 which will provide outstanding CBD and Port Phillip Bay views

\*approx

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ARCHITECTS: **METIER3**  
ANDREW NORBURY  
+61 3 9420 4000  
ANORBURY@METIER3.COM.AU

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INDICATIVE  
PRICING: \$60M+

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FOR SALE

— 110 —  
DENMARK  
STREET  
— KEW —

SOLD

MELBOURNE CBD 7KM\*

BRIDGE ROAD &  
VICTORIA STREET  
RETAIL

YARRA RIVER

KEW MEDIAN HOUSE PRICE  
**\$2,080,000\***

HAWTHORN MEDIAN HOUSE PRICE  
**\$2,083,000\***

HIGH STREET

STUDLEY PARK ROAD

DENMARK STREET

PRINCESS STREET

HIGH STREET

HIGH STREET RETAIL

DENMARK STREET

LANE

LANE

LANE

LANE



# EXCLUSIVE KEW JUNCTION SITE IN MELBOURNE'S PREMIER 'INNER EAST'

DENMARK STREET, KEW

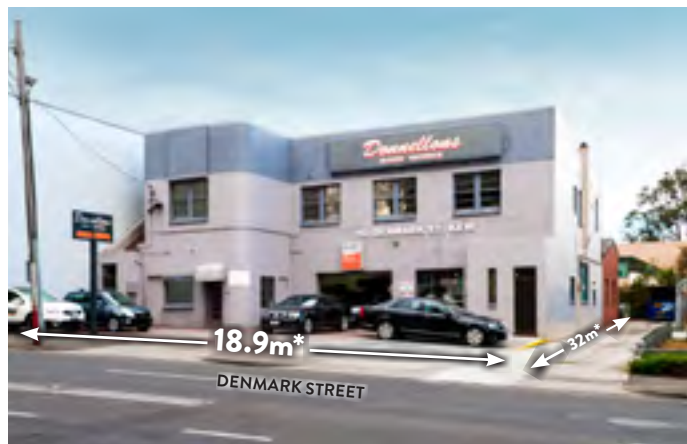
'Kew Junction' land

real estate, Denmark St, plus side and rear

- Commercial development opportunities, plus short term income
- Exciting high density residential development with significant surrounding precedent (STCA) & pre-sale success
- Envable location underpinned by close proximity to High Street Kew, Glenferrie Road Hawthorn & Bridge Road Richmond strip retail, dining & entertainment amenity
- Immediate tram public transport access to the Melbourne CBD
- Within prestigious 'inner eastern' private school zone (Xavier College, Trinity College and MLC) & Swinburne University, plus Yarra River recreation reserves and walking trails

\*approx

INDICATIVE  
PRICING: \$5M+



# DANKS STREET SOLD

(CNR JOHNSTON STREET)

PORT MELBOURNE

PERMIT APPROVED



LIGHT RAIL 600m\*



PORT MELBOURNE  
BEACH 250m\*

PORT MELBOURNE  
MEDIAN HOUSE PRICE  
\$1,445,000

GRAHAM ST

BEACONSFIELD PARADE

61

DANKS STREET

PORT MELBOURNE

JOHNSTON STREET

DANKS STREET

LANEWAY

OUTLINE INDICATIVE ONLY



# BOUTIQUE BAYSIDE PERMITTED DEVELOPMENT OPPORTUNITY

## STREET, PORT MELBOURNE

- highly sought after development site
- ent plans for fifteen (15)
- highly functional improvements providing flexibility and short term income
- Efficient built form and design mix of predominant
  - Supremely desirable residential several market developments
  - Centrally positioned within walking distance lifestyle amenity including Bay Street Retail (400m\*), Melbourne Beach (250m\*), tram services (600m\*) and local parks and reserves
  - Highly functional existing improvements providing flexibility and short term income
  - A genuine Melbourne lifestyle development opportunity

\*approx

ARCHITECTS: **CHT ARCHITECTS**  
+61 3 9417 1944  
INFO@CARABOTTARCHITECTS.COM

INDICATIVE  
PRICING: \$3M+



// FOR SALE

SOLD

ICONIC MELBOURNE  
**PARKSIDE**  
DEVELOPMENT SITE

---

**699 PARK STREET, BRUNSWICK, VIC**

T H E

*Reserve*

PRINCES PARK



# IRREPLACEABLE INNER CITY LAND HOLDING SPANNING 6,320SQM\*

STREET, BRUNSWICK

- Situated in the heart of the 'Princes Park' providing panoramic views
- Suburban location (bus & tram within short walk), recreational facilities
- Massive mixed use potential
- Benefiting from highly valued surrounding area including a well trading 73 room hotel and residential dwelling
- Providing in excess of \$700,000 of passing income per annum

\*approx

ARCHITECTS: **PLUS ARCHITECTURE**  
JESSICA LIEW  
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JLIEW@PLUSARCHITECTURE.COM.AU

INDICATIVE  
PRICING: \$25M+





# 701 STATION ST BOX HILL MELBOURNE

PERMIT APPROVED SITE  
WITH INCOME



MELBOURNE CBD  
13KM\* →

BOX HILL  
CENTRAL

\$120m\* ATO  
BUILDING

BOX HILL  
ACTIVITY CENTRE

BOX HILL  
TRAIN STATION

BOX HILL  
COMMERCIAL PRECINCT

TRAM  
(150m)

NEW APARTMENT  
DEVELOPMENTS

WHITEHORSE ROAD

HILTONS LANE

BRUCE STREET

662sqm\*

ELLAND AVENUE

STATION STREET

MEDIAN HOUSE PRICE:  
\$1,535,000



ARTISTS IMPRESSION

OUTLINE INDICATIVE ONLY  
\*APPROX



# DEVELOP AN ICON IN THE BOOMING HEART OF THE 'BOX HILL ACTIVITY CENTRE'

## 701 STATION STREET, BOX HILL

- Exceptional development opportunity in the heart of the 'Box Hill Activity Centre'
- Unrepeatable planning permit for a 12 level development, incorporating 73 apartments and commercial space
- Regular land holding of 662sqm\* with corner frontage to Station Street and Hiltons Lane
- Quality existing improvements & income
- Immediate proximity to:
  - Whitehorse Road & Station Street retail / commercial / multicultural dining & culinary attractions
  - Major Melbourne health / education hub & employment drivers, inc. Box Hill Tafe & Hospital
  - Box Hill Central Shopping Centre
  - Box Hill Train Station, tram & bus interchange
  - Numerous parks, gardens & recreational reserves

\*approx

ARCHITECTS: **ARTISAN ARCHITECTS**  
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INFO@ARTISANARCHITECTS.COM.AU

INDICATIVE  
PRICING: \$6.5M+



126-128

# ST KILDA RD SOLD

ST KILDA,  
MELBOURNE

MELBOURNE

PORT PHILLIP BAY

ALBERT PARK

FITZROY STREET

RETAIL AND ENTERTAINMENT PRECINCT

ALMA ROAD

ST KILDA ROAD

CHARNWOOD CRES



100% SOLD





# PERFECTLY POSITIONED MIXED USE / MULTILEVEL DEVELOPMENT SITE IN PICTURESQUE SEASIDE LOCATION

ROAD, ST KILDA

holding of 436sqm\* with  
two

- Suited to future (STCA)
- Strong short term flexi
- Highly desirable pocket of St Kilda  
eateries, parks and flexible transport op  
distance

**SOLD**



INDICATIVE  
PRICING: \$2M+



ROSSLYN STREET

WEST MELBOURNE

SOLD



ARTIST IMPRESSION

# MULTI-PERMITTED MIXED USE DEVELOPMENT OPPORTUNITY IN A HIGHLY SOUGHT AFTER CBD FRINGE LOCATION



**SOLD**

- A superb mixed use development opportunity
- Mixed use zoning
- Separate permits approved for a development with office space over six (6) levels
- Outstanding location offering the highest form and amenity attractions on your doorstep including Flagstaff Gardens (200m\*), Queen Victoria Market (500m\*), Melbourne University & RMIT (1km\*), Melbourne Central & new Melbourne Emporium (1km\*)

\*approx

INDICATIVE  
PRICING: \$2.5M+



FOR SALE

41-49  
*Bank St.*  
SOUTH MELBOURNE



SOLD



ARTIST IMPRESSION



# SIMPLY THE MOST VALUABLE PERMIT IN SOUTH MELBOURNE RIGHT NOW!

## 1000 PARK STREET, SOUTH MELBOURNE

\* land holding with dual street frontage of 100 metres

- Potential for mixed-use development, with existing parking and loading parameters
- Located within Melbourne's Arts and Sporting Precinct, in the Shrine of Remembrance grounds, just minutes from South Melbourne on the doorstep of the Melbourne Cricket Ground
- Ideally situated within walking distance of the Melbourne Arts and Sporting Precinct, as well as Crown Entertainment Complex

\*approx



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INFO@ARTISANARCHITECTS.COM.AU

INDICATIVE  
PRICING: \$15M+

9-13

# DERBY RD

CAULFIELD EAST



MELBOURNE CBD 9KM\*



CAULFIELD PARK



MALVERN CENTRAL SHOPPING CENTRE

Woolworths

DAVID JONES

CAULFIELD NORTH MEDIAN HOUSE PRICE \$1,841,000

MALVERN EAST MEDIAN HOUSE PRICE \$1,600,000

9-13 DERBY RD CAULFIELD EAST

PRINCES HIGHWAY (DANDENONG ROAD)



CAULFIELD PLAZA



coles



MONASH University

STATION STREET



CAULFIELD RACECOURSE



CAULFIELD TRAIN STATION

SIR JOHN MONASH DRIVE



# DEVELOP AN ICON IN THE BOOMING HEART OF THE 'BOX HILL ACTIVITY CENTRE'

DERBY STREET, CAULFIELD EAST

Area of 541sqm\*

Derby Road plus rear  
access to the street

- Significant development advantage of proximity to high density Caulfield Plaza (including Chadstone Shopping Centre
- Outstanding public transport options including Caulfield Train Station and tram connectivity on Derby Road is complemented by the Princes Highway providing direct Melbourne CBD access, which is only 9kms\* from the property.

\*approx



**SOLD**



INDICATIVE  
PRICING: \$4M+

FOR SALE

1-3 & 5-9

**GORDON**

STREET

*Cremorne*

45.72M\*



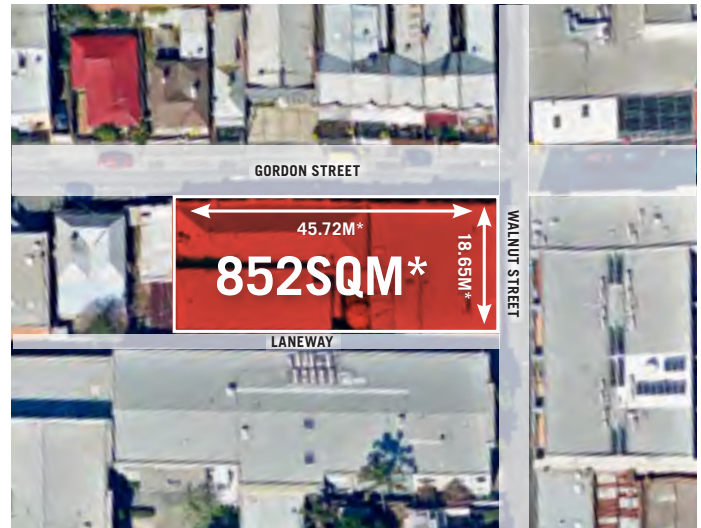
# DEVELOP, OCCUPY OR INVEST IN THE HIGHLY SOUGHT AFTER CREMORNE / EAST RICHMOND PRECINCT

## 1-3 & 5-9 GORDON STREET, CREMORNE

- Located in one of Melbourne's most sought after and tightly held fringe suburbs
- Suitable for owner/occupier, investor or developer
- Substantial land allotment of 852sqm\* with huge 45.72m\* street frontage
- Located within immediate walking distance to Richmond Train Station, Victoria's premier sporting and entertainment precinct plus ease of access to the Melbourne CBD
- Surrounded by Melbourne's most proven residential apartment buildings that continually attract strong investor and owner occupier interest

\*approx

INDICATIVE  
PRICING: \$4M+



**SOLD**

— A PREMIUM DEVELOPMENT OPPORTUNITY —



— INTRODUCING —

# DALGETY HILL

— WITHIN THE 'DALGETY PRECINCT' —

**807-811  
WARRIGAL ROAD**

**OAKLEIGH**



# A PREMIUM DEVELOPMENT OPPORTUNITY

7-811 WARRIGAL ROAD, OAKLEIGH

Owner landholding of 3,686 sqm\*

Street frontage of 123m\*

providing strong holding

- Significant development potential with high quality development schemes and views
- Strategic Chadstone Development
- Close to Monash, Clayton and Caulfield campus, train station and Chadstone bus interchange
- Walking distance to Oakleigh pool and fitness centre, golf course, parks and Scotchman Creek Bike Trail (to CBD)

\*approx



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+61 3 9417 1944  
DC@CARABOTTARCHITECTS.COM

INDICATIVE  
PRICING: \$12M

**343-347 & 349  
ASCOT VALE ROAD**  
—  
MOONEE PONDS  
—  
**MELBOURNE**

ICONIC  
INNER MELBOURNE  
DEVELOPMENT OPPORTUNITY



ASCOT VALE ROAD

ARTIST IMPRESSION ONLY



# HIGH ENERGY AND VIBRANT INNER CITY LOCATION

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343–347 & 349 ASCOT VALE ROAD,  
MOONEE PONDS

- Substantial city fringe Land Holding of 2,156sqm\* with an expansive frontage to Ascot Vale Road of 43m\*
- Exciting future mixed use development opportunity (STCA)
- Offered with future development planning scheme for 227 residential apartments + commercial over 14 levels by renowned architects KUD
- Strong holding income
- Exceptional location surrounded by established amenity including renowned Puckle Street retail & entertainment facilities, plus Moonee Ponds Central Shopping Centre
- Close to Moonee Valley Racecourse, renowned z Park, plus CityLink Freeway access points
- Opportunity to capitalise on strong demand for inner city living in Melbourne – the World's most liveable city

\*approx

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ARCHITECTS: **KUD ARCHITECTS**  
+61 3 9429 4733  
ENQUIRIES@KUD.COM.AU

---

INDICATIVE  
PRICING: \$10M+

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**1100**  
**DANDENONG RD**  
CARNEGIE

**SOLD**

**PERMITTED  
SITE IN THE  
HEART  
OF CARNEGIE**



# PERMITTED SITE IN THE HEART OF CARNEGIE

90 DANDENONG ROAD, CARNEGIE

- High quality four (4) level residential development
- 26 basement car spaces
- Carnegie Central Shopping Centre
- Carnegie Community Centre, Recreation Health
- 200m\* to Carnegie Railway Station
- 15 minutes to Melbourne CBD
- 10 minutes to Monash Fwy



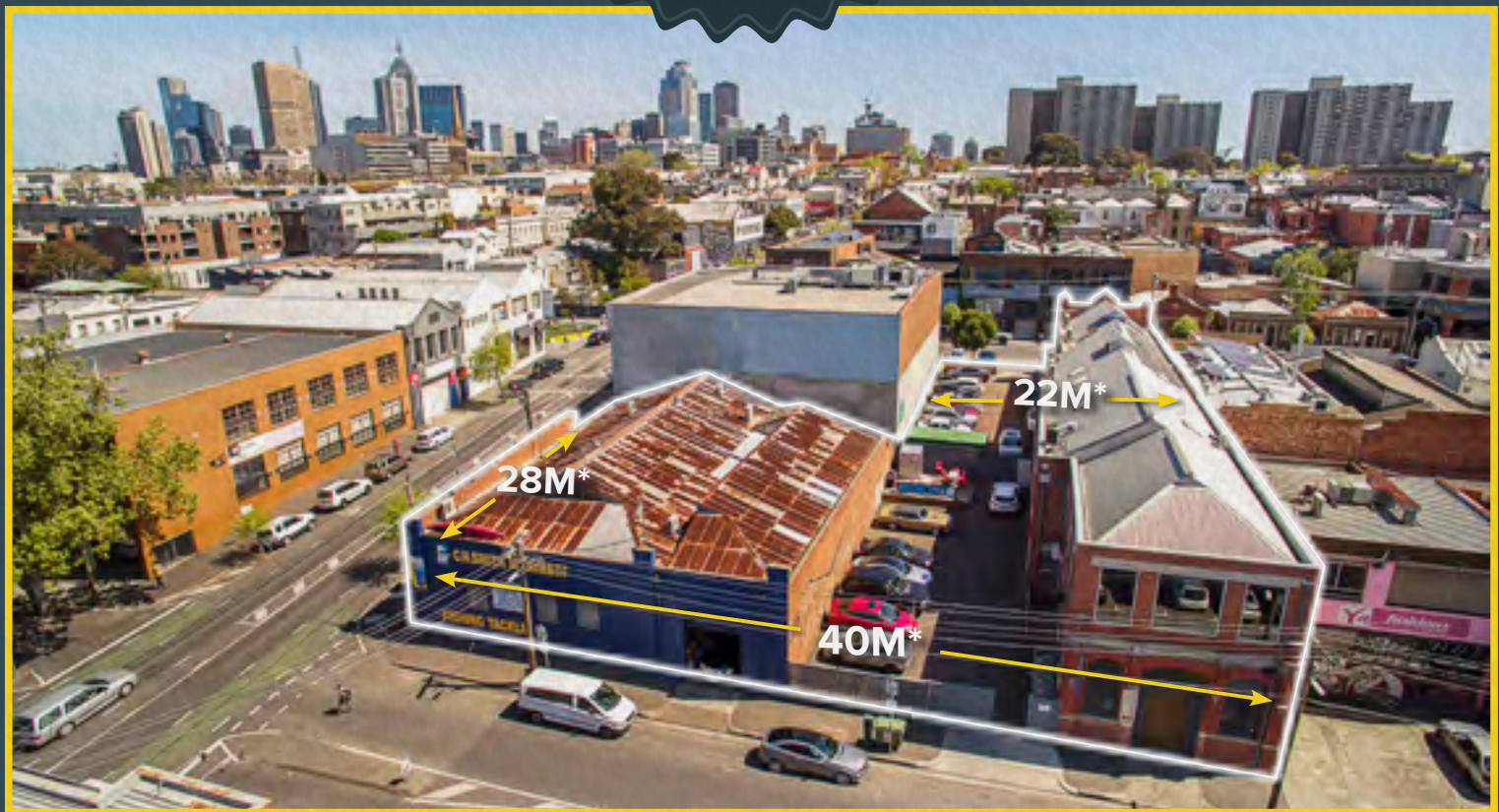
**SOLD**

ARCHITECTS: **STOKES ARCHITECTS**  
SIMON STOKES  
+61 414 362 224  
SIMON@SSTOKES.COM.AU

INDICATIVE  
PRICING: \$2.5M+

SPRING 2015

# THE COLLINGWOOD COLLECTION



TRIPLE STREET FRONTAGE



PROVEN LOCATION



GOLDEN POCKET



1,718SQM\* MIXED USE LAND



90M\* OF FRONTAGE



# PREMIUM CITY FRINGE DEVELOPMENT OPPORTUNITY

44 OXFORD STREET, COLLINGWOOD

holding of 1,718sqm\* with a substantial 90m\*

within Collingwood's highly

- The opportunity for density, high quality development and a high income and the ultimate flexibility
- Quality existing improvements

**UNDER OFFER**



LANGRIDGE STREET FRONTAGE



CAMBRIDGE STREET FRONTAGE



OXFORD STREET FRONTAGE

ARCHITECTS: **CHT ARCHITECTS**  
DAVID CARABOTT  
+61 3 9417 1944  
DC@CARABOTTARCHITECTS.COM

INDICATIVE  
PRICING: \$14M+

# 10 DOWN STREET Collingwood

# SOLD





# RARE INNER CITY WAREHOUSE ONLY 1.5KM\* FROM THE MELBOURNE CBD IN ECLECTIC COLLINGWOOD

## COLLINGWOOD

opportunity within one of  
Melbourne's most vibrant

- Permit approved for development, with land area of 8.1m\*
- Quality current improvements and strong holding income
- Located close to all forms of amenity including retail (300m\*), Gertrude Street retail (500m\*), Collingwood Train Station (500m\*) and Melbourne's CBD (1.5km\*)

\*approx



ARCHITECTS: **ARCH 10**  
+61 3 9530 4910  
INFO@ARCH10.COM.AU

INDICATIVE  
PRICING: \$3M+

**FOR SALE**

**14~22**  
**GAFFNEY STREET**  
**• COBURG •**

**2.56HA WITH DDO APPROVAL FOR  
MED-HIGH DENSITY DEVELOPMENT**



# MAJOR MIXED-USE MASTERPLAN OPPORTUNITY IN MELBOURNE'S POPULAR INNER NORTH

## 14-22 GAFFNEY STREET, COBURG

- Significant 25,600sqm\* infill development site
- 145m\* frontage with dual access points
- Current warehouse improvements with short term income
- Opportunity for staged development outcome
- Proximate to Sydney Road retail, lifestyle and amenity attractions, the newly constructed coburg north village centre (feat. Coles supermarket) plus the Lincoln Mills Homemaker Centre
- Surrounded by scenic parklands and reserves including coburg lake and the merri creek trail (3-4 mins walk\*)
- Immediate access to public transport (train, tram & bus) plus citylink connecting Melbourne CBD and airport (15 mins\*)

\*approx

ARCHITECTS: **PLUS ARCHITECTURE**  
JESSICA LIEW  
+61 3 8696 3999  
JLIEW@PLUSARCHITECTURE.COM.AU

INDICATIVE  
PRICING: \$35M+



FOR SALE

BOX HILL  
ACTIVITY  
CENTRE

DONCASTER  
PARK & RIDE  
1.8KM\*

EASTERN FREEWAY

DONCASTER ROAD

*Westfield*

WILLIAMSONS ROAD



'DONCASTER HILL'  
PRECINCT - A PROVEN  
APARTMENT MARKET  
WITH A MEDIAN HOUSE  
PRICE ~ \$1,300,000\*

3,917SQM\*

55M\*

92-96

WILLIAMSONS RD

DONCASTER



# PREMIER DONCASTER DEVELOPMENT OPPORTUNITY TO DELIVER BESPOKE RESIDENTIAL OUTCOME

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## 92–96 WILLIAMSONS ROAD, DONCASTER

- Substantial 3,917sqm\* land holding in Doncaster Hill precinct
- Existing large double storey residence with elevated profile & vast 55m\* frontage to Williamsons Road
- Significant development potential suiting high density residential apartments (STCA), with potential for panoramic views
- Residential Growth Zoning
- Adjacent to renowned major regional shopping centre – Westfield Doncaster, providing a range of amenity, world class retailers, international luxury brands, cafes and restaurants
- Proximity to numerous parks, recreation attractions, public transport and the Eastern Freeway linking the property to the Melbourne CBD

\*approx

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INDICATIVE  
PRICING: \$8M+

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2

## MASSIVE CITY FRINGE DEVELOPMENT SITES FOR SALE

IN MELBOURNE'S FASTEST GROWING CORRIDOR ONLY 4KM'S FROM THE CBD

OFFERED TOGETHER  
OR SEPARATELY

MELBOURNE CBD  
4KM\*

SOUTHBANK AND  
CROWN CASINO



ROYAL MELBOURNE HOSPITAL,  
ROYAL CHILDREN'S HOSPITAL AND  
ROYAL WOMENS HOSPITAL



CITY LINK

CITY LINK

448  
-  
482

MT ALEXANDER  
ROAD

ASCOT VALE

**3,565SQM\* LAND**

327  
-  
357

MT ALEXANDER  
ROAD

ASCOT VALE

**3,893SQM\* LAND**

MARIBYRNONG ROAD

MOUNT ALEXANDER ROAD

ASCOT VALE ROAD



# 2 MASSIVE CITY FRINGE DEVELOPMENT SITES FOR SALE OFFERED TOGETHER OR SEPARATELY

## 327–357 MT ALEXANDER ROAD, ASCOT VALE

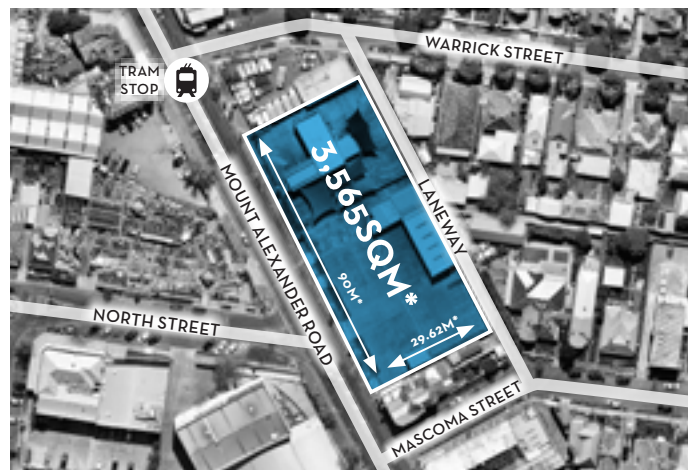
- Substantial site of 3,893sqm\*
- Three street frontages totalling 170m\* (90m\* to Mt Alexander Road)
- Excellent holding income
- Identified as a ‘key site’ under Moonee Valley planning scheme
- Favourably zoned Commercial 1

## 448–482 MT ALEXANDER ROAD, ASCOT VALE

- Substantial site of 3,565sqm\*
- Vast frontage to Mt Alexander Road of 90m\* (with frontage to wide rear lane of 90m\*)
- Identified as a ‘key site’ under Moonee Valley planning scheme
- Favourably zoned Commercial 1

\*approx

INDICATIVE  
PRICING: \$18M+ EACH





# SOLD

## CHARNWOOD CORNER

54-60 ST KILDA ROAD, ST KILDA  
(CNR CHARNWOOD ROAD)



PORT PHILLIP BAY

MELBOURNE CBD 6KM\*

ALBERT PARK LAKE, GARDENS  
& GOLF COURSE

26 LEVEL TOWER  
100% SOLD

FITZROY STREET

17 LEVEL TOWER  
100% SOLD

ST KILDA ROAD

45.44M\*

CHARNWOOD ROAD

41.78M\*

2110SQM\*

BANK PLACE

41.66M\*

FIRST TIME OFFERED  
IN NEARLY 30 YEARS



# A PROMINENT ST KILDA CORNER SITE RIPE FOR HIGH DENSITY DEVELOPMENT

ST KILDA ROAD, ST KILDA

Corner development site of 2,110sqm\*

- Corner site opposite the building
- Located in the St Kilda Junction precinct with direct access to St Kilda Beach, Chapel Street and the CBD
- Situated on high ground with potential views of St Kilda Road Boulevard, Albert Park Lake, Phillip Bay and the Melbourne CBD
- Surrounded by major high rise residential towers achieving outstanding pre-sales success

\*approx



ARCHITECTS: **METIER3**  
ANDREW NORBURY  
+61 3 9420 4000  
ANORBURY@METIER3.COM.AU

INDICATIVE  
PRICING: \$13M+

3900 **SOLD** street  
south

FIRST TIME  
OFFERED  
IN OVER 30  
YEARS

672  
sqm\*

DARLING ST



# BLOCK OF FLATS ON HILL TOP SITE IN "ACCLAIMED LOCATION" WITH INCOME

39 DARLING STREET, SOUTH YARRA

39 Darling St land suiting luxury apartment

- 10
- Short term
- Envia
- Close to Trams & South Yarra
- In direct proximity to Royal Botanical Gardens, recreation trails; renowned Chapel Street, Toorak & Domain Road retail, fashion, café & dining, entertainment amenity; Melbourne CBD

\*approx

INDICATIVE  
PRICING: \$4M+



FOR SALE

81-89

QUEENS  
PARADE

FITZROY NORTH

SOLD

MELBOURNE CBD 2KM\*

81-89

QUEENS  
PARADE

FITZROY NORTH

LANEWAY ACCESS

GEORGE STREET

BRUNSWICK STREET

ALEXANDRA PARADE

NAPIER STREET

QUEENS PARADE



# HIGHLY FLEXIBLE CORNER LAND HOLDING TO SUIT FUTURE MIXED USE DEVELOPMENT (STCA)

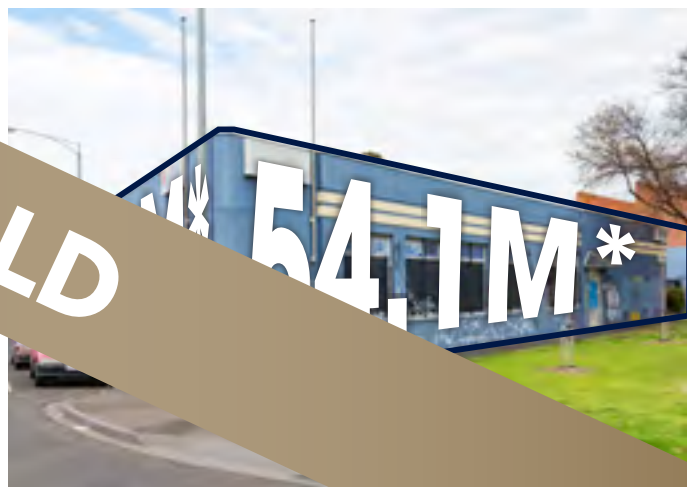
QUEENS PARADE, FITZROY NORTH

Land holding of 3,201sqm with triple street

- High quality location with access to Queens Parade, Alexander Street and Smith Street
- Premium inner city location with easy access to CBD and 1.5km\* to Melbourne Airport
- Surrounded by high quality retail and residential including Smith Street retail and Edinburgh Gardens
- Strong upside with scope for future re-zoning to suit future mixed use development (SCTA)

\*approx

INDICATIVE  
PRICING: \$8M+



STATION PIER

FOR SALE

# SOUTH MELBOURNE LAND

— APPROVED PERMIT & AAA LOCATION —

179 GLADSTONE<sup>ST</sup>, SOUTH MELBOURNE

WALTER RESERVE

PORT MELBOURNE CRICKET GROUND /  
FOOTBALL CLUB

STATION STREET



BOUNDARY STREET



GLADSTONE STREET

MELBOURNE CBD  
1.8KM\*



# PERMIT APPROVED FOR 7 LEVEL RESIDENTIAL BUILDING

179 GLADSTONE STREET, SOUTH MELBOURNE

- Outstanding South Melbourne development site
- Highly flexible Capital city zone
- Permit approved for apartments and retail
- Existing improvements providing opportunity for short term income
- Excellent location close to public transport & retail amenity, between Bay Street Port Melbourne and the Melbourne CBD
- Outstanding development opportunity – permitted & ready to go!
- Brand new rail line planned for nearby Montague station

\*approx



ARCHITECTS: **JACKSONCLEMENTSBURROWS**  
+61 3 9654 6227  
JACKSONCLEMENTSBURROWS@JCBA.COM.AU

INDICATIVE  
PRICING: \$2M+

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# LU CA

**247-251 NEERIM ROAD  
CARNEGIE**

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**SOLD**

- ✓ PREMIUM
- ✓ PERMITTED
- ✓ PRE-SALE  
READY



ARTIST IMPRESSION



# PERMIT APPROVED! COMMENCE PRE-SALES IMMEDIATELY

17-251 NEERIM ROAD, CARNEGIE

Approved development site for 48 apartments over

Approved high quality marketing  
sales

- Highly desirable location, desirable apartment size
- Surrounded by premium retail & Glen Huntly Road Retail, to Chadstone shopping centre nearby
- Koornang Road retail is an international retail over 40 well known restaurants and cafes
- Well serviced residential location with Carnegie Train station only 450m\* away and direct access to Melbourne CBD via Princes Highway

\*approx

ARCHITECTS: **CONRAD ARCHITECTS**  
PAUL CONRAD  
+61 3 9421 6103  
PCONRAD@CONRADARCHITECTS.COM

INDICATIVE  
PRICING: \$6.5M+



SOLD



405-409  
**SPENCER STREET**

CORNER BATMAN STREET

—  
MELBOURNE, AUSTRALIA



# LANDMARK CORNER DEVELOPMENT OPPORTUNITY IN HIGHLY SOUGHT AFTER WEST MELBOURNE

STREET, WEST MELBOURNE

eminent domain (STCA) of 1,202sqm\* in

- Rectangular plot bounded by Street and Batman Street
- Prominent position with 70.7%
- Strong short term holding income available for developers during the planning process
- Opportunity to deliver an iconic corner development to redefine the West Melbourne residential market
- Located within the most favourable height allowance precinct for new development in West Melbourne

\*approx

INDICATIVE  
PRICING: \$12M



**SOLD**

FOR SALE

762—764 WHITEHORSE ROAD, MITCHAM



ARTISTS IMPRESSION

762—764 WHITEHORSE ROAD  
MITCHAM

MITCHAM CAFE,  
RETAIL & LIFESTYLE  
AMENITY 1.5KM\*

ACTING UNDER  
INSTRUCTIONS OF

**appleby**  
real estate

8727 9555  
www.appleby.com.au





# ELEVATED DEVELOPMENT READY OPPORTUNITY IN ESTABLISHED MELBOURNE "EASTERN CORRIDOR" LOCATION

762-764 WHITEHORSE ROAD, MITCHAM

- 1,865sqm\* elevated corner site
- Dual frontage of 65m\* to Whitehorse Rd & Heatherdale Rd
- Planning permit approval for attractive scale development over 4 levels
- Plans for 60 apartments with 70 car spaces
- Existing high profile commercial improvements of 800sqm\*
- Serviced by nearby parks and reserves, Mitcham retail village, plus only 1.5km\* from recently refurbished 'Eastland' major regional Shopping Centre
- Only 300m\* to Heatherdale Train Station, & 300m\* to direct Eastlink Fwy access to Melbourne CBD.
- Strong median house price location – \$900,000\*

\*approx

INDICATIVE  
PRICING: \$3.8M+



# NOTES

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FOR FURTHER INFORMATION ABOUT THE PROPERTIES,  
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