

LATROBE AMAP REPORT

buyersclub

AMAP METHODOLOGY

The Advanced Market Analysis Protocol (AMAP) is a market assessment framework developed by Buyers Club to systematically evaluate the investment prospects of Australian property markets. It is designed to support acquisition decision-making, balancing empirical rigour and practical relevance.

AMAP assesses each market across three distinct investment horizons:

Short-Term	0–2 years	Momentum & Liquidity	Is there momentum now?	Measures current price action, sales volume, and buyer activity.
Medium-Term	3–5 years	Supply / Demand Pressure	Will recent growth continue or emerge soon?	Assesses balance between population growth, affordability, and housing supply.
Long-Term	5+ years	Structural & Economic Resilience	Will this market remain strong through cycles?	Evaluates fundamentals - economic strength, infrastructure, and demographic resilience.

Each horizon includes a curated set of indicators, chosen for their predictive value at that timescale.

Each indicator is scored using a consistent three-tier system:

- 0 – Unfavourable conditions
- 3 – Neutral or broadly typical
- 5 – Strongly favourable conditions

This produces a maximum score of 25 per horizon and an overall composite score out of 75. Indicators are assessed against proprietary thresholds, drawing from both absolute benchmarks and relative comparisons to state or national trends. Thresholds and weightings are reviewed periodically to reflect changing market conditions. Metrics are drawn from a blend of public and commercial datasets and reviewed periodically for accuracy.

LATROBE – MARKET SUMMARY

Latrobe represents a value-oriented play, offering affordable entry points, improving economic momentum, and short-term supply tightness. While some structural risks remain, particularly around employment and long-term demographic drivers, the current pricing provides a cushion against downside risk. The region is well-positioned for investors seeking income resilience and reasonable capital growth potential in a sub-\$500,000 market.

Short-Term:

Short-term indicators are strong, driven by consistently tight supply metrics. Inventory and vacancy rates remain well below historical averages, suggesting that limited stock and steady rental demand continue to underpin market stability. Although price momentum has softened from post-COVID peaks, there are no signs of material weakness, and leading indicators reflect stable buyer and renter interest.

Medium-Term:

Medium-term fundamentals are more mixed. Population growth has lagged state benchmarks, and infrastructure investment remains modest on a per capita basis. However, Latrobe's housing supply appears well-aligned with expected household formation, and affordability is a key strength. With a median house price of \$426,000 and a price-to-income ratio of 5.6, Latrobe remains among the most accessible markets in Victoria, supporting future demand from both first-home buyers and investors.

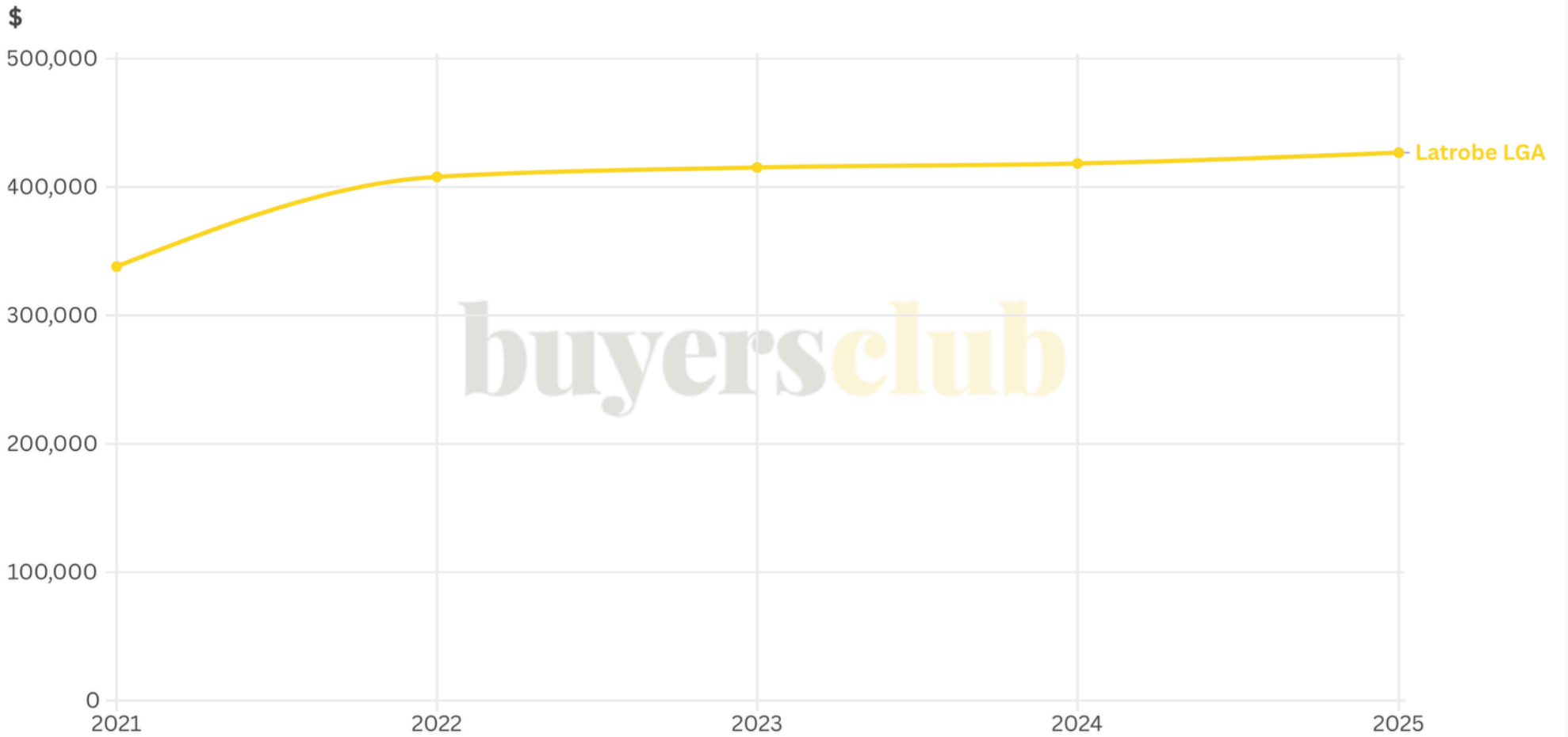
Long-Term:

Long-term signals reflect a region still emerging. Economic diversity and resilience have improved, with GRP growth outpacing the state over the past three years. However, unemployment remains elevated, and the area's socioeconomic profile is modest. While IRSAD ranks low, our internal price-adjusted transformation suggests this is not materially concerning at current price levels.

Time Horizon	Score /25	Summary
Short Term	21	Strong buyer/renter demand, low inventory, tight vacancy, stable prices.
Medium Term	11	Mixed signals: modest population growth but high affordability and balanced housing supply.
Long Term	11	Improving GRP, elevated unemployment and poor IRSAD, but not out of line for the price point.
Total Score	43 / 75	Positioned as a value-oriented regional market with modest upside potential.

SHORT-TERM INDICATORS

Price Growth - Latrobe



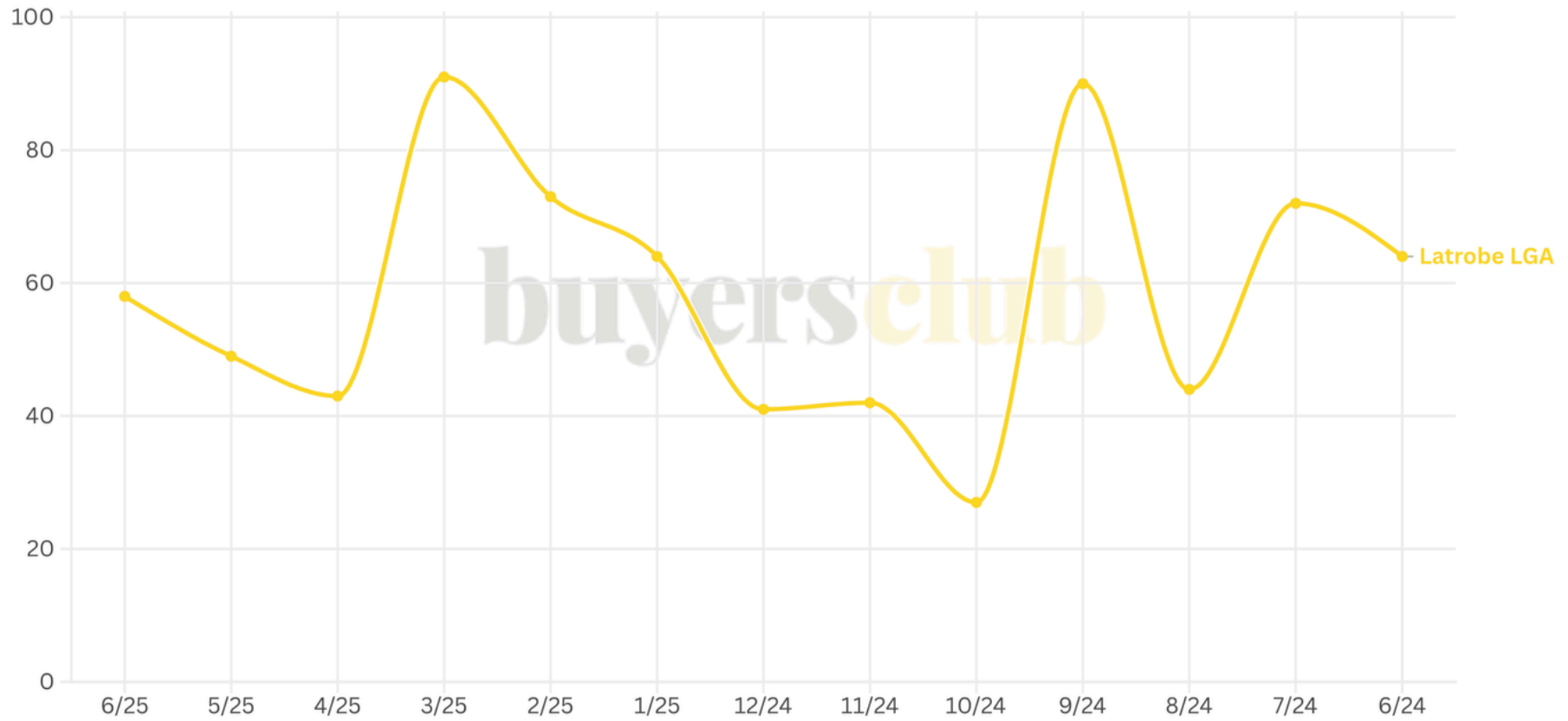
Source: Htag

SHORT-TERM INDICATORS

Days on Market - Latrobe

Median number of days between listing and sale

Days

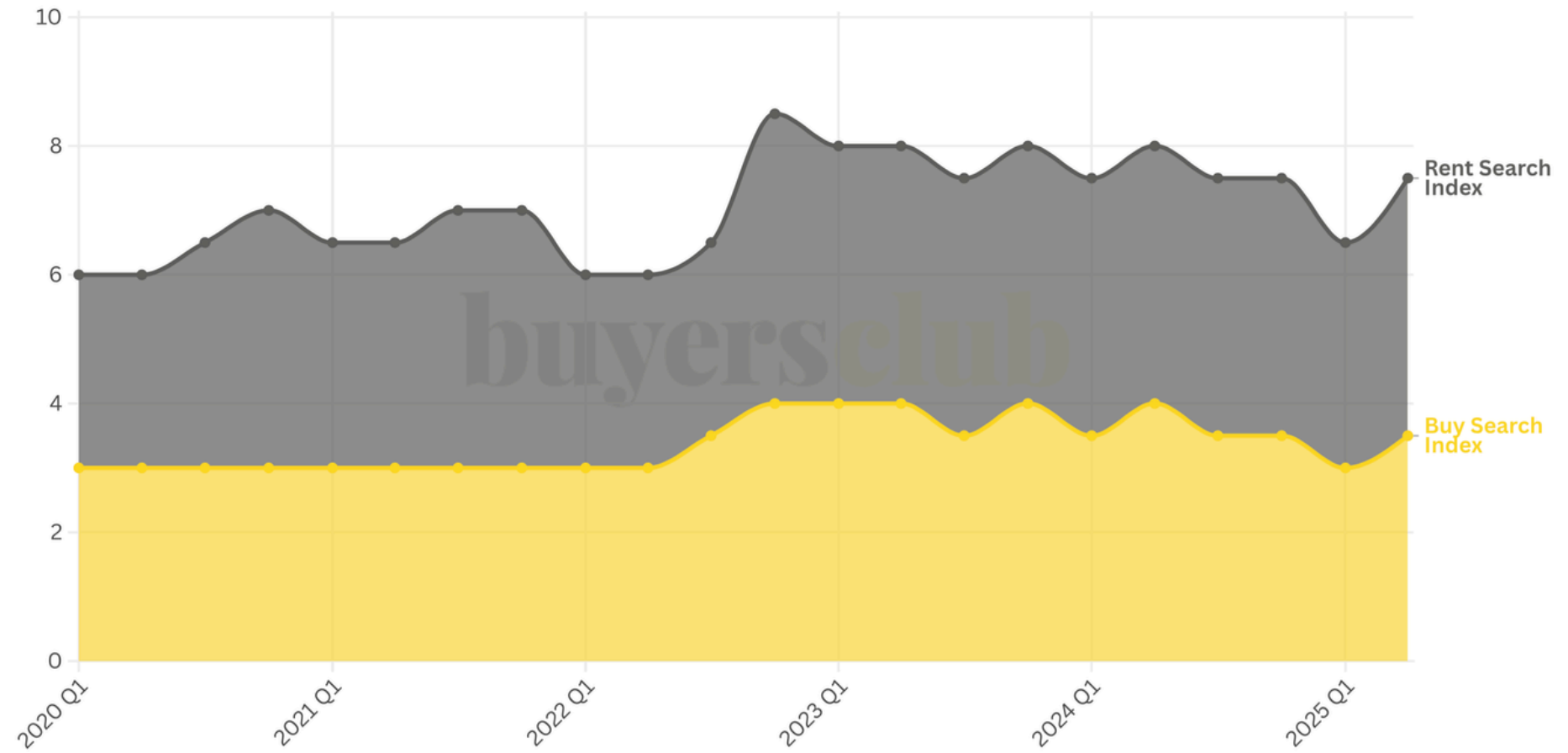


Source: Htag

SHORT-TERM INDICATORS

Online Search Interest - Latrobe

Buy Search Index Rent Search Index

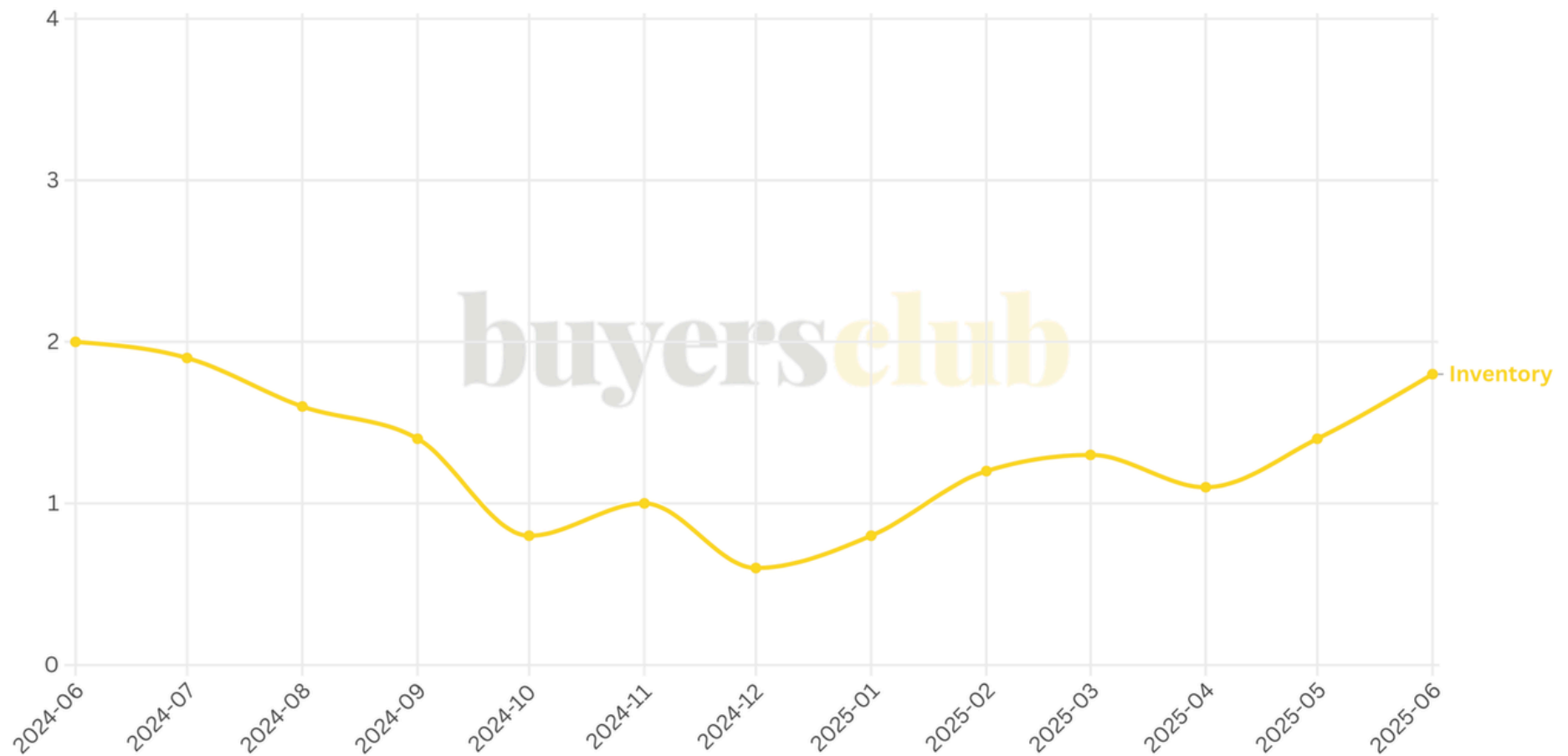


Source: Htag

SHORT-TERM INDICATORS

Inventory - Latrobe

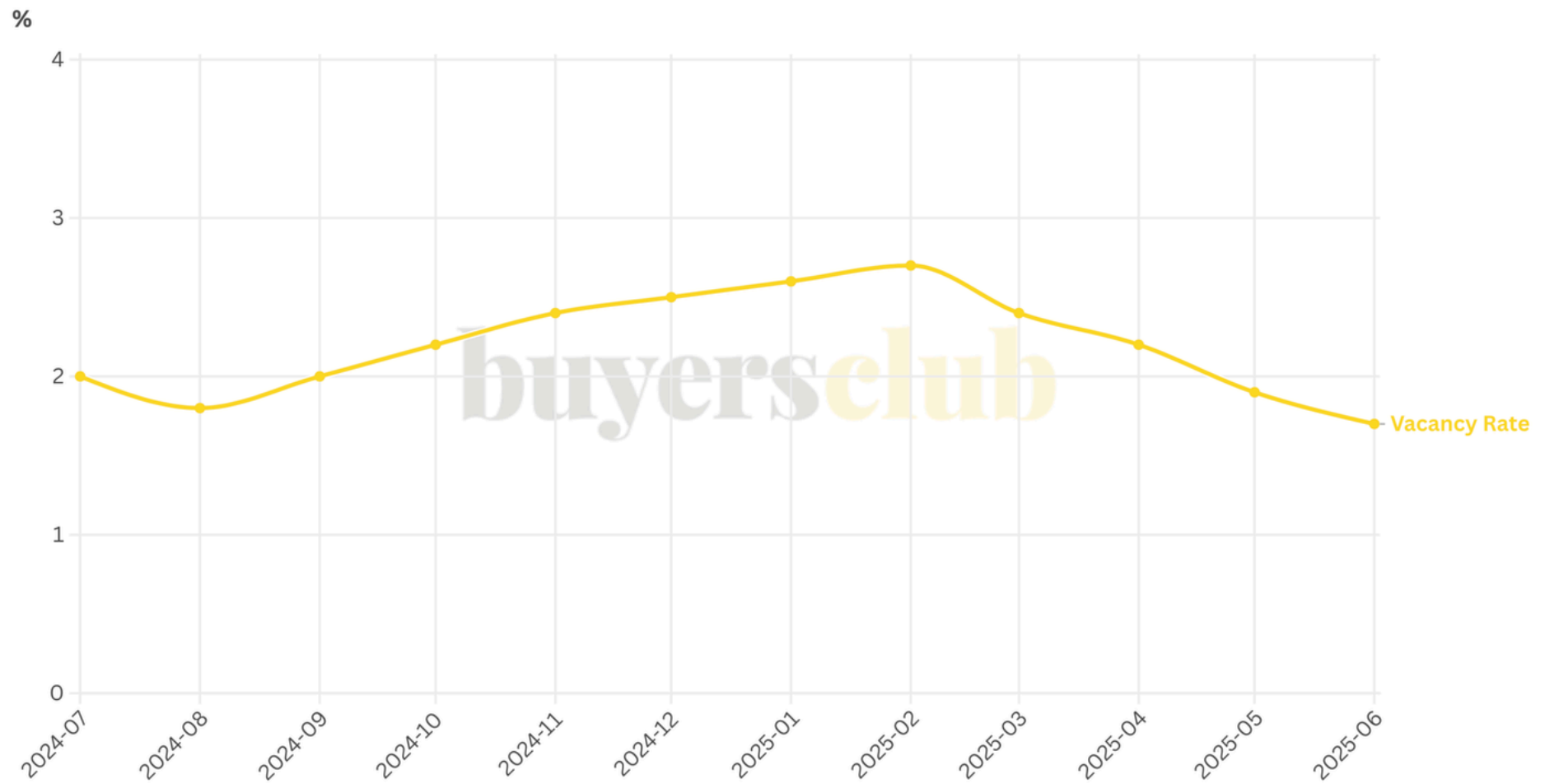
Months



Source: Htag

SHORT-TERM INDICATORS

Vacancy Rate - Latrobe

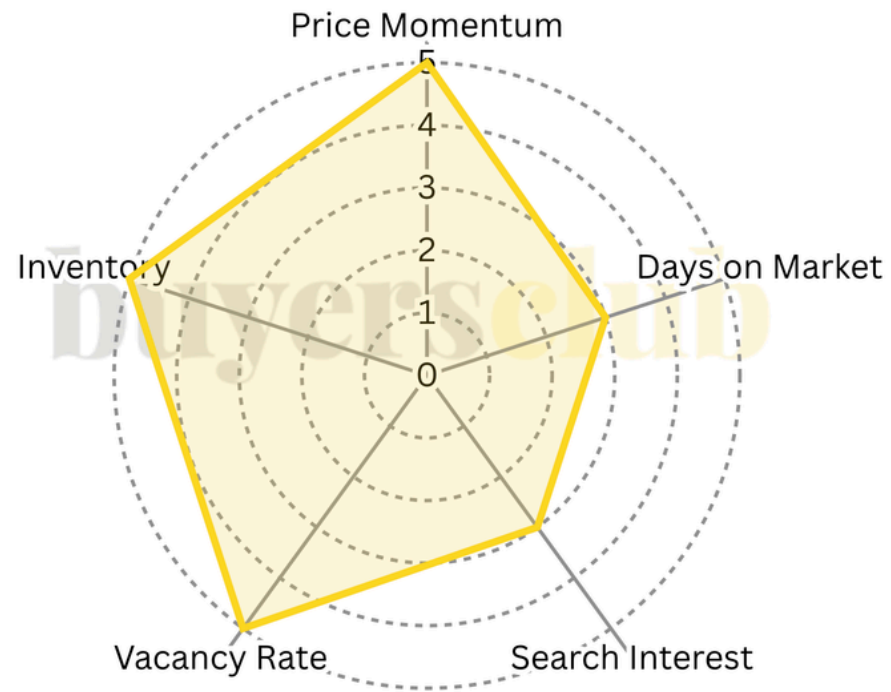


Source: Htag

SHORT-TERM INDICATORS

Latrobe

Short-Term Indicator Scoring



MEDIUM-TERM INDICATORS

Latrobe - Projected Housing Supply

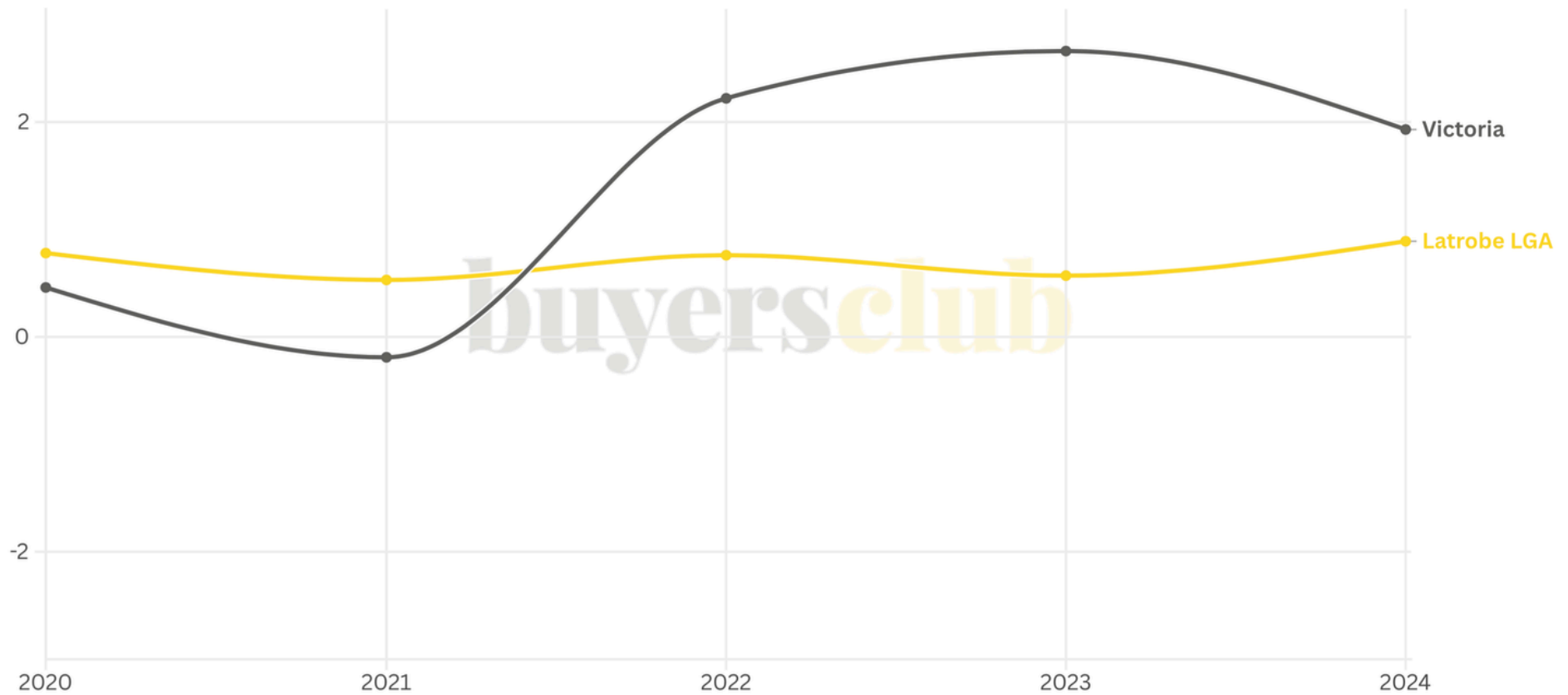
Period	New Households	New Dwellings	
2021-2026	+2,140	+2,232	(+92 Oversupply)
2026-2031	+1,359	+1,518	(+159 Oversupply)

Source: Population and household forecasts, 2021 to 2046, National Forecasting Program, .id (informed decisions)

MEDIUM-TERM INDICATORS

Population Growth - Latrobe vs Victoria

Annual Population Growth %



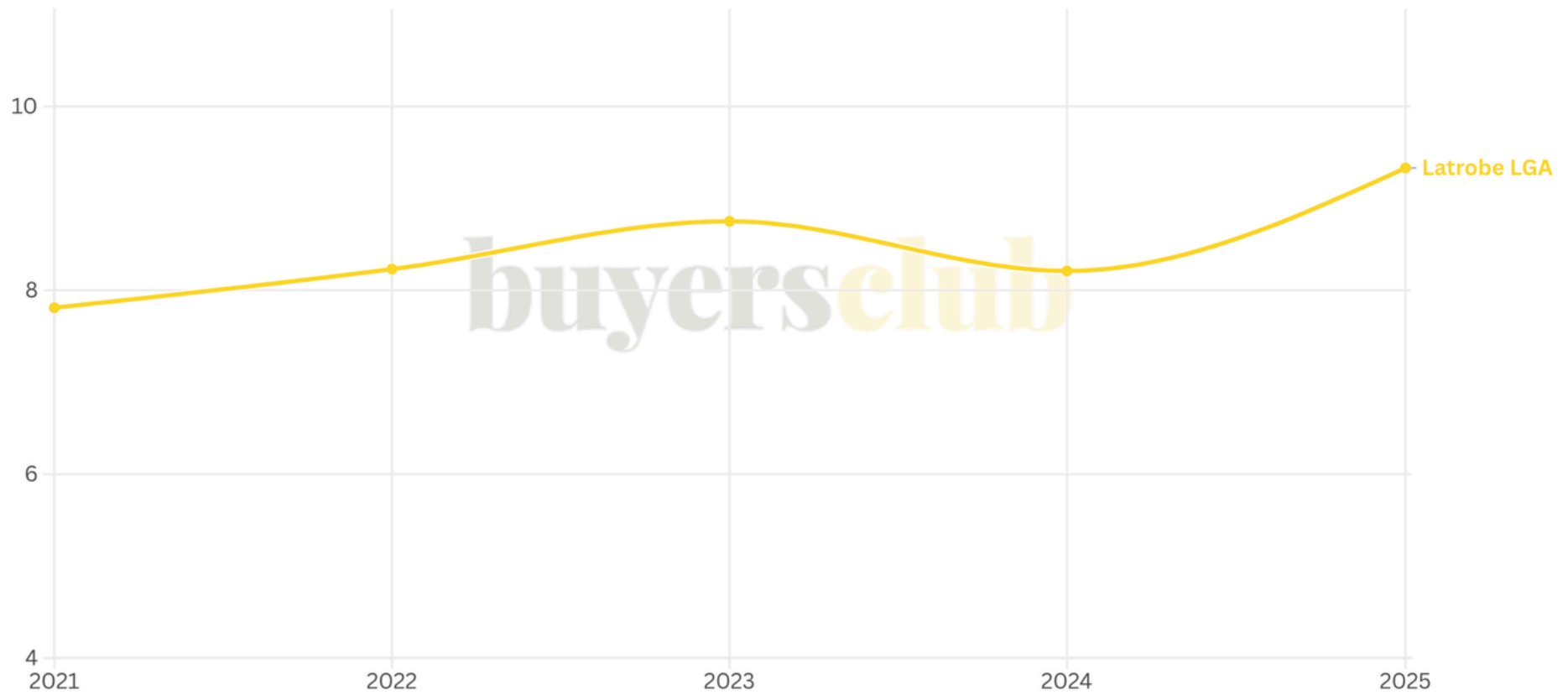
Source: ABS

MEDIUM-TERM INDICATORS

Hold Periods - Latrobe

Avg. number of years between sales

Years

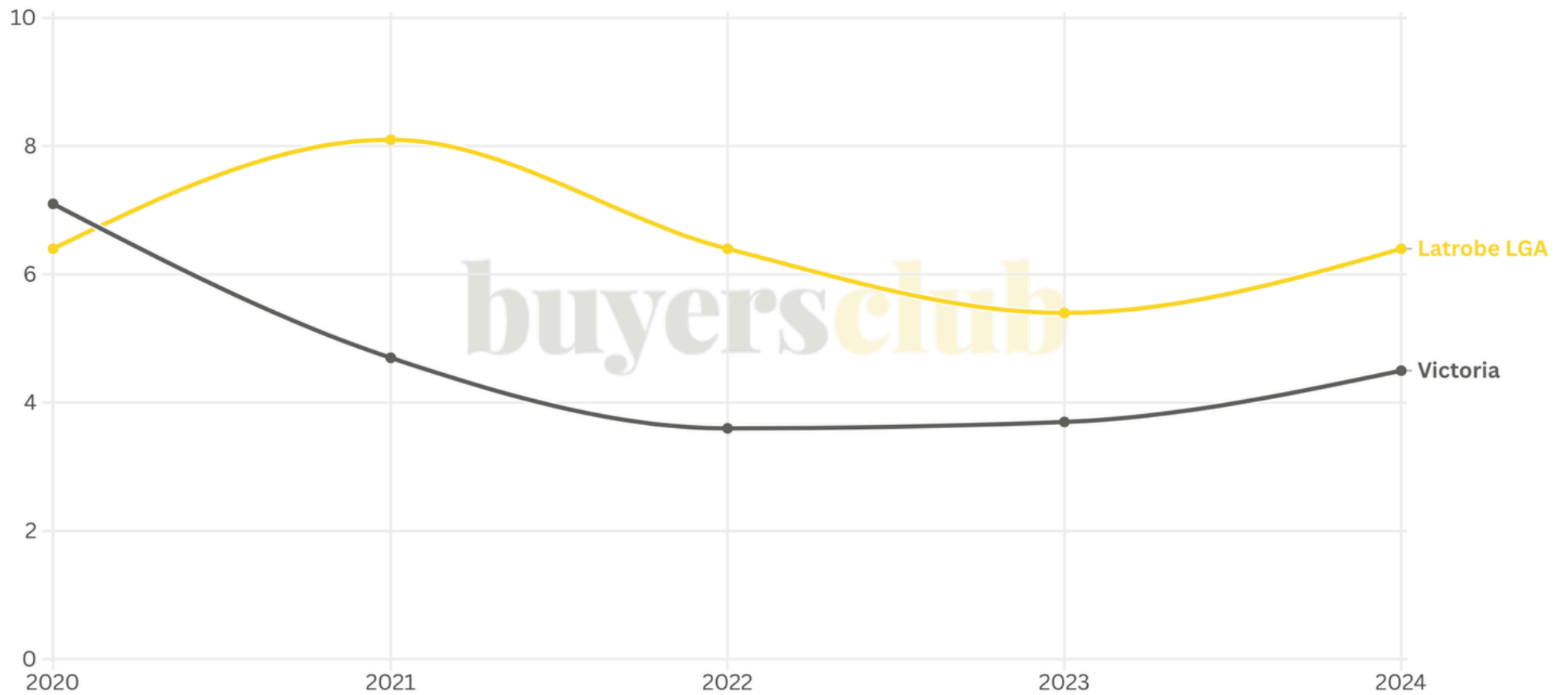


Source: Htag

MEDIUM-TERM INDICATORS

Unemployment - Latrobe vs Victoria

Unemployment Rate %

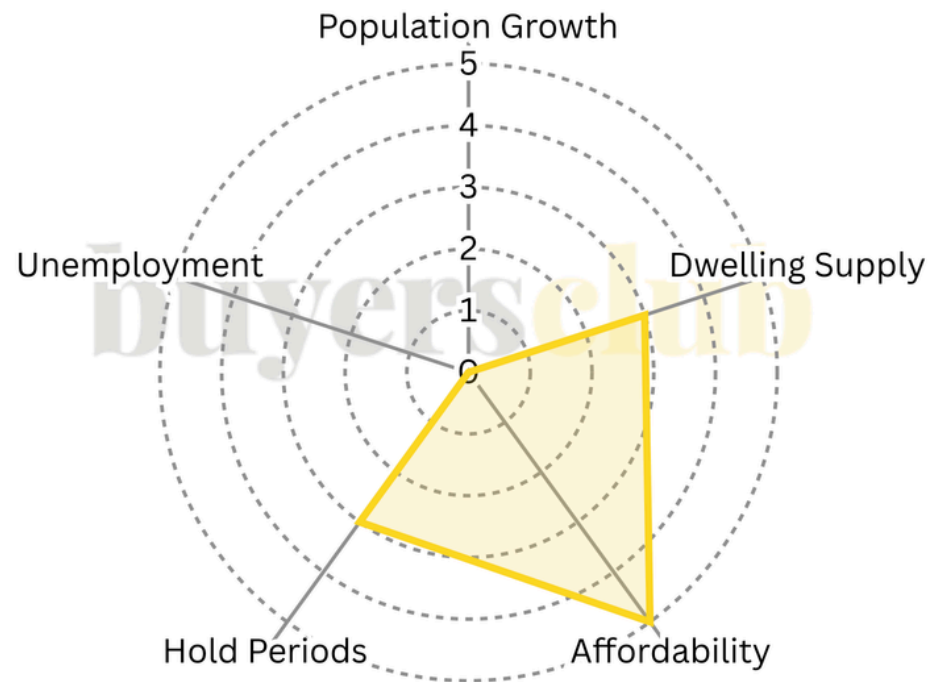


Source: ABS

MEDIUM-TERM INDICATORS

Latrobe

Medium-Term Indicator Scoring



LONG-TERM INDICATORS

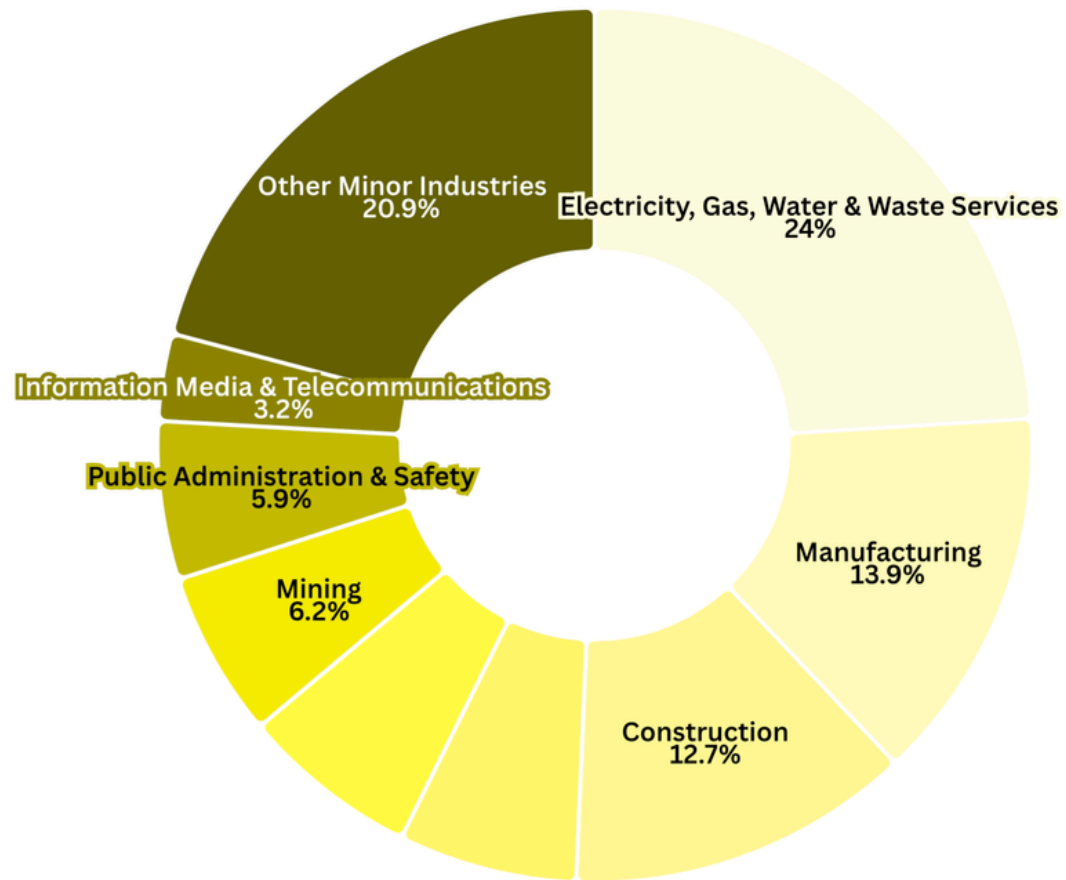
Household Income Growth - Latrobe v Victoria

	Median Household Income (2016 Census)	Median Household Income (2021 Census)	Growth
Latrobe	\$1,078	\$1,260	16.88%
Victoria	\$1,419	\$1,759	23.96%

Source: ABS

LONG-TERM INDICATORS

Economic Output by Industry - Latrobe

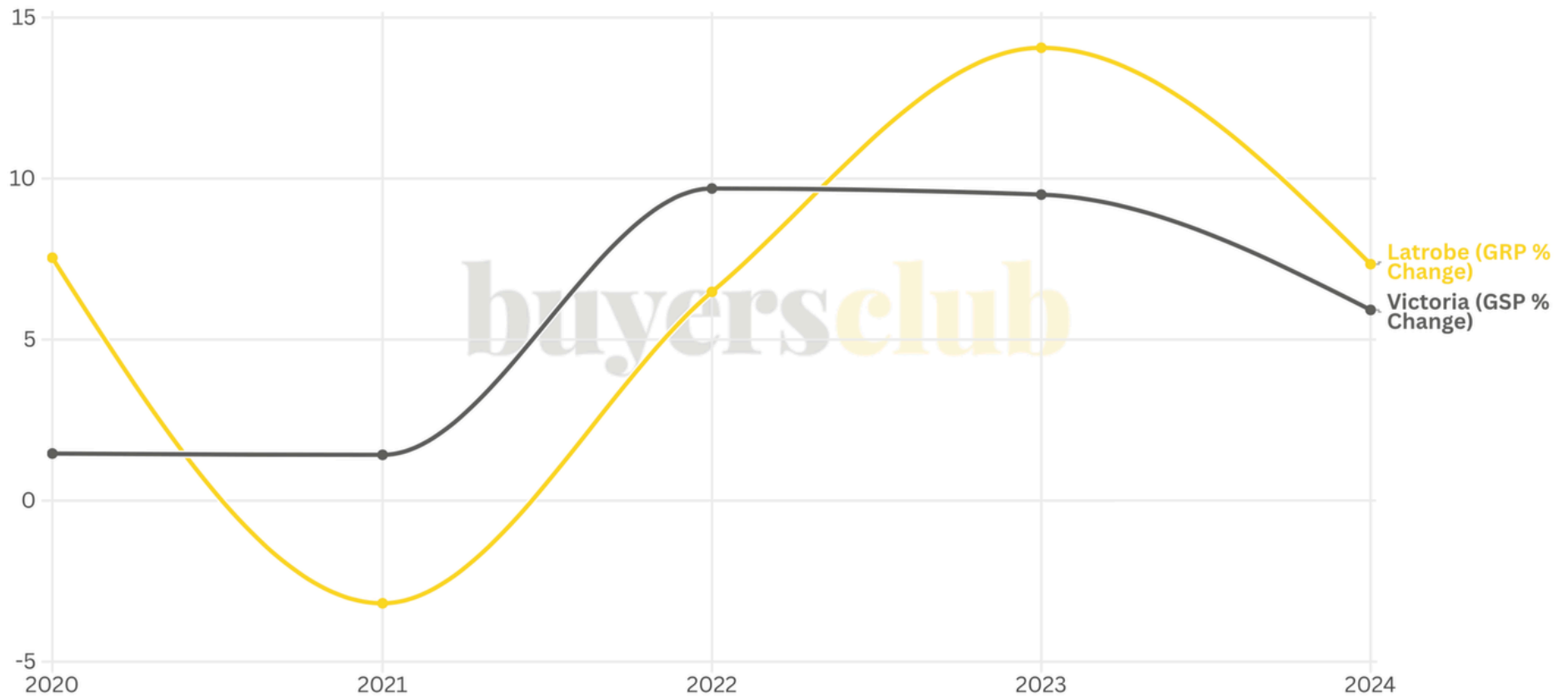


Source: Remplan

LONG-TERM INDICATORS

Economic Growth - Latrobe vs Victoria

Growth Rate %



Source: Remplan , CEIC Data

LONG-TERM INDICATORS

Major Infrastructure Projects - Latrobe

Name	Status	Estimated Cost	Description
Gippsland Line Upgrade (Traralgon–Melbourne)	Nearing completion (2025)	\$878 million	Will enable more frequent, reliable passenger services (every 40 mins), boost commuter access, create 500+ jobs, and improve connectivity—likelihood to attract buyers and make the region more accessible.
Gippsland Sports and Entertainment Park	Pre-construction, contractor shortlisted	\$20 million	A major regional sports and events precinct in Traralgon; anticipated to host large-scale events, lift local amenity, support retail and hospitality, and catalyse demand around its catchment.
Latrobe Regional Health Hospital Stage 3A	Recently Completed	\$223.5 million	Significant capacity expansion for regional healthcare; attracts medical professionals and supports jobs, population retention, and residential demand across the LGA.
Gippsland REZ (Renewable Energy Zone)	In planning	~ \$2 billion	Connects Gippsland to major renewable energy infrastructure (offshore wind, batteries); promises thousands of construction and ongoing jobs, long-term economic diversification, and potential uplift in investment.

Source: Vic Gov, Aus Gov, Latrobe City Council

LONG-TERM INDICATORS

Latrobe

Long-Term Indicator Scoring

