PropClario

Sample report · 23 October 2026 · synthetic address

PUBLIC RECORDS ON THIS HOME'S SITE AND AREA

1 Sample Way Clyde North VIC 3978

City of Casey · Melbourne Water region · Checked 23 October 2026 from 26 public sources

Sample. The street address is invented, so no real owner is described. Everything else is what the public registers returned for a real block in the same suburb on the date shown, in the same layout a buyer receives. The maps were added later, so each map gives its own check date.



Your block in green; hatching where DCPO15 applies. Vicmap, checked 1 November 2026.

ZONE	OVERLAYS	HAZARD MAPS	NEAREST BUS	STAMP DUTY
UGZ7	**1**	**7 searched**	**320 m**	**A$44,270**
Urban Growth Zone	DCPO15, whole block	nothing recorded on 6	4 min walk	estimate, 5.4% of the price

At a glance

33 results

1	11	8	11	2
Ask about this	Good to know	Nothing recorded	Check yourself	Estimate

FOR WHAT YOU TOLD US

Buying at A$820,000 to live in

Stamp duty, estimated: **A$44,270**, about 5.4% of the price. The other buying costs are listed, with no total, because some are not known.

Costs, section 5

1 The block and planning rules

2 Flood, bushfire and environment

3 Nearby places and getting around

4 The area: crime, people, internet, roads

5 Buying and yearly costs

6 What to check next, and who answers

Ask about this can affect what you can do or pay **Good to know** useful context

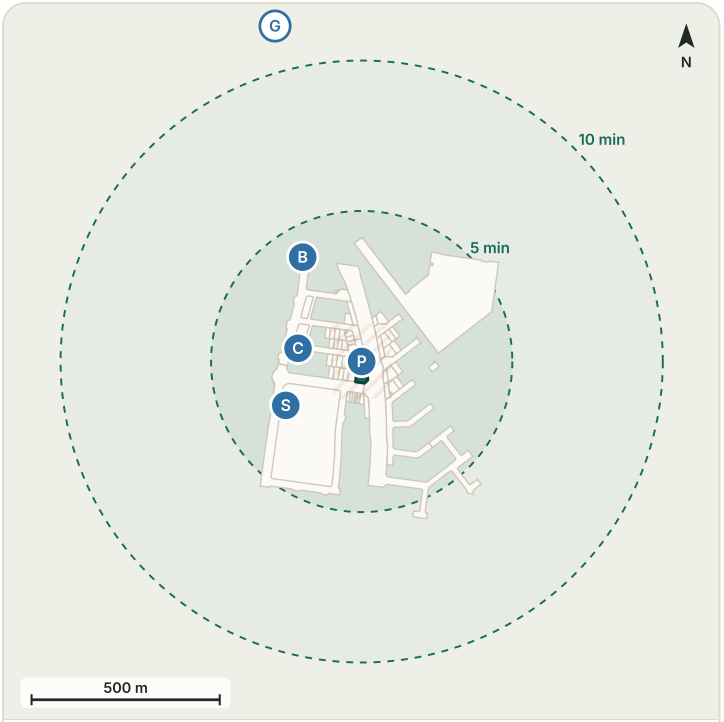
Nothing recorded the named source had nothing in the area searched; not a clear result for the property

Check yourself did not finish here, or someone else answers it; we name who

Estimate the authority sets the final figure

The block on the map

Matched to one block



Rings: 5 and 10 minutes at about 80 m a minute, in a straight line. A hollow pin is further away than the map shows. Lots from Vicmap Property, checked 1 November 2026; places as in section 3. A drawing, not a boundary survey.

Development Contributions Plan Overlay (DCPO15)
Covers the whole block. Hatched on the cover map. see 1

Park or reserve, 0 m
Unnamed on the map

Primary school, 230 m
St Josephine Bakhita Catholic Primary School

Childcare and kindergarten, 210 m
Ds Sports St Josephines Bakhita Catholic

Supermarket or grocer, 1.9 km
Coles

Bus stop, 320 m
Bells Rd/Hardys Rd, route 798

Flood, bushfire, EPA layers
Nothing recorded on this block in the checked maps. see 2

1 The block and planning rules

1 4 1

What the land is zoned for, which extra rules apply, and what has been lodged or funded nearby.

Block of land

Good to know

Address matched to one block on the government map

No mapped easement line was identified on this block in Vicmap Property, which captures only some easements. That is not evidence that there is none.

A map match. It is not a title search or a boundary survey.

Source · Vicmap Address - Address Point · CC BY 4.0 · checked 23 October 2026; Vicmap Property - Parcel Polygon · CC BY 4.0 · checked 23 October 2026; Vicmap Property - Easement Line · CC BY 4.0 · checked 23 October 2026

Zone

Good to know

Urban Growth Zone UGZ7

ZONE: WHAT THE LAND IS FOR

This land sits in an area the state has set aside for new suburbs, so a precinct plan governs what gets built here rather than the ordinary residential rules. What you may build, and the approvals involved, are set by that precinct plan. It can also mean the streets and services around you are still being completed.

The codes come from the planning map. The explanations are general and describe how each rule usually works. The council decides what any particular plan needs.

Source · Vicmap Planning - Planning Scheme Zone Polygon and Overlay Polygon · CC BY 4.0 · checked 23 October 2026

Planning overlays

Ask about this

1 overlay applies

OVERLAY: AN EXTRA PLANNING RULE

Development Contributions Plan Overlay (DCPO15)

The council collects a contribution toward local infrastructure, roads, drainage, parks and community facilities, from development in this area. If you build, extend or subdivide, a contribution may be payable on top of your build cost. It usually does not affect simply living in an existing house.

IF YOU WANT TO...	WHAT APPLIES HERE	ASK
Extend or renovate the house	No mapped control	City of Casey planning team
Build a new home or a second dwelling	Contribution possible The zone decides whether a second dwelling needs a permit and how it is assessed.	City of Casey planning team
Demolish a building	No mapped control	City of Casey planning team

IF YOU WANT TO...	WHAT APPLIES HERE	ASK
Subdivide the block	Contribution possible Subdividing land needs a planning permit, and the zone can set a minimum lot size.	City of Casey planning team

Whether a permit is needed, and what it would take, is for the council to decide.

The codes come from the planning map. The explanations are general and describe how each rule usually works. The council decides what any particular plan needs.

Source · Vicmap Planning - Planning Scheme Zone Polygon and Overlay Polygon · CC BY 4.0 · checked 23 October 2026

Planning applications

Good to know

None for No. 1 in the last 5 years



Elsewhere on Sample Way: none in the last 5 years

City of Casey register, same street only, matched by address. Latest application in the register lodged 20 October 2026.

Source · City of Casey, Planning Permit Applications Register · CC BY 3.0 AU · downloaded 22 October 2026

State-funded projects

Good to know

Emergency Departments Expansion Program - Casey Hospital and Werribee Mercy Hospital

Department of Health **$279.9m**

Funded | Est. done Q4 2026–27

Listed for the suburb or council area, not a site, so no distance. "New" and "existing" mean funded, not under construction. Projects of $5 million or more.

Source · State Capital Program 2026-27 (Budget Paper No. 4) · CC BY 4.0 · downloaded 23 October 2026

Heritage registers

Nothing recorded

Not on the Victorian Heritage Register or Inventory

Victorian Heritage Register	Not listed	whole block
Heritage Inventory	Not listed	whole block

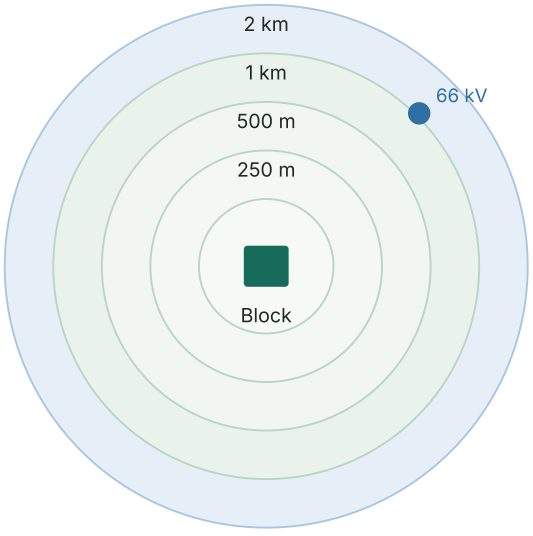
The state lists under the Heritage Act, searched across the whole block. A council Heritage Overlay, if any, is listed under planning overlays above.

Source · Victorian Heritage Register and Heritage Inventory (mapped areas) · CC BY 4.0 · checked 23 October 2026

2 Flood, bushfire and environment

1 6

Each map and register below was searched over a stated area. The diagram shows how far each search reached.



Flood planning controls `whole block`

Nothing recorded

No flood planning controls found. Searched the whole block for the Floodway Overlay (FO, RFO), Land Subject to Inundation, Special Building Overlay, Urban Floodway Zone, and the newer Flood Management Overlay and Flood Management Zone.

`Source · Vicmap Planning · checked 23 Oct 2026`

October 2022 floods `block`

Nothing recorded

Not in the areas mapped as flooded. Searched at the block. The map covers one event and is not complete; it does not show whether land can flood.

`Source · Victorian Flood History · checked 23 Oct 2026`

Sea-level rise by 2100 (regional model) `1 km`

Nothing recorded

Not shown in the state's regional 2100 model within 1.0 km. Not shown in the state's regional 2100 model within 1.0 km of this block (0.8 m sea-level rise by 2100, DEECA, 2009 modelling). That model is regional context for the coast, drawn at about 1:75,000. Its publisher says it is not suitable for assessing individual properties, so it does not say whether this block would flood. For that, ask the council or a coastal engineer.

`Source · Victorian Coastal Inundation Sea Level Rise 2100 (0.8 m scenario · downloaded 23 Oct 2026`

Bushfire Management Overlay `whole block`

Nothing recorded

No Bushfire Management Overlay found. Searched the whole block. A planning rule for land facing higher bushfire risk.

`Source · Vicmap Planning · checked 23 Oct 2026`

Bushfire Prone Area `whole block`

Nothing recorded

Not in a Bushfire Prone Area. Searched the whole block. The building-rules map, checked separately from the overlay.

`Source · Designated Bushfire Prone Area (BPA) · checked 23 Oct 2026`

Nearby EPA records `500 m`

Nothing recorded

No nearby EPA records found. None within 500 m in the five registers checked: priority sites, risk screenings, audits, licences and the landfill register. This does not prove the land is free of pollution.

`Source · EPA Victoria registers; EPA Victoria Victorian Landfill Register (VLR) · checked 23 Oct 2026`

Transmission lines `2 km`

Good to know

66 kV line 1.1 km away. Nearest line of 66 kV or more, in a straight line. Local power lines are not included. A distance is not a statement about health or value.

`Source · Geoscience Australia · downloaded 21 Oct 2026`

Flooding: who knows more

Planning maps do not show every place that can flood. Melbourne Water is the flood authority for this address and can say whether it holds flood information for the property.

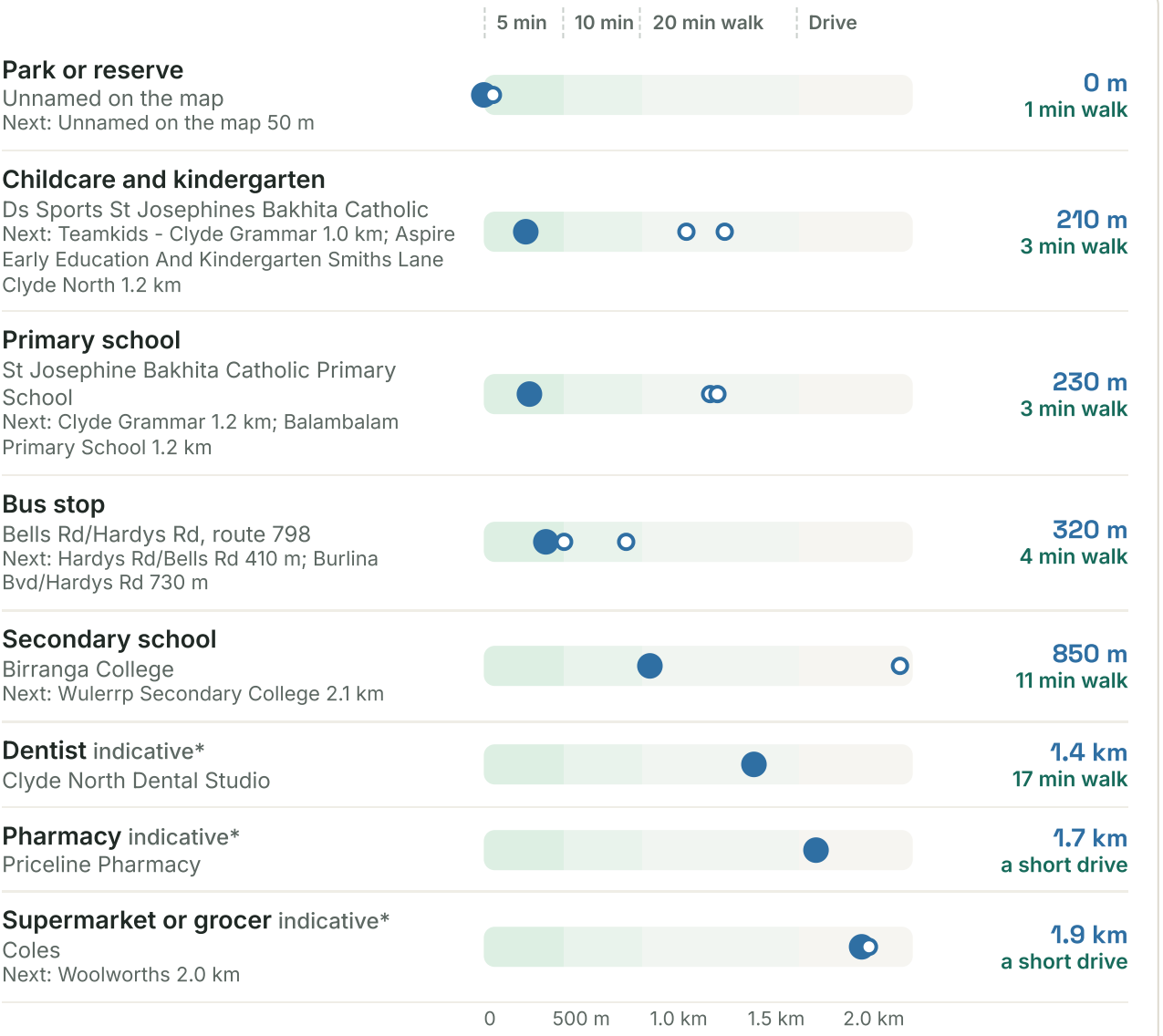
3 Nearby places and getting around

2 1

Every place on one scale, by straight-line distance from the address. Walking times assume an easy pace of about 80 m a minute; the real walk may be longer.

Nearest places

Good to know



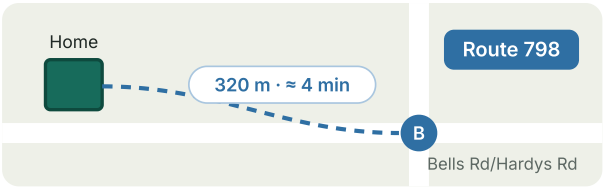
Further than 2.2 km: Hospital: Casey Early Parenting Centre 2.8 km · Aged care: Luson Bloom 3.1 km; Clyde North Terrace Care Community 3.7 km.

Filled dot: the nearest; hollow dots: the next ones found. * From Overture Maps (indicative): locations can be wrong or out of date, and a place may be missing. © Overture Maps Foundation and contributors. Distances are straight lines, so the walk or drive may be longer. Not included in this search: other individual shops; open space a council has not mapped as a park; general practice, medical centres and clinics; allied health. Stop list dated 21 October 2026.

Source · Vicmap Features of Interest (FOI point) · CC BY 4.0 · checked 23 October 2026; Overture Maps Places (supermarkets and grocers, pharmacies, dentists) · CDLA-Permissive-2.0, Apache-2.0 and CC0-1.0, per place · downloaded 21 October 2026; Transport Victoria GTFS schedule · CC BY 4.0 · downloaded 21 October 2026

Getting to the bus

Good to know



Weekday 7–9 am	**3.5** an hour · ≈ every 17 min
Weekday 10 am–3 pm	**3** an hour · ≈ every 20 min
Saturday 10 am–3 pm	**3** an hour · ≈ every 20 min

Check your own journeys on the Public Transport Victoria journey planner.

Straight-line distance; the walk may be longer. Departures from the published timetable on a typical Wednesday and Saturday. A bus stop usually serves one direction, with its pair across the road. A timetable is a schedule, not a promise.

Source · Transport Victoria GTFS schedule · CC BY 4.0 · downloaded 21 October 2026

School zone

Check yourself

We do not tell you the school zone

Why: the Department of Education sets zones for each school year, and they can change between years. Its official lookup is the only answer for the year your child starts, and the one schools use. A nearby school may not be your local school.

Open Find my School

Open Find my School and enter 1 Sample Way Clyde North VIC 3978. Choose the year your child starts, then confirm with the school.

4 The area: crime, people, internet, roads

4 1

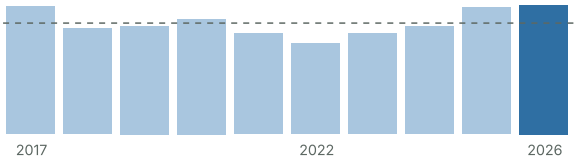
Figures for the suburb or council area, not this property or any household.

Casey council area

Good to know

7,327 offences recorded per 100,000 people, year to June 2026

16% above Casey's own 10-year average (6,308), and the highest in the 10 years.



Dashed line: Casey's own 10-year average, 6,308. Ten years, per 100,000 people: 2017: 7,226 · 2018: 5,980 · 2019: 6,136 · 2020: 6,538 · 2021: 5,733 · 2022: 5,161 · 2023: 5,691 · 2024: 6,122 · 2025: 7,173 · 2026: 7,327.

Source · Crime Statistics Agency, recorded offences by local government area and suburb · CC BY 4.0 · downloaded 21 October 2026

Clyde North 3978

Good to know

2,760 offences recorded in the latest year

Property and deception offences	1,535
Crimes against the person	587
Justice procedures offences	492
Public order and security offences	77
Drug offences	68
Other offences	1

Counts, not rates: where a suburb has grown, its counts are not compared over time.

These figures describe offences recorded in the area, not this property, and say nothing about any household. Offences are counted where they were recorded, so places with shops, stations or venues record more than their residents experience. Year ending June 2026. This work is licenced under a Creative Commons Attribution 4.0 International License. When reporting this data you must attribute the Crime Statistics Agency (or CSA) as the source.

Source · Crime Statistics Agency, recorded offences by local government area and suburb · CC BY 4.0 · downloaded 21 October 2026

Who lives in Clyde North

Good to know

COMPARED WITH VICTORIA

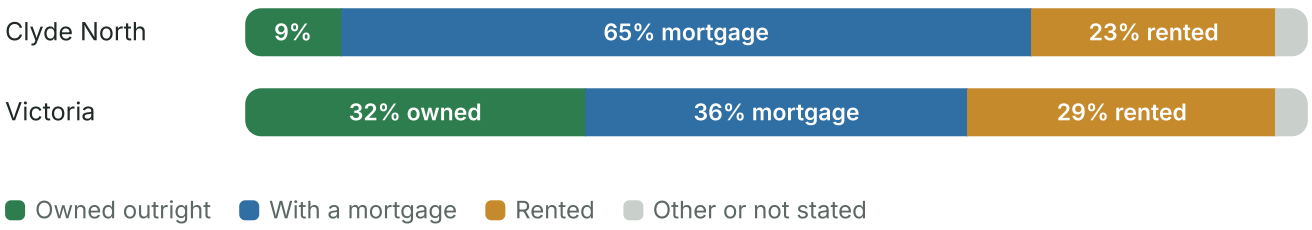
People
31,681 Victoria 6,503,491

Median age
30 Victoria 38

Household income, weekly median
A$2,163 Victoria A$1,759 · +23%

People per household
3.3 Victoria 2.5

How homes are held



Median rent
A$410/wk Victoria A$370

Median mortgage repayment
A$2,167/mth
Victoria A$1,859

Separate houses
97% Victoria 73%

Townhouses or semi-detached; flats
3%; 0% Victoria 14%; 12%

The 2021 Census, whole suburb, not this street. The 2026 results are due from June 2027.

Source · Australian Bureau of Statistics, 2021 Census General Community Profile, suburbs and localities · CC BY 4.0 · downloaded 21 October 2026

nbn (area)

Good to know

Fixed-line footprint

Fixed line | Fixed wireless | Satellite

Footprint for the area, March 2024.

It does not show the technology or availability at this property: check the address with nbn.

Source · NBN broadband service footprints (fixed line and fixed wireless), March 2024 · CC BY 4.0 · checked 23 October 2026

Road crashes nearby

Nothing recorded

None recorded within 250 m, 2020–2024



0 within 250 m

0 fatal

0 serious injury

0 other injury

Police-reported injury crashes, placed at the nearest road point. The newest year is left out: recent records may be incomplete. A count is not a statement about how dangerous a road is.

Source · Transport Victoria, Victoria road crash data (police-reported crashes) · CC BY 4.0 · downloaded 21 October 2026

5 Buying and yearly costs

≈ 2

Worked out from published rates and your answers. Anything not known is named, never counted as zero.

Costs to buy

≈ Estimate

Stamp duty	A$44,270
Transfer registration fee	A$2,024
Building and pest inspection (typical range, not a quote)	A$400–800
Conveyancing and legal (typical range, not a quote)	A$800–1,800
Lender fees Ask your lender. If you borrow, registering the mortgage with Land Use Victoria adds A$129.20.	not known
Adjustments for rates and charges at settlement Your conveyancer works these out at settlement.	not known

No total is shown. Not known yet, and not counted as zero: lender fees; adjustments for rates and charges at settlement. There is no total here, because these unknown costs can be large.

▼ How the stamp duty was worked out

An estimate from the State Revenue Office rates (Victorian land transfer duty, general rate) and your answers. The State Revenue Office decides the final amount.

- Calculated on a dutiable value of A$820,000, taken from the purchase price you supplied.
- The general rate applies. The principal-place-of-residence concession stops at $550,000.
- Rate table: Victorian land transfer duty, general rate, for contracts entered into on or after 1 July 2021; checked against the State Revenue Office on 19 October 2026.

What it assumes:

- Assumes the dutiable value is the purchase price you supplied, and that the contract is signed on or after the effective date shown.
- Assumes none of these applies, because PropClario does not calculate them: a dutiable value higher than the price (for example a purchase below market value or from a relative); a transfer between spouses, partners or family members, or any other duty exemption; a contract that includes fixtures, goods or economic entitlements. If one does, use the State Revenue Office calculator instead.
- Assumes the price includes any GST.
- Based on your answers: an established home (not off-the-plan, house-and-land or vacant land), bought by individuals (not a company, trust or super fund) who all give the same answers, with no pensioner or concession card relief claimed on a home.

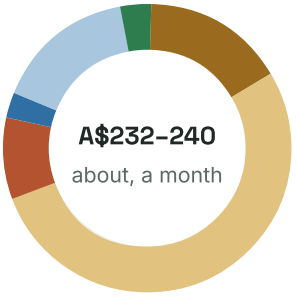
Check it with the State Revenue Office calculator

The bars share one scale; grey bars are typical ranges, not quotes.

Source · State Revenue Office Victoria, land transfer duty current rates · Published rate schedule, cited not reproduced in bulk · checked 19 October 2026; Land Use Victoria, Transfer of Land Act fees 2026-27 · Published fee schedule, cited not reproduced · checked 23 October 2026

Yearly costs of owning it

Estimate



WORKED OUT FROM PUBLISHED 2026–27 RATES	A YEAR
City of Casey waste charge waste charge, $423 (80-litre bin) to $468 (120-litre bin), both including green waste. 2026–27 budget.	A$423 to A$468
City of Casey general rates uniform rate 0.0021537786 × your capital improved value.	A$1,507.65
Emergency Services and Volunteers Fund levy $139 plus 0.0173% of your capital improved value (residential, 2026–27). Any concession you hold is not applied.	A$260.10
South East Water water service charge 2026–27 fixed charge.	A$77.97
South East Water sewerage service charge Applies only if the property is connected to sewer; the vendor's statement says whether it is.	A$439.48
Melbourne Water drainage charge Lower figure for rural properties, higher inside the urban growth boundary.	A$71.64 to A$130.56
These charges only About A$232–240 a month	**A$2,779.84 to A$2,883.76**

Not worked out, and not counted as zero: Water used, and the parks charge (Usage depends on the household; the parks charge is at least $92.26 and depends on the property's net annual value, which is on the rates notice); Owners corporation fees, if any (They are in the owners corporation certificate in the vendor's statement); Home insurance (Quoted per property by insurers).

The rates and water notices in the vendor's statement show this property's own charges. They are the authority, not these estimates.

Source · Council rates 2026-27 from each council's adopted budget, and the Emergency Services and Volunteers Fund rates · Published rates and charges, cited not reproduced · checked 21 October 2026; Urban water corporation boundaries · CC BY 4.0 · checked 23 October 2026; Approved 2026-27 water prices for every Victorian urban water corporation and Melbourne retailer · Published charges, cited not reproduced · checked 23 October 2026

6 What to check next, and who answers

10

Checks this report cannot complete, grouped by who answers them.

C City of Casey

Council planning team

IMPORTANT

- [ ] **Ask the council whether a contribution applies to the works you are planning, and how much.** Development Contributions Plan Overlay (DCPO15) applies. If you build, extend or subdivide, a contribution may be payable on top of your build cost. It usually does not affect simply living in an existing house.
  IMPORTANT
- [ ] **If you want to extend, rebuild or divide the block, ask what is allowed.** The zone and overlays set limits such as height and how far a building must sit from the boundary.
  FOR YOUR PLANS

Phone (03) 9705 5200
Office Bunjil Place, 2 Patrick Northeast Drive, Narre Warren 3805
Ask a planning question
Council website
From the council's website, checked 31 October 2026.

C Your conveyancer

the person who handles the legal transfer

IMPORTANT

- [ ] **Get the title search and the vendor's statement (Section 32).** They show easements (a right for others to use part of the land) and covenants (rules on the title). This report does not read the title.
- [ ] **Ask your conveyancer to work out the adjustments for rates and charges.** They are settled between buyer and seller at settlement, so this report cannot include them.

B A building inspector

IMPORTANT

- [ ] **Book a building and pest inspection.** This report does not inspect the home.

M Melbourne Water

IMPORTANT

- [ ] **Ask about flooding at this address.** Planning maps do not show every place that can flood.

Open the Melbourne Water website

F Find my School

then the school

FOR YOUR PLANS

- [ ] **Check the school zone for the year your child starts.** Zones change between years. A nearby school may not be your local school.

Open Find my School

P Public Transport Victoria

FOR YOUR PLANS

- [ ] **Check routes and service times for nearby stops.** A stop nearby does not mean a useful service.

Open the journey planner

L Your lender

FOR YOUR PLANS

- [ ] **If you borrow, ask your lender for its fees.** Registering the mortgage with Land Use Victoria adds A$129.20.

N nbn

OPTIONAL

- [ ] **Check the nbn technology and availability for this address.** Our nbn result is for the area, from a 2024 map. Only nbn's own checker shows what this property can get.

Open the nbn address checker

A Appendix: sources, method and limits

26 sources

How we checked

We matched the address to one block of land on the government map. We checked zones, overlays and the Bushfire Prone Area against the whole block, and say where a rule covers only part of it. Distances are straight lines from the address point. Each result is what the record said on the date shown, and records can change.

What this report does not include

Building condition. The title, covenants and what an easement is for. Local flood studies, modelled flood extents and flood levels. School zones. Journey times and where routes go. Development applications outside the City of Casey. Proposed planning-scheme amendments. Council, federal and private projects nearby, and where and when state projects are being built. The nbn technology or availability at this address. Property value, sales or price growth. GPs, medical centres, allied health and individual shops.

What this report checked

The block match; every planning zone and overlay on the block; flood planning controls, the October 2022 flood mapping and the state's regional 2100 sea-level-rise model; the Bushfire Management Overlay and the Bushfire Prone Area; the Victorian Heritage Register and Inventory; mapped easement lines; four EPA registers and the landfill register within 500 m; nearby services, parks and shopping centres, and indicative supermarkets, pharmacies and dentists; public transport and its timetabled departures; planning applications, in the City of Casey only; state-funded projects of $5 million or more listed for the suburb or council; area context: recorded offences, the nbn footprint for the area, power lines of 66 kV or more, road crashes and the 2021 Census; stamp duty and the registration fees when you gave the details; and yearly charges from published rates where we have them.

Where the information comes from

SOURCE	PUBLISHER	LICENCE	DATE
Vicmap Address - Address Point	State of Victoria (Department of Transport and Planning)	CC BY 4.0	Checked 23 October 2026
Vicmap Property - Parcel Polygon	State of Victoria (Department of Transport and Planning)	CC BY 4.0	Checked 23 October 2026
Vicmap Planning - Planning Scheme Zone Polygon and Overlay Polygon	State of Victoria (Department of Transport and Planning)	CC BY 4.0	Checked 23 October 2026
Designated Bushfire Prone Area (BPA)	State of Victoria (Department of Transport and Planning)	CC BY 4.0	Checked 23 October 2026
Vicmap Features of Interest (FOI point)	State of Victoria (Department of Energy, Environment and Climate Action)	CC BY 4.0	Checked 23 October 2026
Transport Victoria GTFS schedule	State of Victoria (Department of Transport and Planning)	CC BY 4.0	Checked 21 October 2026

SOURCE	PUBLISHER	LICENCE	DATE
EPA Victoria registers: PSR, PRSA, audit report and licence location points	State of Victoria (Environment Protection Authority Victoria)	CC BY 4.0	Checked 23 October 2026
Vicmap Property - Easement Line	State of Victoria (Department of Transport and Planning)	CC BY 4.0	Checked 23 October 2026
Victorian Flood History, October 2022 event	State of Victoria (Department of Energy, Environment and Climate Action)	CC BY 4.0	Checked 23 October 2026
Victorian Coastal Inundation Sea Level Rise 2100 (0.8 m scenario, SLR82CM_2100)	State of Victoria (Department of Energy, Environment and Climate Action)	CC BY 4.0	0.8 m scenario (SLR82CM_2100), downloaded 23 October 2026
Victorian Heritage Register and Heritage Inventory (mapped areas)	State of Victoria (Heritage Victoria)	CC BY 4.0	Checked 23 October 2026
Crime Statistics Agency, recorded offences by local government area and suburb	Crime Statistics Agency (State of Victoria)	CC BY 4.0	Year ending June 2026 release, downloaded 21 October 2026
Geoscience Australia, Electricity Infrastructure: power lines of 66 kV and above	Commonwealth of Australia (Geoscience Australia)	CC BY 4.0	National extract, downloaded 21 October 2026
Transport Victoria, Victoria road crash data (police-reported crashes)	Department of Transport and Planning (State of Victoria)	CC BY 4.0	Records to 28 February 2026, downloaded 21 October 2026
Australian Bureau of Statistics, 2021 Census General Community Profile, suburbs and localities	Australian Bureau of Statistics	CC BY 4.0	2021 Census, downloaded 21 October 2026
State Capital Program 2026-27 (Budget Paper No. 4)	State of Victoria (Department of Treasury and Finance)	CC BY 4.0	2026-27 Budget Paper No. 4, downloaded 23 October 2026
City of Casey, Planning Permit Applications Register	City of Casey	CC BY 3.0 AU	Latest application lodged 20 October 2026, downloaded 22 October 2026
Overture Maps Places (supermarkets and grocers, pharmacies, dentists)	Overture Maps Foundation; place data from Meta, Microsoft, Foursquare and AllThePlaces	CDLA-Permissive-2.0, Apache-2.0 and CC0-1.0, per place	Release 2026-09-23.1, downloaded 21 October 2026

SOURCE	PUBLISHER	LICENCE	DATE
NBN broadband service footprints (fixed line and fixed wireless), March 2024	Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts; data © NBN Co	CC BY 4.0	Checked 23 October 2026
EPA Victoria Victorian Landfill Register (VLR), location points and polygons	State of Victoria (Environment Protection Authority Victoria)	CC BY 4.0	Checked 23 October 2026
State Revenue Office Victoria, land transfer duty current rates	State Revenue Office Victoria	Published rate schedule, cited not reproduced in bulk	Checked 19 October 2026
Land Use Victoria, Transfer of Land Act fees 2026–27	State of Victoria (Land Use Victoria)	Published fee schedule, cited not reproduced	Checked 23 October 2026
Urban water corporation boundaries	State of Victoria (Department of Energy, Environment and Climate Action)	CC BY 4.0	Checked 23 October 2026
Council rates 2026–27 from each council's adopted budget, and the Emergency Services and Volunteers Fund rates	Victorian councils (the council for this address); State Revenue Office Victoria	Published rates and charges, cited not reproduced	Checked 21 October 2026
Approved 2026–27 water prices for every Victorian urban water corporation and Melbourne retailer	Essential Services Commission; the water corporations	Published charges, cited not reproduced	Checked 23 October 2026
Catchment management authority boundaries	State of Victoria (Department of Energy, Environment and Climate Action)	CC BY 4.0	Checked 23 October 2026

Government data © State of Victoria, licensed under Creative Commons Attribution 4.0 (CC BY 4.0). PropClario selected and summarised it for this property. The State of Victoria does not endorse PropClario, this report or any conclusion drawn from the data.

What this report is

A summary of public records about the home's site and the area around it. It does not inspect the building or review the title. It is not a valuation, legal advice, a building inspection, a planning approval or financial advice, and it does not tell you whether to buy. Software produced and checked this report against fixed rules. No person reviewed it individually.

Report SAMPLE00-0000-4000-8000-000000000000 · version 1 · template 2026.11.04-r1 · generated 23 October 2026