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STUDENT ACCOMMODATION FACILITY IN BOX HILL SOLD FOR $6 MILLION TO LOCAL PRIVATE INVESTOR

In a testament to the strong demand for student accommodation in Melbourne's education hubs, a student accommodation facility located at 32-34 Kangerong Road, Box Hill, has been successfully sold for $6 million. The property, which features 46 rooms, was acquired by a local private investor eager to capitalise the growing influx of international students.

The transaction, facilitated by Benson Zhou, Julian Heatherich, James Latos, and Tanya Su of Savills Australia and New Zealand, highlights the robust interest in Purpose-Built Student Accommodation (PBSA) and other such assets. The facility, generating approximately $44,000 in monthly revenue, equates to a sale price of $130,434 per room.

"The recent surge in student arrivals and net student migration has reached unprecedented levels," said **Benson Zhou, Head of Asia Markets at Savills Australia and New Zealand**.

"This strategic purchase reflects the investor's medium to long-term view, recognising the sustained demand for quality student accommodation it is a strategic purchase under replacement value."

James Latos, Associate Director – Commercial Sales at Savills Australia and New Zealand, added, "PBSA and similar accommodation assets are in high demand in the current market. The combination of a housing shortage and a slowdown in new project developments has created favourable leasing conditions for property owners, making such investments highly attractive."

Julian Heatherich, Director – Commercial Sales at Savills Australia and New Zealand, commented, "This marks the third recent sale of a multi-dwelling asset by the Savills team. These assets are currently highly sought after due to their consistent revenue streams and the increasing demand for well-located accommodation options."

The property's strategic location in Box Hill, a vibrant suburb that has undergone a significant transformation, was a key factor in attracting significant interest. With its access to leading universities and excellent transport links, the facility is ideally positioned to cater to the growing number of international students seeking accommodation in the area.

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By applying world research data and trends to local and global settings, we're able to empower our clients with insights from the forefront of the industry – bringing their aspirations to life through innovative, tailor-made solutions.

Press Release

Whether we are working with a global corporate looking to expand, an investor seeking to sustainably optimise their portfolio, or a family trying to find a new home, we help our clients make better property decisions

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