

INFORMATION MEMORANDUM



CrestWood

PLACE

4 Nelson St, Cranbourne East, VIC 3977



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← 3.8 km
Cranbourne Park Shopping Centre

↑ 13.5 km
Westfield Fountain Gate Shopping Centre

2.3 km →
Casey Fields Rugby League Complex
Casey Fields BMX Club



CrestWood

PLACE

Nelson Street Playground

Cranbourne Tennis Club

Melbourne Demons Football Oval

Casey Fields Regional Athletics Centre

Cranbourne Cricket Club Nets

Casey Fields Cricket / Football Oval 2

Casey Fields Netball Courts

Casey Fields Cricket / Football Oval 3

Casey Fields Regional Soccer Oval

Casey Fields Ovals 4 & 5

Nelson St



Welcome to CrestWood Place

CrestWood Place is a boutique, master planned community that combines a perfect blend of harmonious suburban living with convenient city amenity.

Proudly brought to you by Solovey, CrestWood Place is a new, high-quality lifestyle community distinguished by tranquil and secluded surroundings amidst parks and reserves, yet conveniently connected to all amenities and home to just 52 exclusive sites to be sold over three stages.

Situated at the heart of a prominent growth corridor bordered by arterial roads and train lines, this residential development provides a modern, contemporary lifestyle with expansive open spaces. It offers convenient access to shops, supermarkets, parks, schools, sporting clubs, places of worship, and excellent transportation connections – catering to all the essential needs of a growing family.





Education for All

When it comes to education, CrestWood Place families will be spoiled for opportunity.

A huge selection of educational facilities cater for children of every age from pre-school and kindergarten to state, Catholic and independent primary and high schools, with a selection of denomination, size and study options.

Early year choices include Casey Fields Primary School, Cranbourne Primary School, Casey Grammar School, Cranbourne East Primary School, St Thomas the Apostle Catholic Primary School, Wilandra Rise Primary School, Clyde Creek Primary School, Ramleigh Park Primary School, Clyde Primary School and St Agatha's Primary School.

And for senior school, Marnebek School (P-12), Cranbourne Secondary School, Cranbourne East Secondary College, St Peter's College, Clyde North Campus, Lighthouse Christian College, St Peter's College Cranbourne Campus and Cranbourne West Secondary School offer a range of culturally respectful and academically recognised curricula. Many are within walking or cycling distance from CrestWood Place.





Wide Open Spaces

CrestWood Place is set in the heart of a vibrant, established and welcoming community, where lifestyle options abound.

Build your new home amidst tree-lined streets and landscaped parklands, with first-class recreational opportunities nearby.

Kick a footy or play cricket with the kids in one of the local parks, stroll through a nearby nature reserve on a summer's evening or simply enjoy a family picnic in the great outdoors.

The renowned 363 hectare Royal Botanic Gardens in Cranbourne specialises in Australian native plants, heathlands, wetlands and woodlands, as well as habitat for native birds, mammals and reptiles, including rare and endangered species.

Beyond the Australian Garden, the bushland section of the garden contains 10 kilometres of walking tracks, and includes the Trig Point Lookout tower, secluded picnic sites and free barbecues.



35 Parks

Covering 9.1% of the total area of Cranbourne East

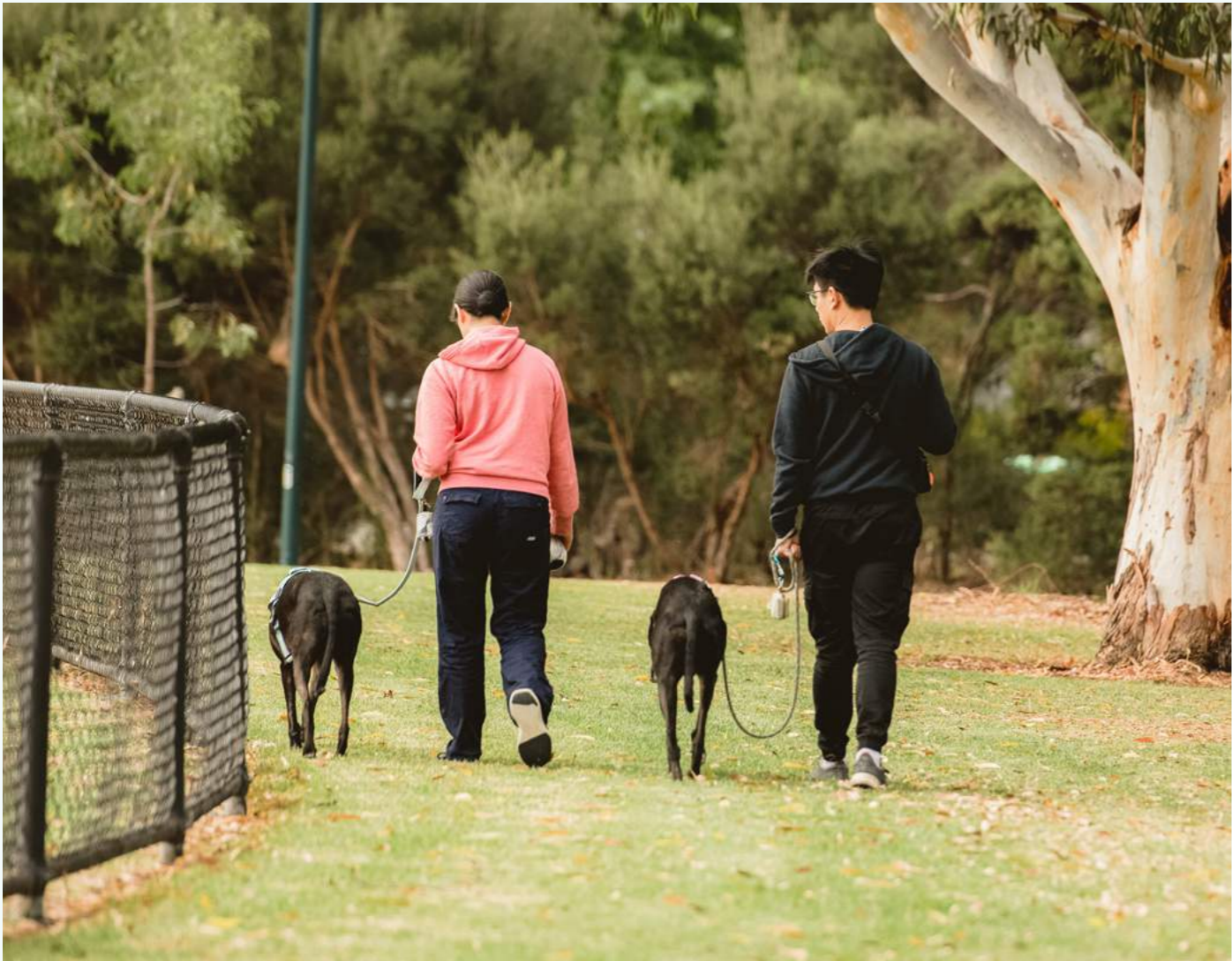
Entertainment & Leisure

All around CrestWood Place, you'll find a plethora of entertainment and leisure options, suiting people of all ages and interests.

On a picturesque setting at the top end of town, the Cranbourne Turf Club is a premier entertainment facility with racing throughout the year and superb facilities for members and guests.

Three beautiful golf clubs are all close to home. Take your pick from the Cranbourne Golf Club, the Amstel Golf Club or the Ranfurly Golf Club.

A short drive away, Casey Fields is the City of Casey's premier sporting precinct and the epicentre of south east Melbourne's sporting landscape, home to professional clubs, athletes and events.





Shopping & Dining

For a dose of retail therapy, the Cranbourne Park Shopping Centre, Shopping on Clyde, Westfield Fountain Gate Shopping Centre and the Cranbourne Market provide a diverse range of stores, cafes, and entertainment options.

Cranbourne Park shopping centre features a culinary-diverse food court, a Coles supermarket, speciality food and beverage providers such as Bakers Delight, Liquorland, All Asia, Mitchells Quality Meat and Christopher's Fine Seafoods. And, locals can find a Kmart, Target, TK Maxx, Bonds, Lowes, Harris Scarfe, Just Jeans, JJs, Cotton On, Bras n Things, Best & Less, Sportsgirl, sports, fitness and outdoors stores, and health and beauty shops all under one roof.

Big box stores around Cranbourne East include Bunnings, Harvey Normans, Big W, plus a range of local fashion and homeware, café and restaurant options.

Suburbs around Cranbourne East contribute to the appeal, with Berwick's historic village charm and Fountain Gate's extensive shopping precinct close by, making it an ideal base for those seeking a blend of retail experiences.



15 mins

Westfield Fountain Gate Shopping Centre





Major Transport Corridor

Cranbourne is only 43 kilometres south-east of the Melbourne CBD – a trip by car is just 40 minutes away via the Monash Freeway.

Set right at the start of the Cranbourne line, the city's second longest metropolitan railway line, the train from Cranbourne Station takes less than an hour to travel to Melbourne's CBD.

During peak hour, trains run 5-15 minutes apart with services every 15-20 minutes during off-peak periods.

If you'd like to visit further afield, Cranbourne is an easy drive up to the scenic Dandenong Ranges or via the Peninsula Link freeway down to the beautiful beaches and hospitality venues of the Mornington Peninsula.

Cranbourne Transit runs regular bus services around the area and its network is expanding.

From CrestWood Place, a weekend trip to the city or country, or a weekday commute is never far away.



\$1 Billion

Cranbourne line upgrade



0 Level Crossings

Along Cranbourne line by 2025



90 New Train Services

Each week

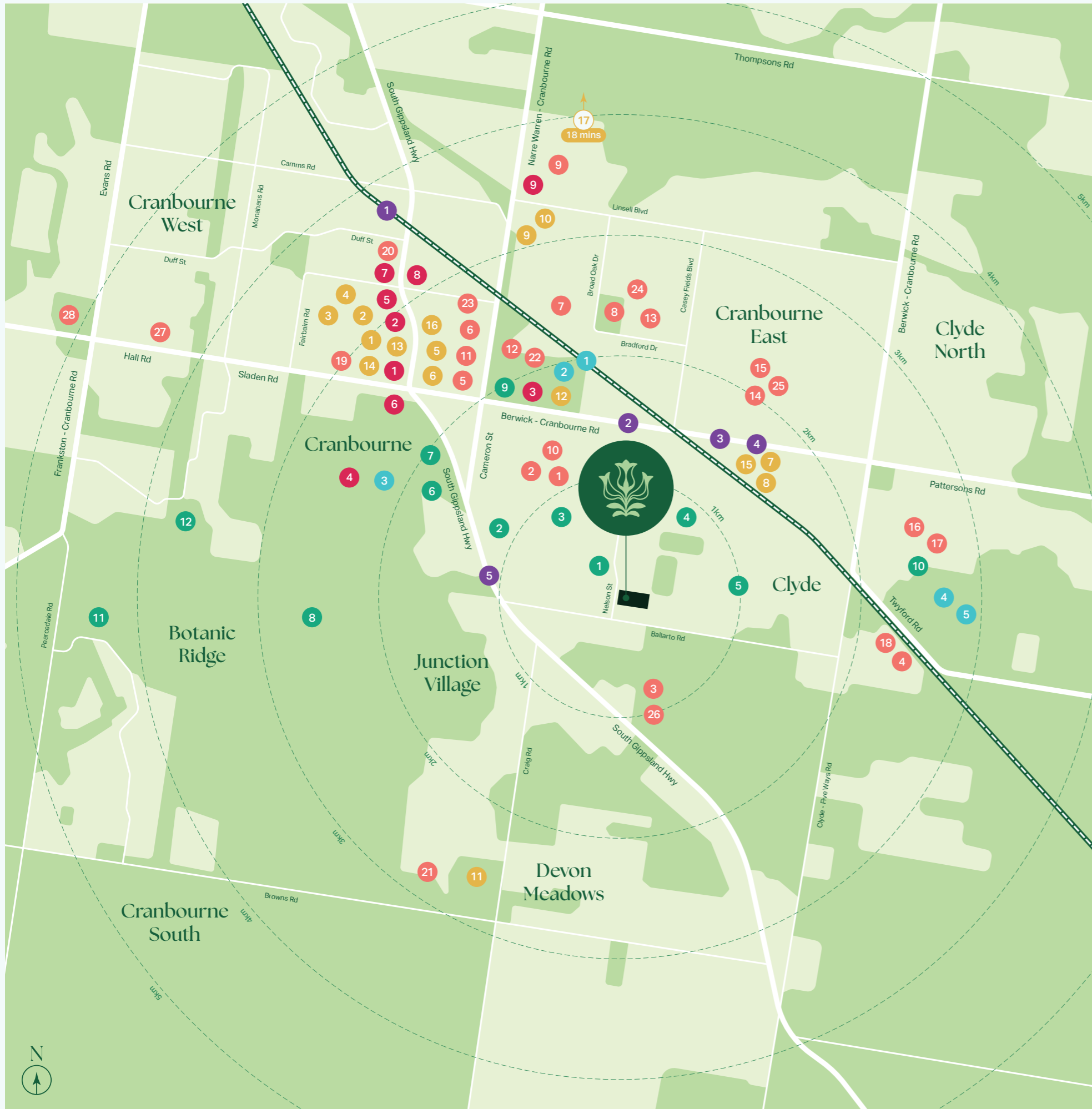


Direct Airport Connection

Via future Cranbourne Airport Rail



Source: Metro Tunnel Project, Victoria's Big Build
Getting Ready for the Metro Tunnel, 2023, Victoria Government



Amenities Map

EDUCATION

- 1 One Early Education Group
- 2 Papilio Early Learning Casey Fields
- 3 Turningpoint Early Learning Centre
- 4 Cranbourne Daycare & Kindergarten Centre
- 5 Cranbourne Daycare Centre
- 6 Great Start Kindergarten & Early Learning
- 7 Milestones Early Learning Cranbourne East
- 8 Hunt Club Children's Centre
- 9 Casey Child Care & Kindergarten
- 10 Casey Fields Primary School
- 11 Cranbourne Primary School
- 12 Casey Grammar School
- 13 Cranbourne East Primary School
- 14 St Thomas the Apostle Catholic Primary School
- 15 Wilandra Rise Primary School
- 16 Clyde Creek Primary School
- 17 Ramleigh Park Primary School
- 18 Clyde Primary School
- 19 St Agatha's Primary School
- 20 Cranbourne Park Primary School
- 21 Botanic Ridge Primary School
- 22 Marnebek School (P-12)
- 23 Cranbourne Secondary School
- 24 Cranbourne East Secondary College
- 25 St Peter's College Clyde North Campus
- 26 Lighthouse Christian College
- 27 St Peter's College Cranbourne Campus
- 28 Cranbourne West Secondary School

PARKS & RECREATION

- 1 Nelson Street Playground
- 2 Heathland Circuit Playground
- 3 Livingston Recreation Reserve
- 4 Casey Fields Lake
- 5 Bona Vista Rise Playground
- 6 Cranbourne Racecourse
- 7 Harmony Park Playground
- 8 Royal Botanic Gardens Cranbourne
- 9 Casey Stadium
- 10 Eliston District Park Playground
- 11 Settlers Run Golf & Country Club
- 12 Brookland Greens Reserve

HEALTH & WELLBEING

- 1 Fitbase 24/7 Gym
- 2 Anytime Fitness
- 3 Casey RACE
- 4 Cranbourne Swimming Pool
- 5 Chemist Warehouse
- 6 Monash Health
- 7 Casey Medical Centre Cranbourne
- 8 Casey & Cranbourne Veterinary Hospital
- 9 Cranbourne East Medical Centre

RETAIL & DINING

- 1 Cranbourne Park Shopping Centre
- 2 Target
- 3 Kmart
- 4 JB Hi-Fi
- 5 Aldi
- 6 The Cranbourne Market
- 7 Shopping on Clyde
- 8 Coles (in Shopping on Clyde)
- 9 Hunt Club Village
- 10 Dan Murphy's Cranbourne East
- 11 Coles Botanic Ridge
- 12 L'Arte Central
- 13 The Coffee Club
- 14 Times Cranbourne Cafe
- 15 Zeppo
- 16 High Street Restaurant Strip
- 17 Westfield Fountain Gate Shopping Centre

TRANSPORT

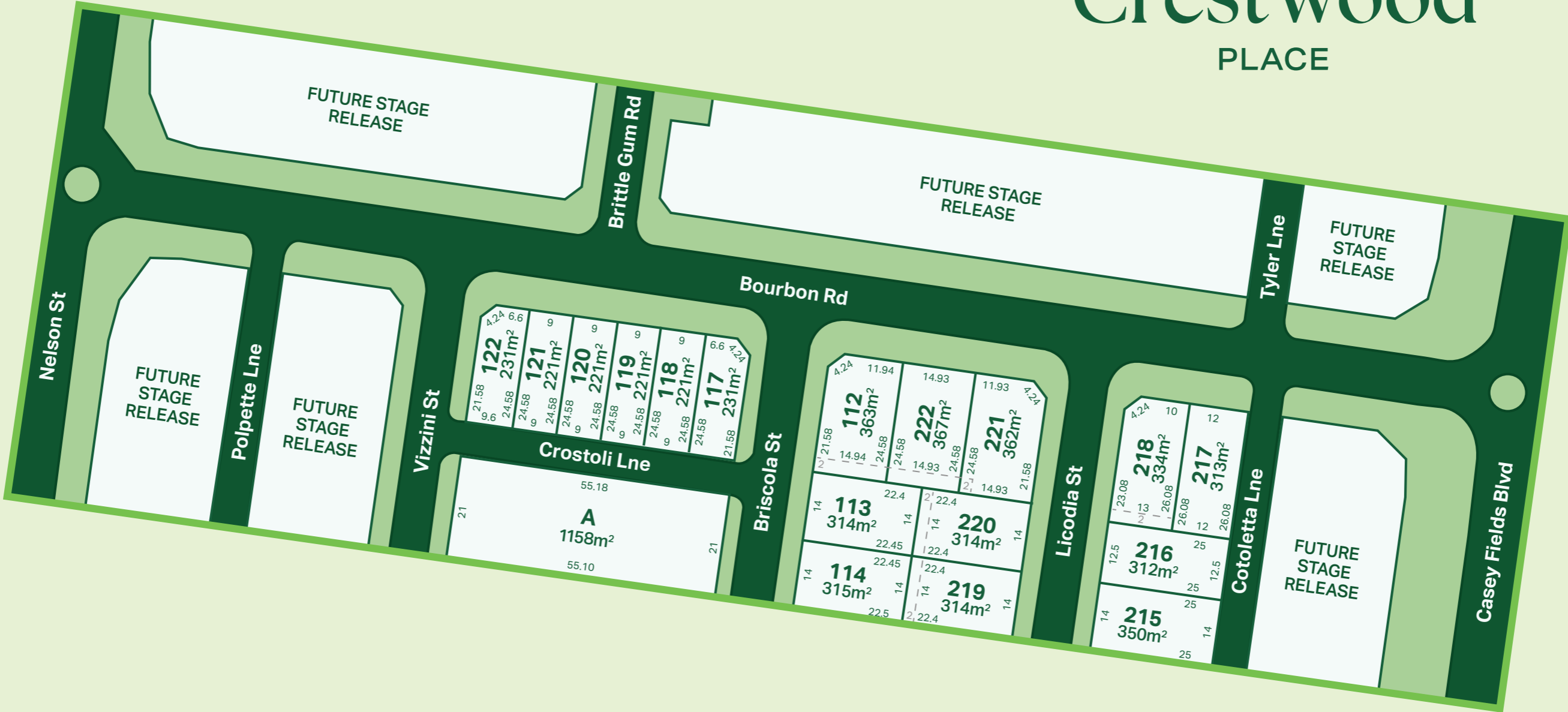
- 1 Cranbourne Station
- 2 Bus 981
- 3 Bus 796
- 4 Bus 897
- 5 Bus 795

FUTURE AMENITIES

- 1 Future Cranbourne East Station
- 2 Future Community Hospital
- 3 Future Horse Clinic & Hospital
- 4 Clyde North Primary School
- 5 Clyde North Secondary School



CrestWood PLACE



Nestled in the centre of a major growth corridor surrounded by arterial roads and train lines, CrestWood Place offers a modern, contemporary lifestyle amongst wide open spaces and easy access to shops and supermarkets, parks, schools, sporting clubs, places of worship, and excellent transport connections.

With just 52 residential lots spanning over three stages, CrestWood Place is perfectly positioned for growing families with all conveniences located within close proximity of a well serviced community.



Amenities Now and Into the Future

Cranbourne East presents a compelling investment opportunity with its robust population growth, ongoing and planned infrastructure developments, quality of local amenities, and the attractiveness of family-friendly features.

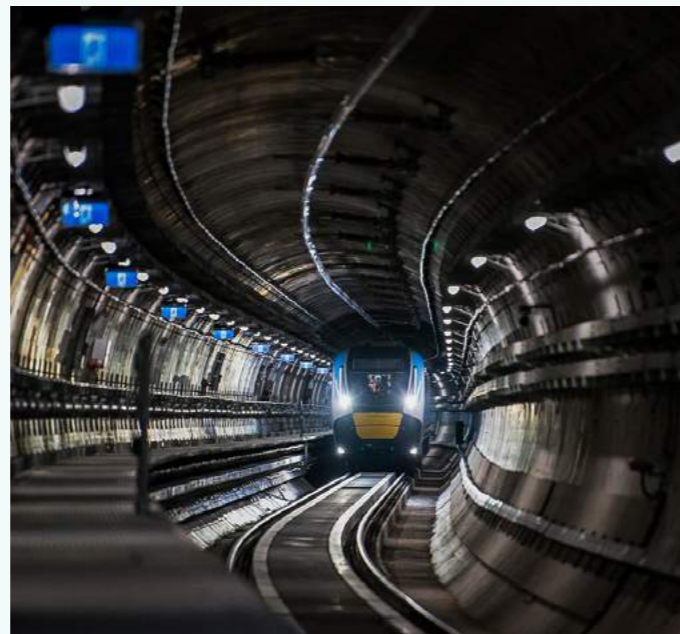
As the population of Melbourne's south east continues to boom, planned infrastructure for the area around CrestWood Place will only expand.



Source: Cranbourne Community Hospital, Victoria Health Building Authority



Source: Cranbourne Line Upgrade, Victoria's Big Build



Source: Metro Tunnel Project, Victoria's Big Build

Into the future, surrounds are poised for exciting developments with key amenities set to enhance the overall living experience such as the new Cranbourne East Train Station, expanded retail spaces with diverse shopping and dining options, a community hospital and new primary and secondary schools at nearby Clyde North.

As these future amenities unfold, Cranbourne East and its neighbouring suburbs are set to become even more appealing, offering a comfortable and well-rounded lifestyle in a vibrant and convenient location.



\$675M

Part of building fund from VIC Government to build Cranbourne Community Hospital



Future Metro Tunnel

Connects Cranbourne line to the West, estimated completion 2025



Clyde North Primary

Newly approved school with places for up to 900 students, expected opening 2025



Clyde North Secondary

Newly approved school with places for up to 800 students, expected opening 2025



Future Amenities

Source: Victorian School Building Authority

Suburb Highlights

Cranbourne East is well supported by not only extensive retail and leisure options, but professional and lifestyle services abound.

Healthcare, dental and medical clinics, chemists, gymnasiums, health and beauty salons, plus solicitors, travel agents, major banks and accountants are all nearby.

The Cranbourne Integrated Care Centre, operated by Monash Health, provides a wide range of acute medical and same day surgical services, primary health care, mental health and rehabilitation.

Characterised by a strong sense of community, CrestWood Place and its surrounds offer residents of all life stages a healthy, harmonious lifestyle in a flourishing neighbourhood with a wide variety of amenities right at their doorstep.



\$705,000

Median house price (2023)



3.84%

Rental yield, house (2023)



\$502,500

Median unit price (2023)



4.51%

Rental yield, unit (2023)



\$500 p/w

Median rent (2023)



+97.1%

Population increase from 2011-2016



300-399m²

Land range preferred by 38% of buyers



Single Storey

Preferred by 54% of buyers



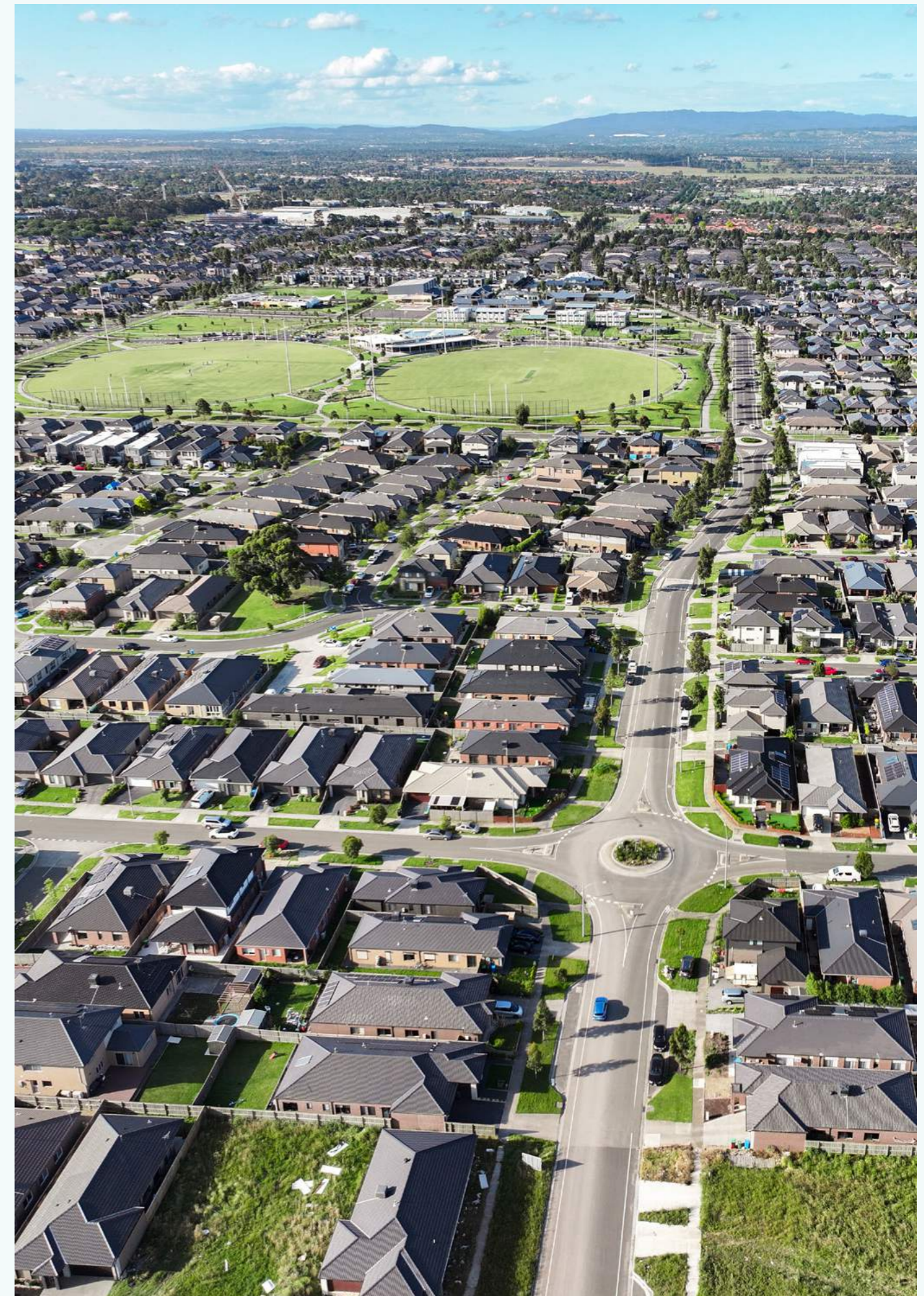
Buy to Live

37% of buyers are buying to live in Cranbourne East



**4 Bed, 2 Bath,
2 Car Spaces**

Preferred by 43% of buyers



Source:
ABS Census 2021, Real Estate Australia, OpenLot, Your Investment Property Mag



Founded by passionate and experienced property stalwarts Sasha Soloveychik and Larisa Soloveychik in 2011, Solovey have built a strong and effective team of talented professionals which have been crucial to their organisational growth and success.

Solovey is actively engaged in a broad range of exciting commercial property projects – right across Australia we deliver landmark developments in the childcare, commercial, medical and retail property sectors on a continuous basis.

For our investors and landowners, we create beautiful spaces of immediate amenity, community and connection that provide exceptional long-lasting value.

Ensuring seamless integration into specific dynamics of municipal requirements across Victoria, Solovey work with care, tenacity and professionalism with all stakeholders to achieve outstanding project results for everyone involved.

And, with a keen eye and appetite for new project opportunities, we utilise our proven approach across all stages of a project's lifecycle to create places that make a difference.

