The investment opportunity

kala

PAKENHAM EAST

Great things are coming to Kala

Kala is just five minutes from all the amenity of bustling Pakenham, where residents can spend a day shopping, pick up the groceries or hop on a train.

But the best is yet to come, with the approved Pakenham East Precinct Structure Plan (PSP) to deliver future schools, retail centres, road upgrades, parks and playgrounds.

Now is the perfect time to invest in a community that's destined for greatness.

Great growth is here

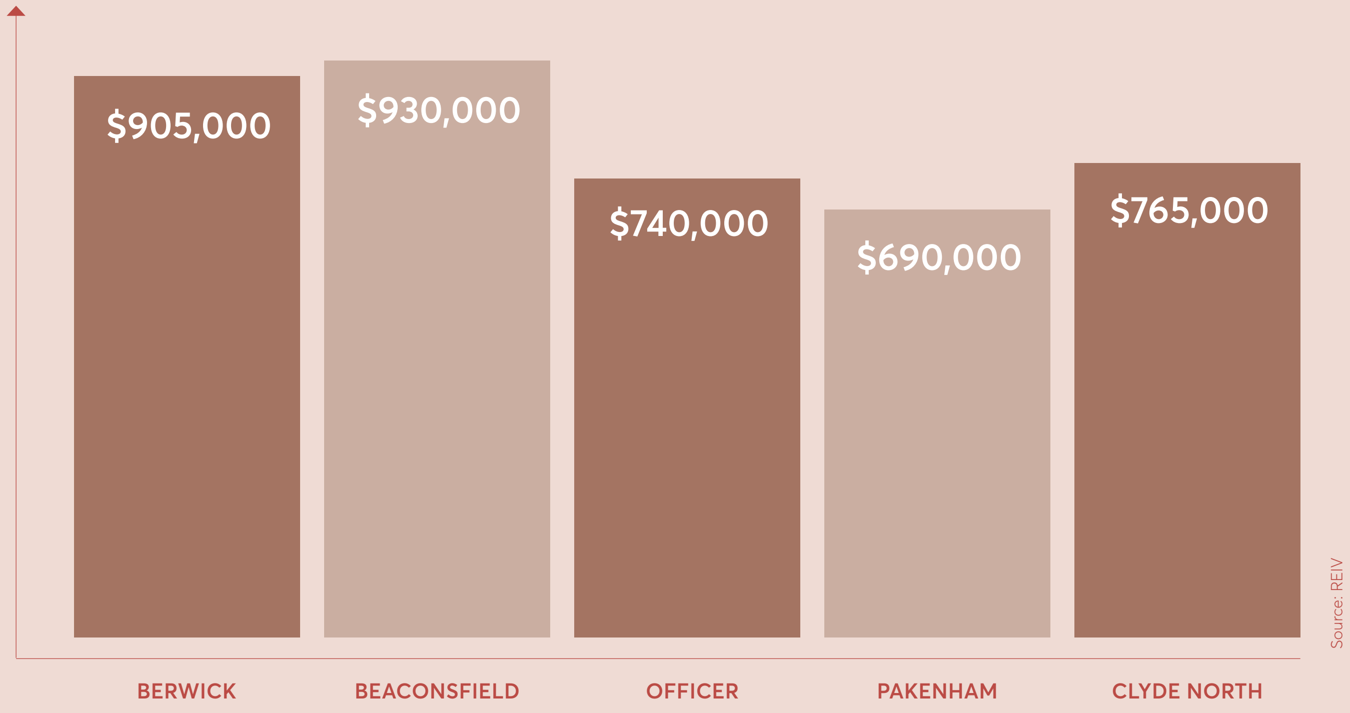
The Pakenham East Precinct Structure Plan (PSP) includes:

- 14 parks
- 2 sports reserves
- 4 schools
- Road and rail upgrades
- A network of bike and walking paths connecting Kala to Pakenham train station and the recently opened East Pakenham station.

The Officer/Pakenham region has been subject to significant State and private investment, leading to several advantageous planning outcomes.

PROPERTY MARKET
Insights

Median House Price
Surrounding Suburbs Q2 2025



Data from Pakenham shows an attractive rental yield and entry price point compared to Clyde North.

	Pakenham East	Pakenham	Clyde North
Median House Price Q2 2025			
3 Bedroom	N/A	$620,000	$635,000
4 Bedroom	N/A	$725,000	$750,000
Median Weekly Rent Q2 2025			
3 Bedroom	$520-530 (est)	$525	$550
4 Bedroom	$580-590 (est)	$590	$600
Rental Yield Q2 2024	N/A	4.30%	4.20%
Average Annual Price Growth Q2 2020 – Q2 2025	N/A	6.7%	6.7%

Sources: REIV, Core Property 2025

The Pakenham East area represents an attractive entry point into the expanding Officer/Pakenham region, benefitting from strong rental interest and the forecast of major population growth.

Pakenham East does not yet have sufficient data on established house medians to compare. With the low number of land developments in Pakenham, Officer has been included to provide the volume required for an effective comparison.

Pakenham East

Median land price Q2 2025	$387,000
Median land size Q2 2025	350m²

Officer/Pakenham

Median land price Q2 2025	$476,625
Median land size Q2 2025	379m²

Source: GRIP Insights

PAKENHAM
Demographic Snapshot

Household Structure	No.	%
Family – Couple no children	4,199	23%
Family – Couple with children	6,821	37%
Family – Single parent	2,716	15%
Family – Other	219	1%
Household – Single Person	3,985	22%
Household – Group	515	3%

Source: ABS 2021 Census

Top Occupations	
Technicians & Trades	16.5%
Professionals	15.0%
Community & Personal Service	12.9%
Clerical & Administrative	12.4%
Labourers	12.0%
Machinery Operators & Drivers	10.0%

Source: ABS 2021 Census

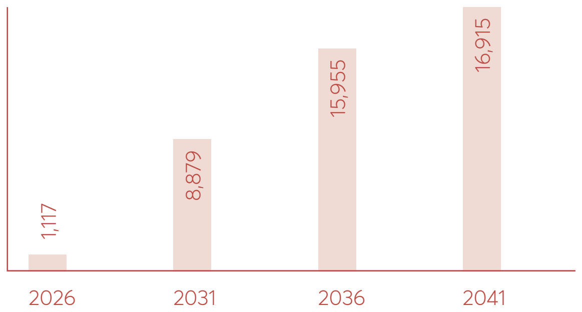
Weekly Household Income	No.	%
Less than $1,000	4,467	26%
$1,000-$1,499	3,071	18%
$1,500-$1,999	2,663	16%
$2,000-$2,499	2,566	15%
$2,500-$2,999	1,679	10%
More than $3,000	2,609	15%

Source: ABS 2021 Census

Age Profile	
0-9 years	17%
10-19 years	12.8%
20-29 years	14.3%
30-39 years	18.2%
40-49 years	12.7%
50-59 years	9.5%
60+ years	15.5%

Source: ABS 2021 Census

Estimated Population Growth



Source: Forecast ID

KEY INVESTMENT
Insights

- Pakenham East offers investors a lower price point to enter the market than any of the surrounding suburbs.
- Expected weekly rental income at Kala is $520-$530 for a 3-bedroom home and $580-$590 for a 4-bedroom home*.
- Rental yield in Pakenham is greater than Clyde North – yield in Pakenham East is expected to be even higher due to lower purchase prices.
- Pakenham's population is expected to grow by nearly 700% in the 5 years 2026-31 compared to just 41% for Clyde North over the same period.
- Pakenham and Pakenham East are growing and developing quickly – supported by significant public and private investment.

*Source: CORE Property 2025

Great vision

Kala will be a shining example of the care and understanding SIG Group undertakes to ensure that every community they build is sustainable and inspiring, meeting people's needs and desires while creating a sense of pride and belonging for their neighbourhood.

SIG Group is a highly respected developer that delivers exceptional communities. Investing in Kala is an investment in quality, liveability, and reputation.

SIG GROUP

PAKENHAM EAST

kala

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Sold by

CORE

Developed by

SIG GROUP

ZONECITY

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