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RARE NIDDRIE SITE HITS MARKET, FIRST OF ITS KIND UNDER NEW ZONING

A substantial 5,355sqm landholding in Melbourne's inner north-west has come to market, marking the first significant development opportunity in Victoria to be offered under the newly introduced Housing Choices and Transport Zone (HCTZ).

Located at 67 Nolan Street, Niddrie, this exceptional parcel is being offered for sale for the first time in over 50 years, having been held by the same family and occupied as a private residence across generations.

The property represents Niddrie's last remaining landholding of scale, positioned in a tightly held and rapidly appreciating residential market. The suburb has experienced 8% median house price growth in the past six months alone, and 35% over the last five years, underpinned by its strong amenity and connectivity.

Zoned HCTZ, the site benefits from planning reform designed to promote diverse housing outcomes in locations well serviced by transport, infrastructure and services. The first development site of scale in Melbourne to be publicly offered under the new framework, this property presents a unique opportunity for developers to lead the next wave of residential intensification in one of the city's best-performing corridors.

The site is situated moments from the thriving Keilor Road retail precinct, offering a mix of cafés, shopping and local services, and is within close proximity to both the Tullamarine and Calder Freeways, providing seamless access to the CBD and airport.

Exclusive selling agents Savills Australia and New Zealand - James Latos, Julian Heatherich, Benson Zhou, and Beau Bakhtani - are managing the campaign.

"This is a rare opportunity to secure a large, clean landholding in an established suburb, under the guidance of progressive new planning controls," said **James Latos, Associate Director, Commercial Sales at Savills Australia and New Zealand**.

"The market is actively seeking sites with scale, growth fundamentals and favourable planning overlays, this ticks every box," Mr Latos said

"The new HCTZ zoning makes this a stand-out prospect for developers, offering the flexibility and planning certainty needed to deliver quality, diverse housing in a high-demand location." said **Julian Heatherich, Director, Savills Australia and New Zealand**.

The property is being offered for sale via Expressions of Interest, closing Wednesday 17th September at 2:00pm AEST.

Ends -

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About Savills

Press Release

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Press Release