ALMA
CLYDE NORTH

Clyde North Investor Guide

A Compelling Investment and a Great Place To Live

Clyde North is located 46km south-east of Melbourne's CBD area. Named after the Clyde Creek, Clyde North is one of south-east Melbourne's major growth areas, with large-scale residential development beginning in the mid 2000s. The area allows for a unique peri-urban lifestyle, with vast arrays of public parks and reserves. As of late 2019, a new large lifestyle centre was opened in the suburb, with major tenants such as Bunnings and ALDI. Dotted throughout the suburb are also a number of smaller developments. The suburb sees excellent capital growth, and is set to continue its expansion with both residential and commercial development accelerating.

Key Statistics

Median House Price

$747,495

+ 3.32% average annual growth over 5 years

Median Land Price

$480,000

+ 7.14% average annual growth over 5 years

Median Rent (3 Bed)

$560 p.w.

A 4.41% yield

Median Rent (4 Bed)

$615 p.w.

A 4.11% yield

Population Forecast

+3,878 p.a.

+ 6.1% average annual growth

Household Structure

Families

Families with kids to account for 64.9%

Age Structure

Balanced mix

25-34 - 20%
35-54 - 30%

Household Income

$2,163 p.w.

Compared to $1,901 for Greater Melbourne

Median House Prices

Sources: RPM Market intelligence, PriceFinder

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Key Location Benefits

Shopping & Essentials

Alma offers exceptional everyday convenience, with Shopping on Clyde just 9 minutes away and St. Germain Central only 11 minutes, featuring the region's largest medical and wellness precinct and over 20 retail outlets. Even closer, a future Town Centre directly across the road will include a full-line Coles and essential stores. Just 6 minutes away, the upcoming Major Town Centre at Tuckers and Ballarto Road will bring even more shopping, dining, and lifestyle options to your doorstep.

Schools & Education

The City of Casey offers access to over 75 established public and private schools, with more on the way. Alma is ideally located near schools including Clyde Creek Primary, Ramlegh Park, St Thomas the Apostle, Clyde Grammar, Clyde Secondary College, Casey Grammar and Hillcrest Christian College. Families also benefit from a growing network of planned schools, childcare centres and kindergartens, providing quality education and support from the very beginning.

Transport & Connectivity

Alma offers easy access to the M1 and M3 freeways, connecting you effortlessly to the city, the coast and surrounding areas. Cranbourne and Officer train stations are just 15 minutes away, with the proposed Clyde Station planned even closer. A future local bus stop just across the road will put public transport right at your doorstep, making every journey simple and convenient.

Estate Features & Lifestyle

Surrounded by green open space, Alma is just five minutes from local tennis, cricket, football and rugby clubs along Pattersons Road. Whether you are on the field or cheering from the sidelines, it is a perfect way to stay active and feel part of the community. For golf lovers, Cranbourne Golf Club, one of Australia's top rated courses, is only 15 minutes away.

Investment Potential

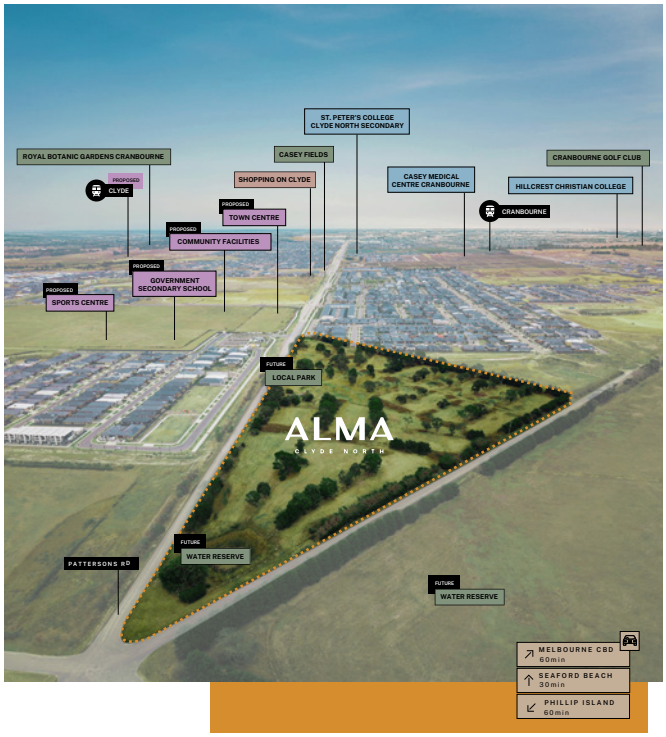
The City of Casey offers outstanding investment potential with a population set to grow 44 percent by 2041*. Infrastructure projects like the proposed Clyde Rail Link add to its appeal.

As one of Australia's fastest-growing regions, Casey continues to expand its community amenities. Its population is expected to rise from 380,000 to 549,000 by 2041*, making it larger than Canberra today.

Why Invest in Alma?

To support future growth, the city has developed a strategic plan to provide Alma residents with essential infrastructure such as transport, employment opportunities, community facilities, activity centres, open spaces, and recreation areas.

*Sourced from the City of Casey Planning Forecasts



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