

A modern interior space featuring dark, high-gloss cabinetry on the left and a light-colored marble floor. In the background, there is a wooden table with metal legs and some decorative items on the wall. The overall aesthetic is clean and contemporary.

# BALLARAT SUBURB PROFILE DEMOGRAPHICS

**Ballarat Region is made up of 76 suburbs  
and total of 120,000 people which will be  
available for tenant selection.**

**Areas closest to Winter Valley are**

**Ballarat North population 4,000**

**Delacombe Population 6,300**

**Sebastopol population 10,000**

**Alfredton population 9300**

**Total population 29,600**

**on average only 2% of homes are units or apartments**



# Summary

**Ballarat North average age 42  
88% are employed full time or  
part time.**

**30% are renters being 1200**

**35% are single 1400**

*Ballarat North demographics*

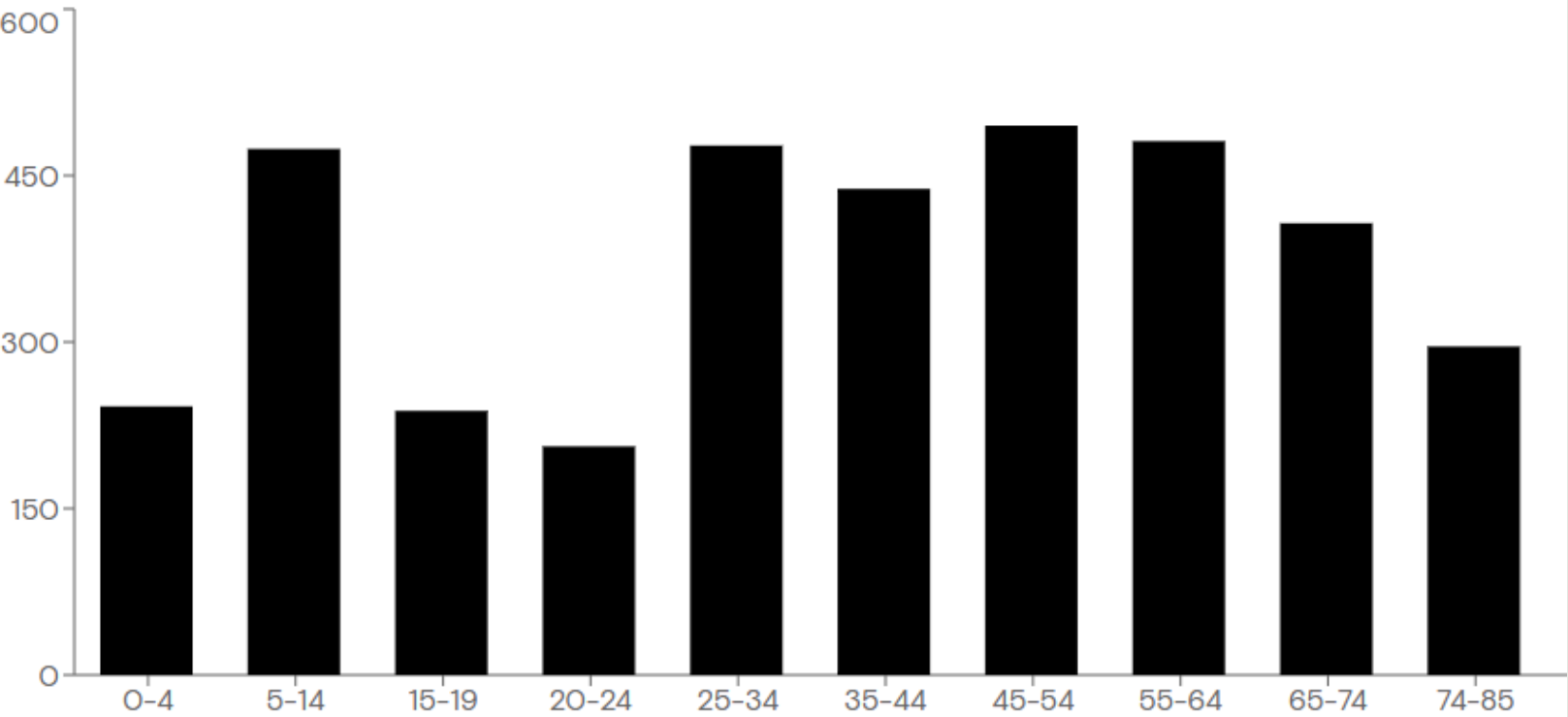


Population  
3925



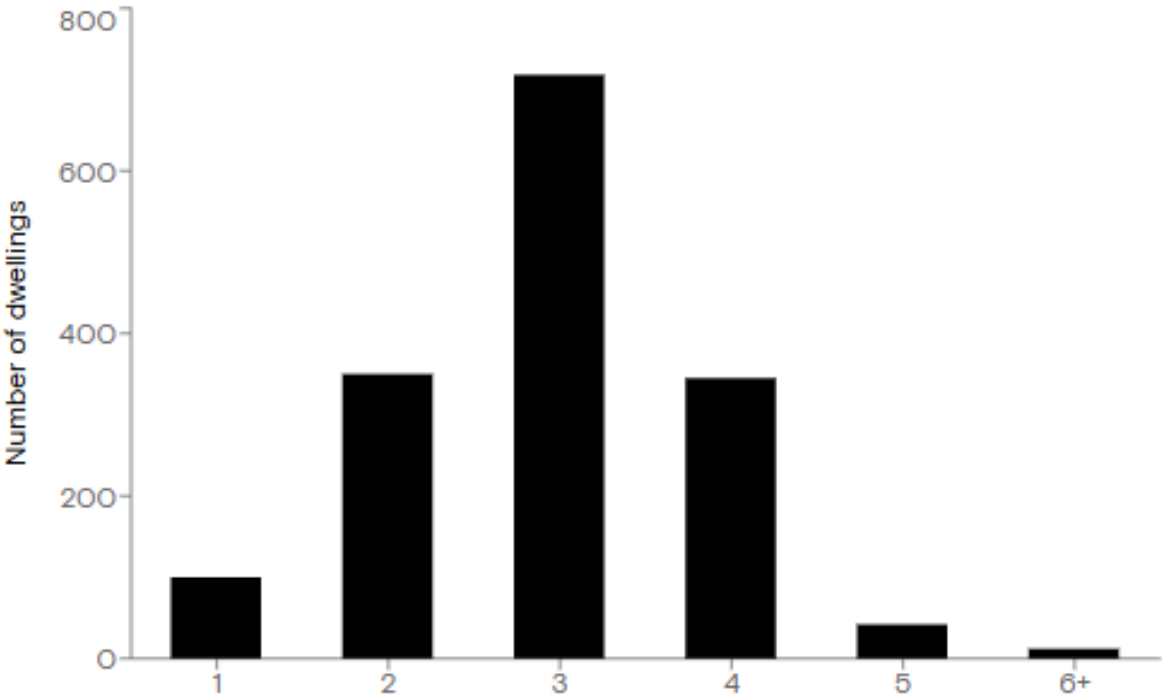
Average Age  
42

Age Distribution

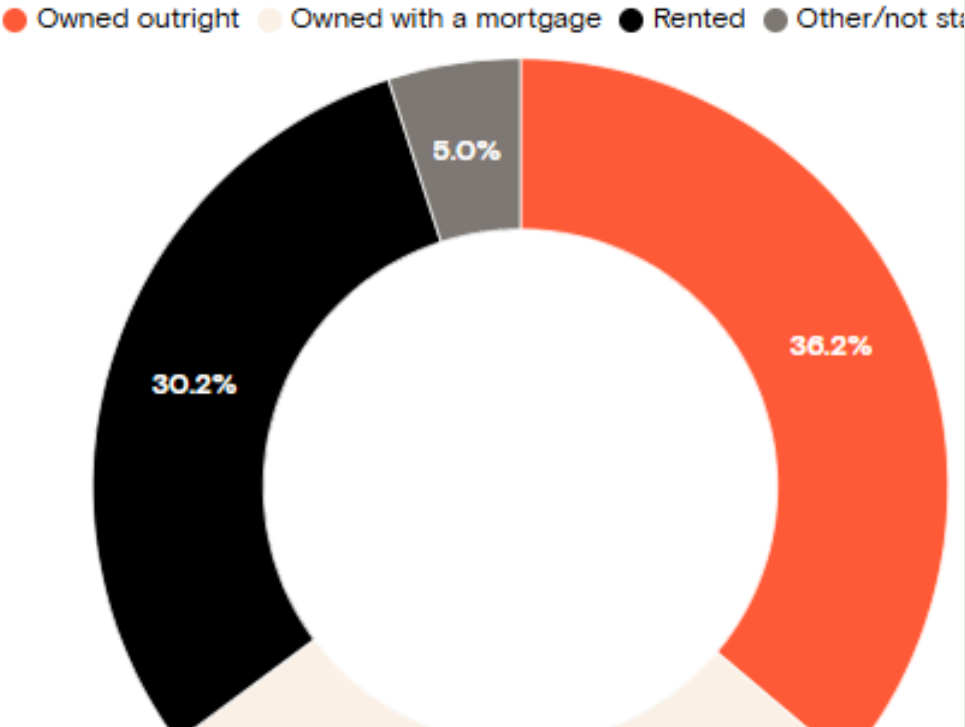


*Ballarat North property information*

Number of Bedrooms



Tenure Type



# Summary


**Delacombe average age 34  
88% are employed full time or  
part time.**

**24% are renters being 1500**

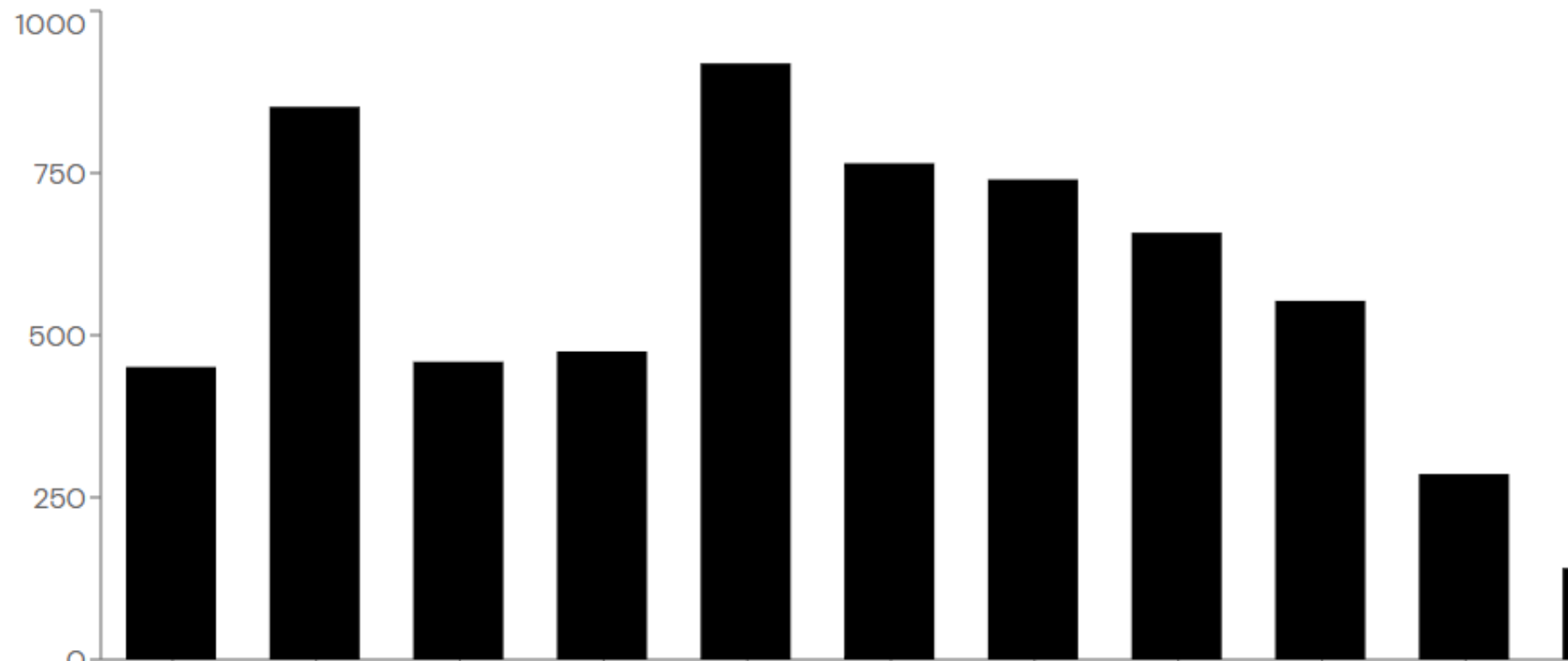
**22% are single 1400**

## Delacombe demographics

  
Population  
6297

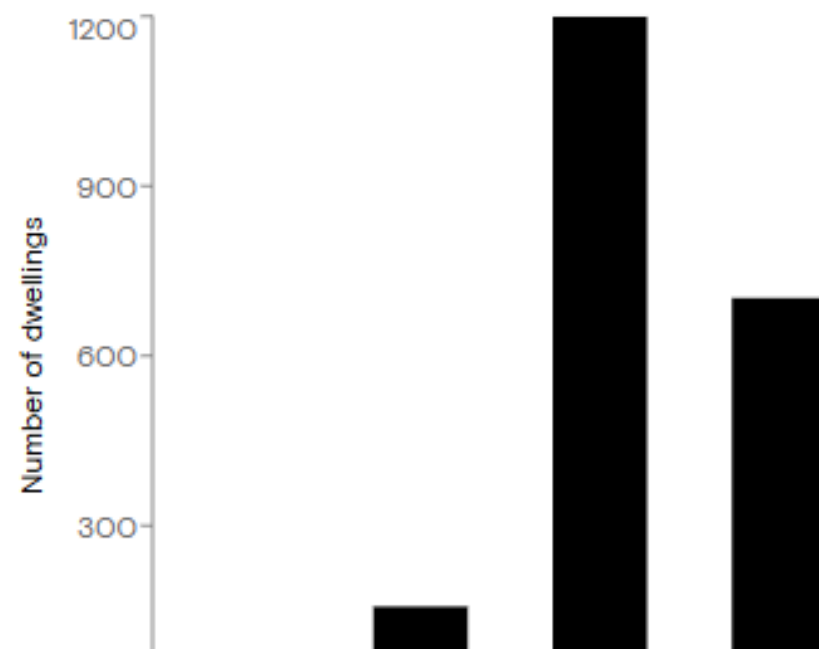
  
Average Age  
34

Age Distribution



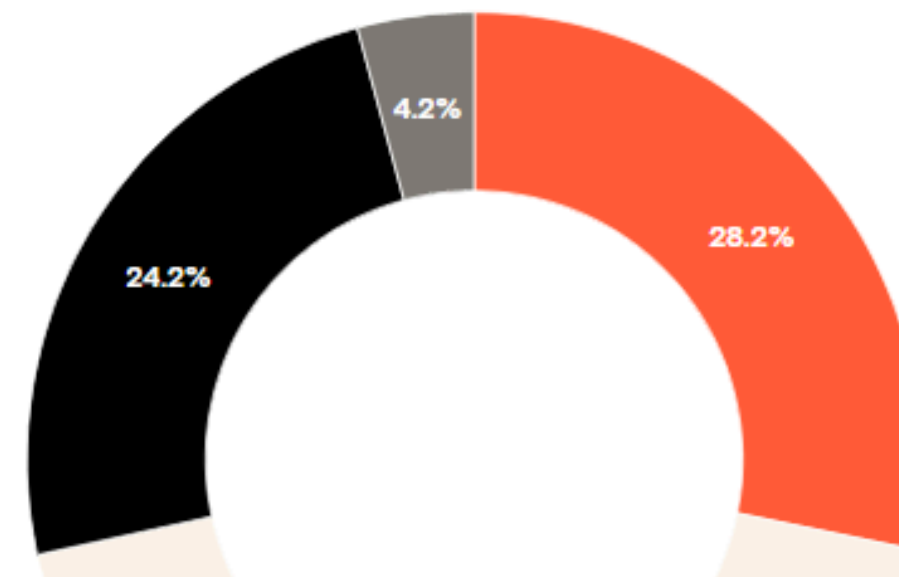
## Delacombe property information

Number of Bedrooms



Tenure Type

Owned outright Owned with a mortgage Rented Other/not stated



# Summary

**Sebastopol average age 37**

**84% are employed full time or  
part time.**

**39% are renters being 3900**

**36% are single 3600**

## Sebastopol demographics

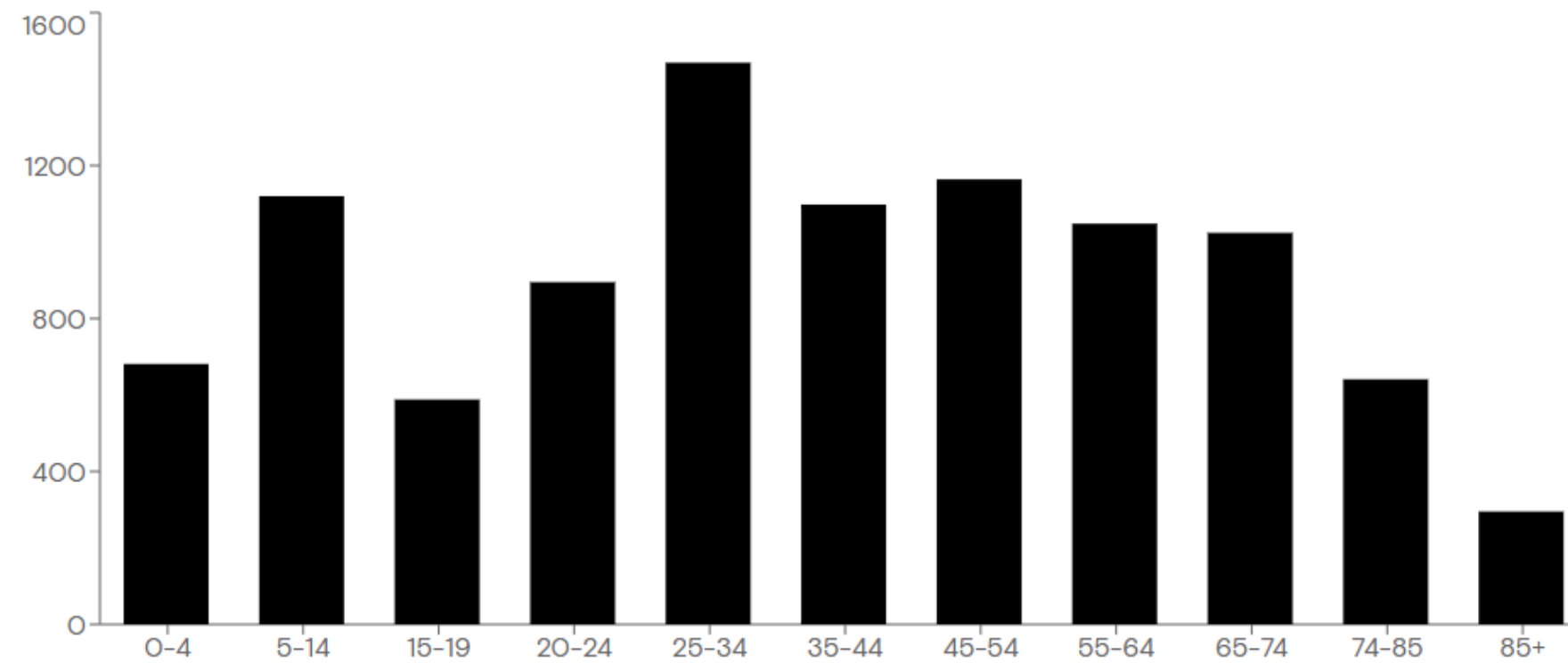


Population  
10032



Average Age  
37

Age Distribution



### Rooming houses found for **SEBASTOPOL**.

Local council	Full address	Rooming house operator	ABN	ACN	Registration status	Council contact
Ballarat City	1-1A Howard Street SEBASTOPOL VIC 3356	Wynalla House Pty Ltd		117 626 276	Registered	<a href="#">Email Ballarat City</a>

#### Traveled to Work



Car  
87.7%



Tram  
0.0%



Bicycle  
0.6%



Train  
0.3%



Walking  
1.7%

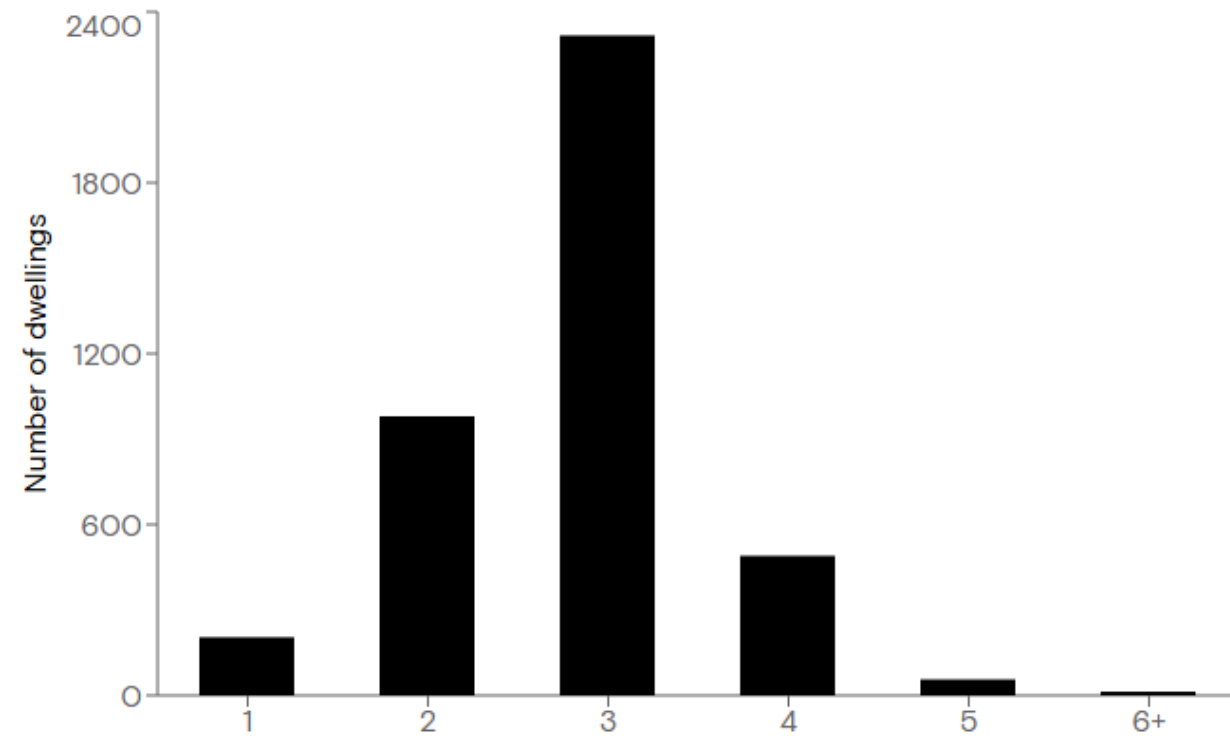


Bus  
1.3%



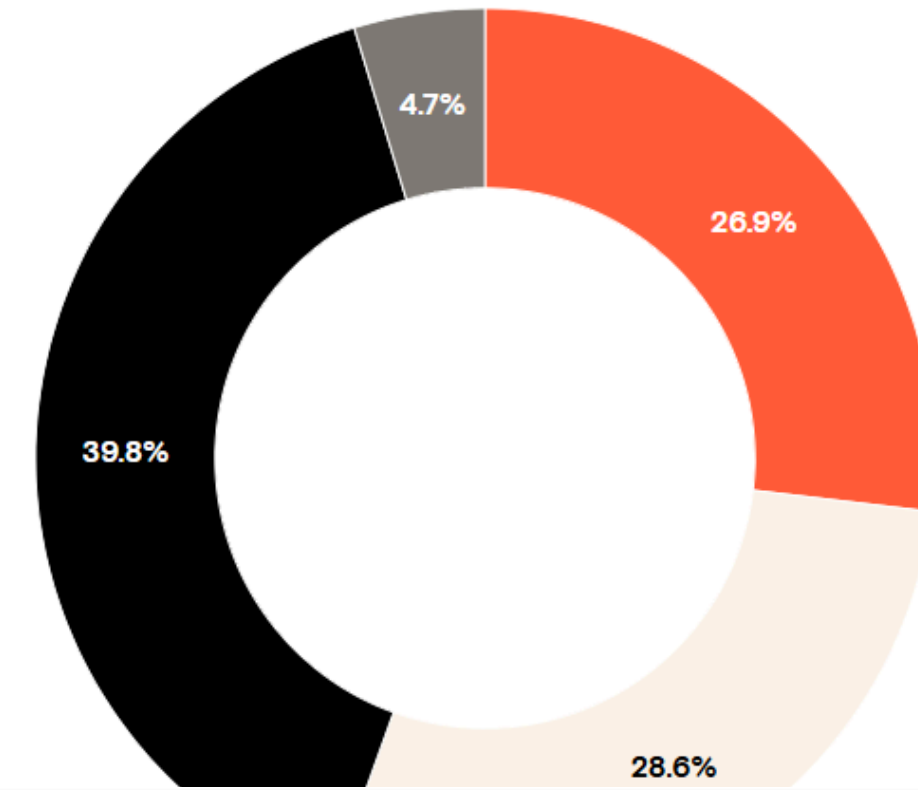
# Sebastopol property information

Number of Bedrooms



Tenure Type

Owned outright Owned with a mortgage Rented Other/not stated



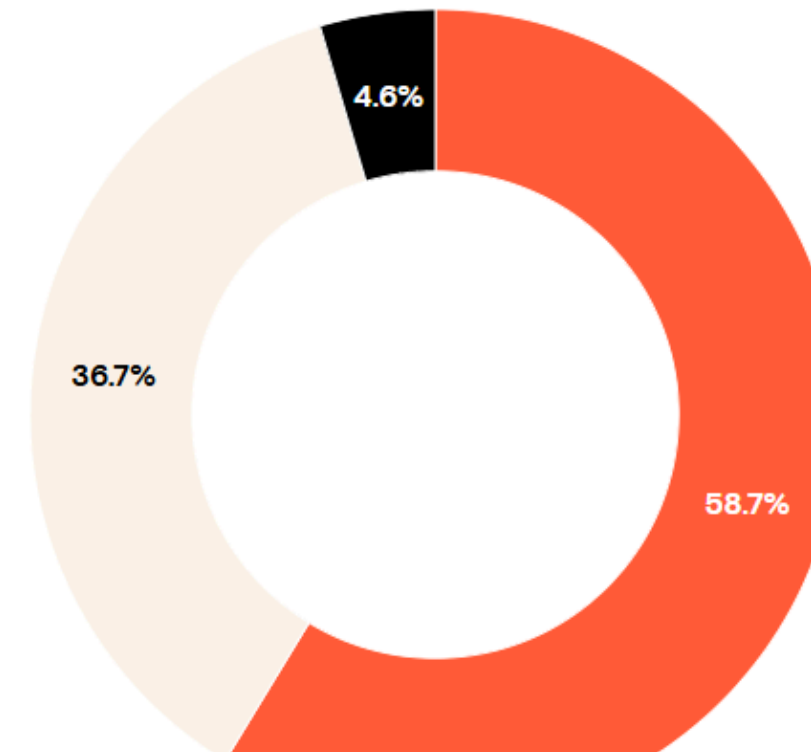
Average number of bedrooms  
per dwelling  
2.8



Average number of people  
per household  
2

Household Composition

Family households Single person households Group households



# Summary

**Alfredton average age 35**

**90% are employed full time or  
part time.**

**27% are renters being 2500**

**20% are single 1900**

# Alfredton demographics



Population

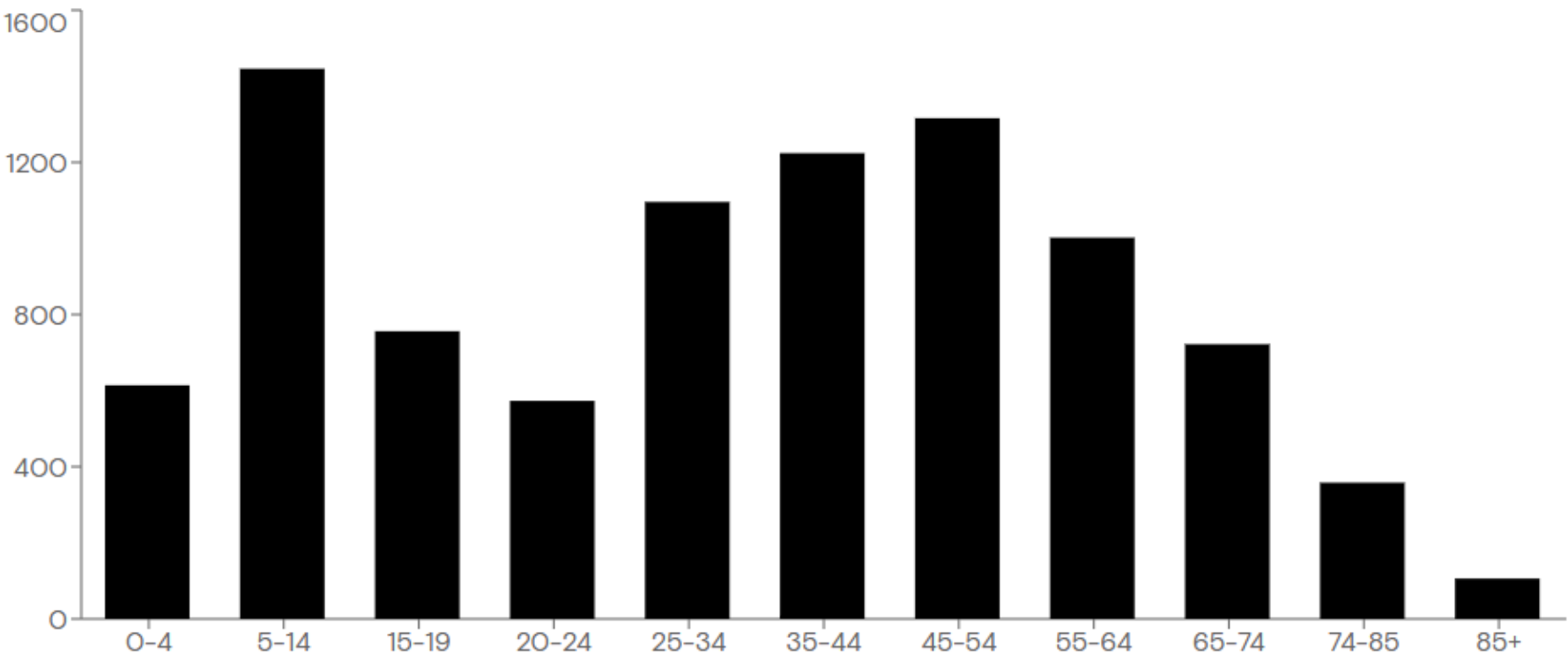
9220



Average Age

35

Age Distribution

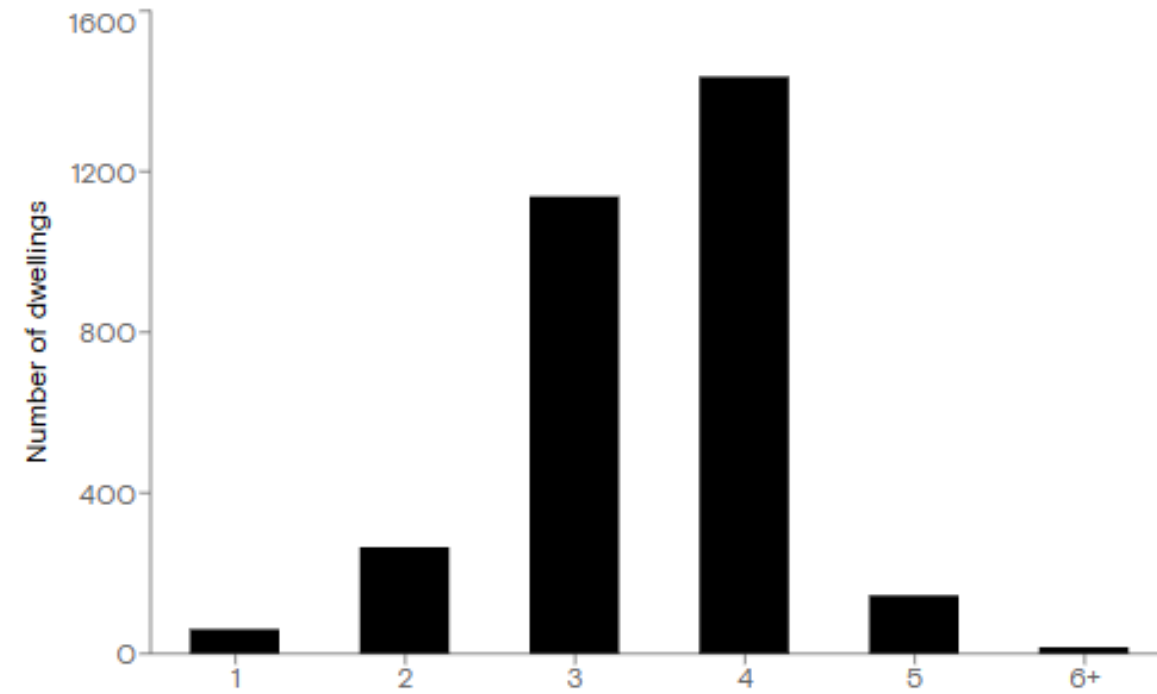


## Rooming houses found for ALFREDTON.

Local council	Full address	Rooming house operator	ABN	ACN	Registration status	Council contact
Ballarat City	11 Balyarta Street ALFREDTON VIC 3350	Richard Wade	64 750 625 638		Registered	<a href="#">Email Ballarat City</a>
Ballarat City	126 Cuthberts Road Alfredton VIC 3350	Q & C Innovations Pty Ltd	75 682 542 196	682 542 196	Registered	<a href="#">Email Ballarat City</a>
Ballarat City	3 Mayo St ALFREDTON VIC 3350	Afshaalok Investments Pty Ltd	60 911 961 755		Registered	<a href="#">Email Ballarat City</a>

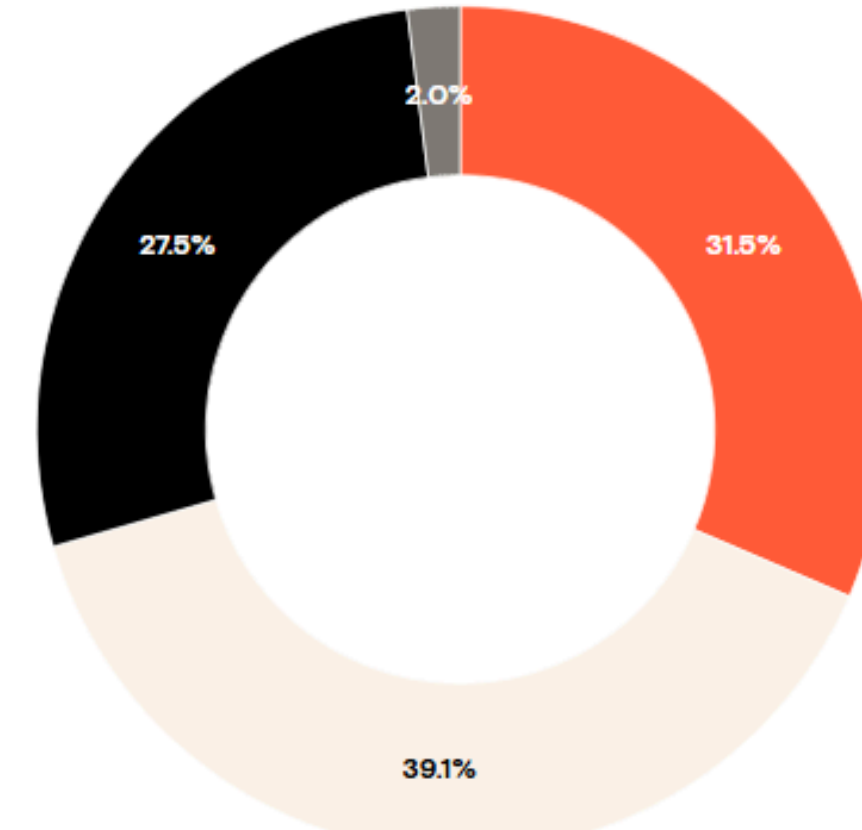
## Alfredton property information

Number of Bedrooms



Tenure Type

Owned outright Owned with a mortgage Rented Other/not stated



Average number of bedrooms  
per dwelling

3.5

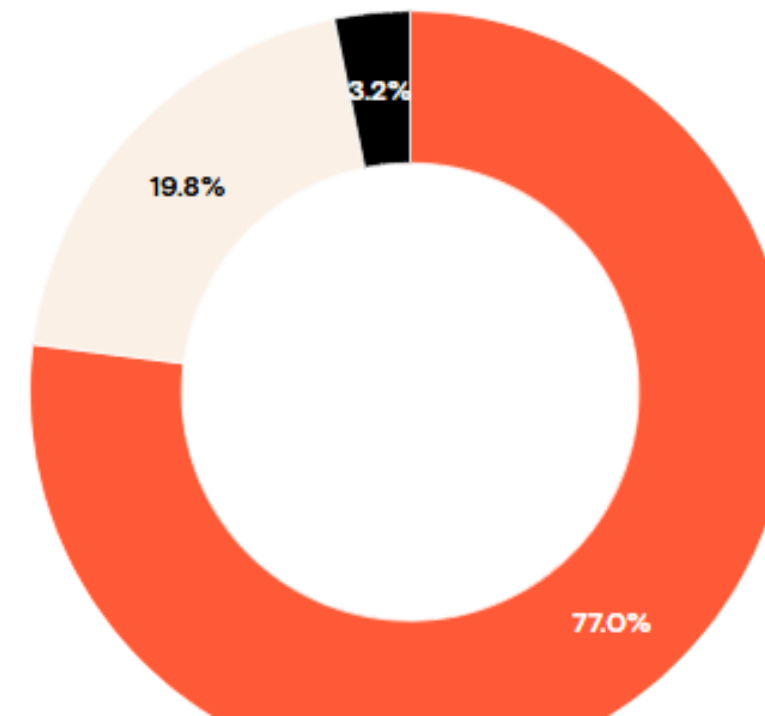


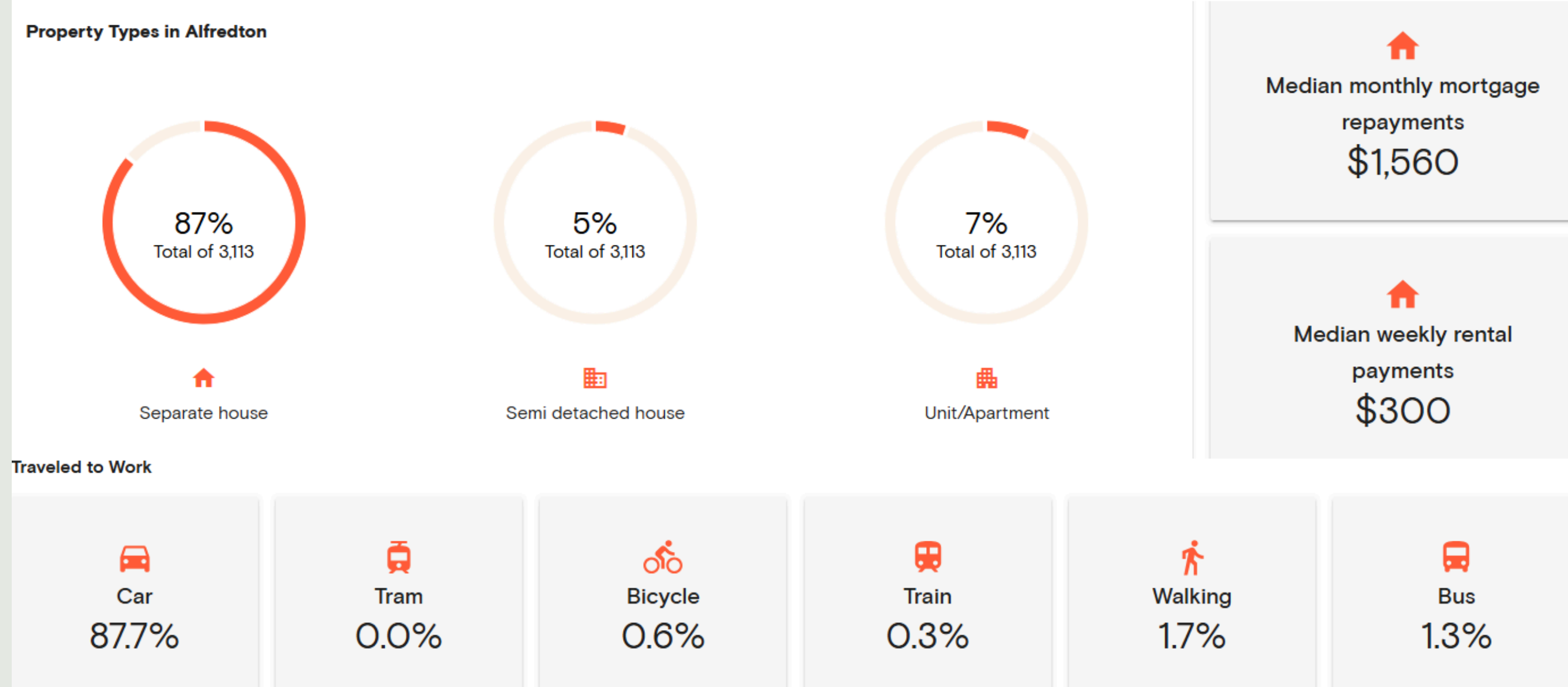
Average number of people  
per household

3

Household Composition

Family households Single person households Group households





**The Summary we have seen is exactly the types of people these homes will appeal too.**

**Single, young professionals who are currently renting in these suburbs, who mostly have a car and work and travel nearby. There are approx 10,000 renters in this bracket living in the surrounding areas.**