

Information Memorandum

Windsor Green

WINDSOR VIC
50-52 GREEN STREET

For Sale by Private Treaty



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Investment Highlights



Inner City Accommodation Freehold Thriving Chapel Street Precinct

- + Three (3) year net lease to Windsor Green to Sep 2026.
- + Three (3) further Three (3) year options to Sep 2035.
- + Windsor Green: Long proven reputable rooming house trading since 2003.
- + Fixed 3% annual rent increases, ensuring rental growth.
- + Investor preferred net lease terms with the tenant responsible for usual outgoings.
- + Land Tax exempt investment (refer page 9).
- + Impressive 370sqm* two level Victorian Terrace building with dual street frontage which includes important ROW access (via Artist Ln).
- + Boarding house accommodation building which includes 12 bedrooms (8 with private ensuites), laundry, kitchen and other shared amenities.
- + Primely positioned 287sqm* freehold site with favourable Activity Centre Zoning (ACZ).
- + Ideally located metres from the thriving Chapel Street precinct and excellent transport amenities - Windsor and Prahran Station both within 500m.*
- + Windsor: tightly held affluent inner metropolitan suburb 5km* from the Melbourne CBD, with a median house price of \$1,310,000 (as at Jan 2025).¹
- + Net Income: \$100,000 pa* + GST.

Investment Snapshot



Lease Term:

3 Year Lease to 2026

Plus Three (3) Further Three (3) Year Options to 2035



Long Proven Accommodation History:

22 Years Trading On-Site

Highlighting Strong Demand And Strategic Location



Land & Zoning:

287sqm* Freehold Site

Including Favourable Activity Centre Zoning



Rent Reviews:

Fixed 3% Increases

Ensuring Income Growth



Boarding House Accommodation:

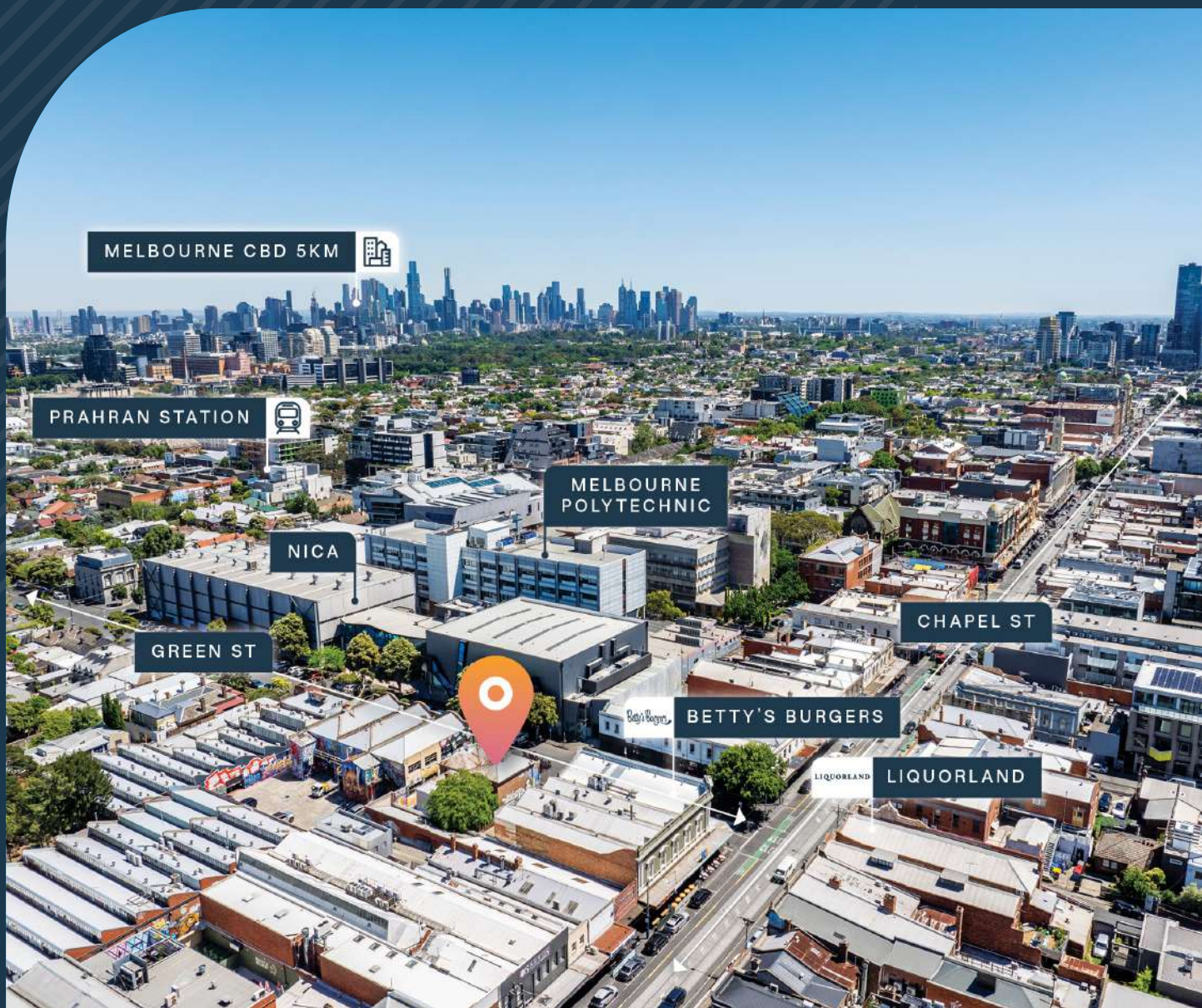
Land Tax Exempt



Net Income*:

\$100,000 pa + GST

Inner metro **land** **tax exempt freehold** investment, 5km* from **Melbourne's CBD**





Lease Summary

| | |
|------------|---|
| Lessee | Windsorgreen Investments Pty Ltd (Trading as Windsor Green) |
| Lease Term | Three (3) years from 8 September 2023 to 7 September 2026 |
| Options | Three (3) further Three (3) year options through to 7 September 2035 |
| Reviews | Fixed 3% annual rent increases with market reviews at the commencement of each further term |
| Outgoings | Tenant pays all usual outgoings (Land Tax exempt) |
| Security | An amount equal to one (1) month's rent plus GST |
| Guarantor | Personal Director's Guarantee - Timothy Taylor & Cameron Fisher |
| Net Income | \$100,000 pa* + GST |



Tenant Profile



50 GREEN ST

Formerly known as Back of Chapel, 50 Green Street (Windsor Green) is a newly refurbished Victorian-era terrace offering private, fully furnished rooms with ensuite or private bathrooms. Under new management, this boutique hostel provides hotel-style comfort at budget-friendly rates.

Located steps from Chapel Street's vibrant bars, cafes, restaurants, and shopping, 50 Green Street offers convenient access to public transport, St Kilda Beach, the MCG, the Royal Botanic Gardens, and Melbourne's CBD.

Ideal for long-term residents, students, and short-term travellers, the minimum stay is five days, with a maximum of four months (extensions available). With numerous job opportunities along Chapel Street, it is an excellent option for those seeking work during their stay.

For further information, please visit: [Windsor Green - 50 Green St](#)



Land Tax Exemption

What is Rooming House?²

A rooming house is low-cost accommodation where one or more rooms are available for occupancy by four or more people. Tenants have their own private rooms but typically share common areas.

Land may be exempt from land tax if it is used and occupied as a registered rooming house if:

1. primarily for low-cost accommodation by people with low incomes.
2. The maximum tariff is defined by reference to the weekly age pension rate.

For more information, please visit:

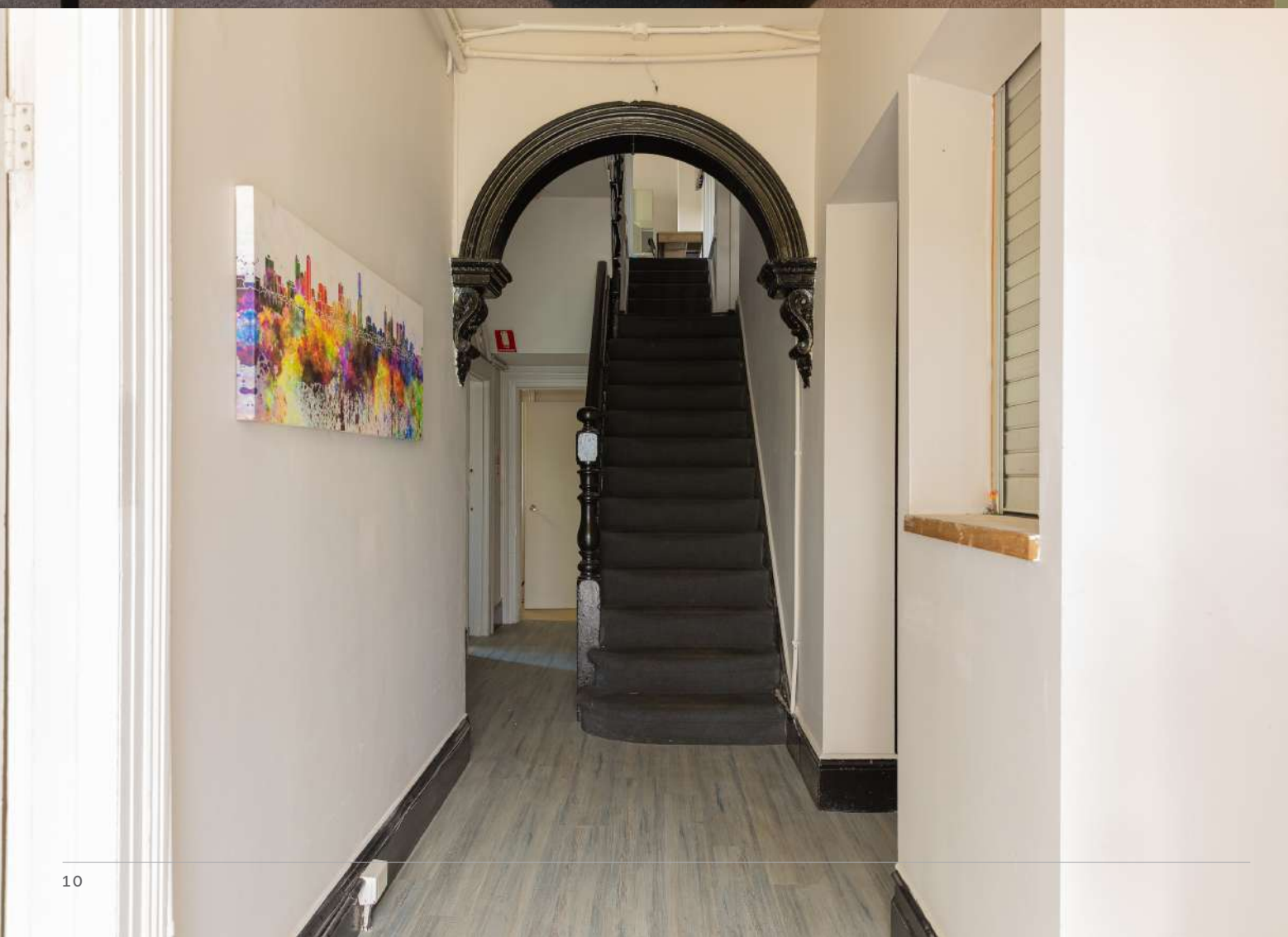
[Rooming House Land Tax Exemption Checklist](#)

Why is Rooming House Land Tax Exempt?

These exemptions aim to support affordable housing initiatives for low-income individuals and those experiencing disadvantages. This reflects the government's commitment to affordable housing solutions, ensuring low-cost accommodation providers can continue their vital work in the community.³

For more information, please visit:

[Understanding Land Tax Exemption's for Rooming House's in Victoria](#)



Property Details

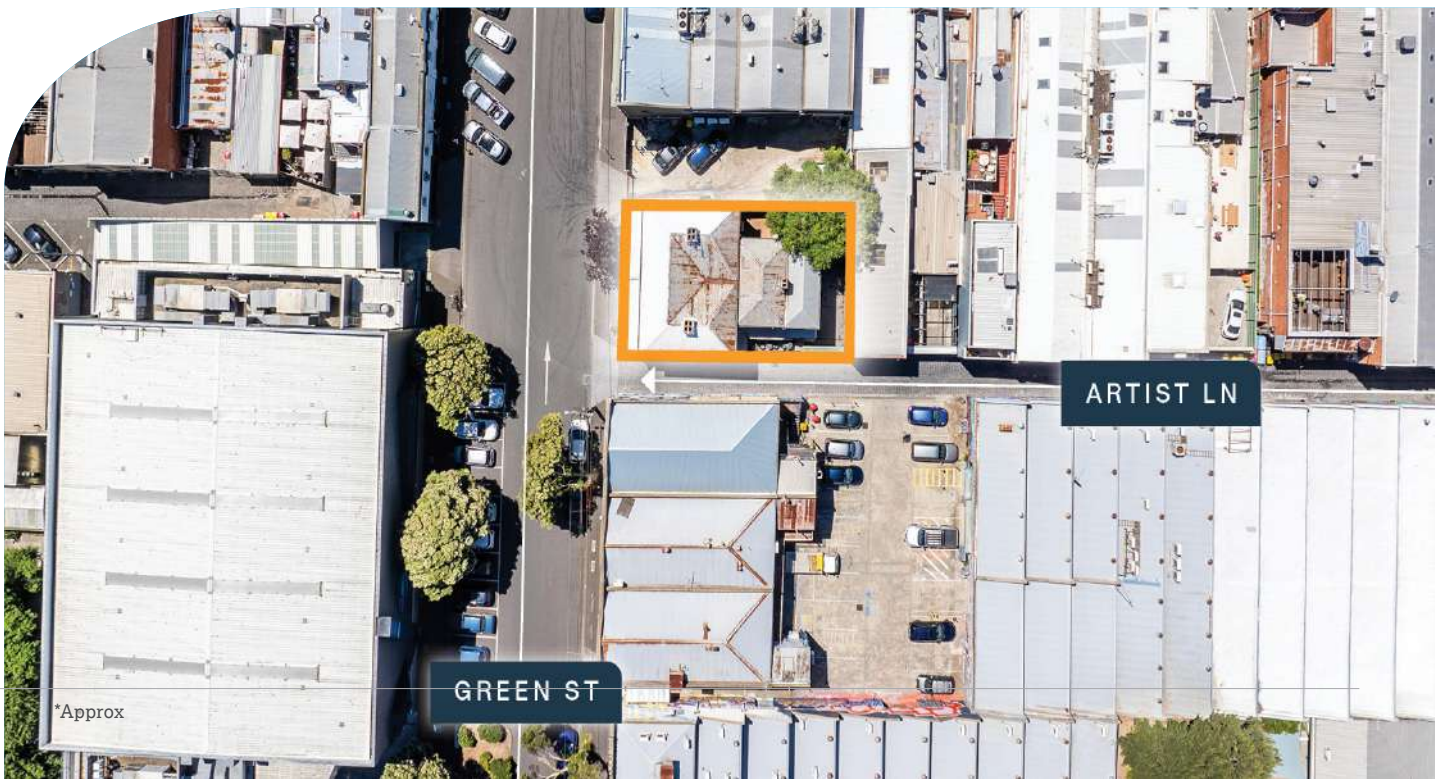
Property Address:
50-52 Green Street, Windsor VIC 3181

Title Details:
Land in Plan of Consolidation 367928D
Volume 10893 Folio 851

Zoning Details:
Activity Centre Zone (ACZ) under the City of Stonnington Planning Scheme.

Site Area:
The landholding is rectangular in shape, with the following approximate dimensions:

| | |
|--------------------------------|-----------------|
| North Boundary (Green Street): | 13.17 m* |
| East Boundary: | 22.44 m* |
| South Boundary: | 12.76 m* |
| West Boundary (Artist Lane): | 22.51 m* |
| Total Site Area:* | 289 sqm* |



Position perfect **Activity
Centre Zoned** landholding
metres from the thriving
Chapel Street precinct.



Property Details

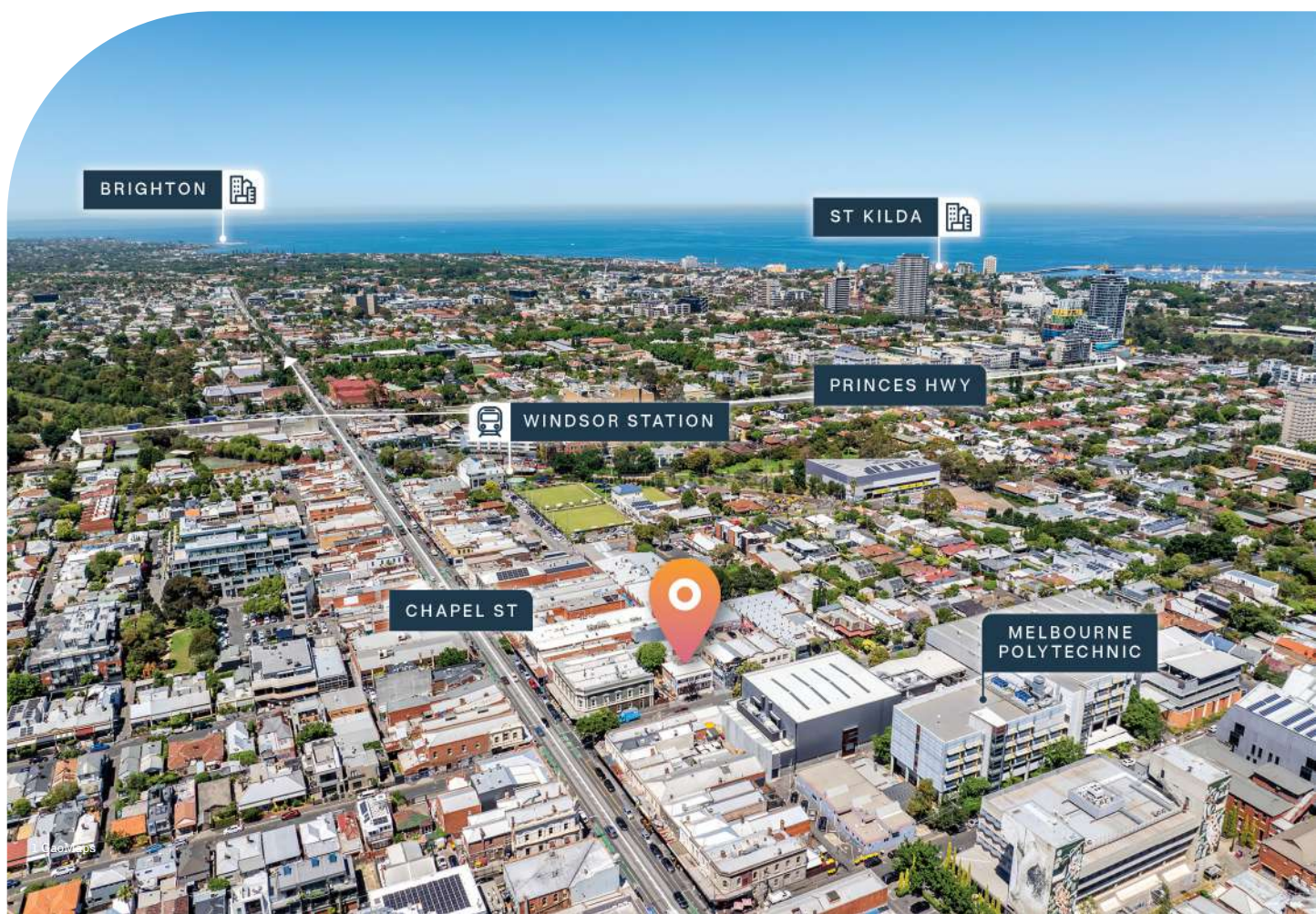
Location:

The subject property is strategically positioned at the corner of Green Street and Artists Lane, metres from Melbourne's renowned Chapel Street precinct and only 5 km south east of the Melbourne CBD. The site features excellent access to transport links with both Windsor Station and Prahran Station within 500m*.

Positioned in the highly sought after 'Windsor end' of Chapel Street, it is amongst many renowned bars & restaurants including Grill'd, Fonda, Gelato Messina, Revolver, Betty's Burgers, Mr Miyagi, Tokyo Tina and Hawker Hall.

Accommodation Details:

The property comprises a fully furnished two level dual Victorian terrace and features 12 bedrooms that all include private bathroom amenities (8 of which have private ensuites), plus shared amenities which include a kitchen, outdoor bar area, and a laundry.



Impressive 370sqm* two level dual Victorian Terrace, recent major upgrade



Windsor

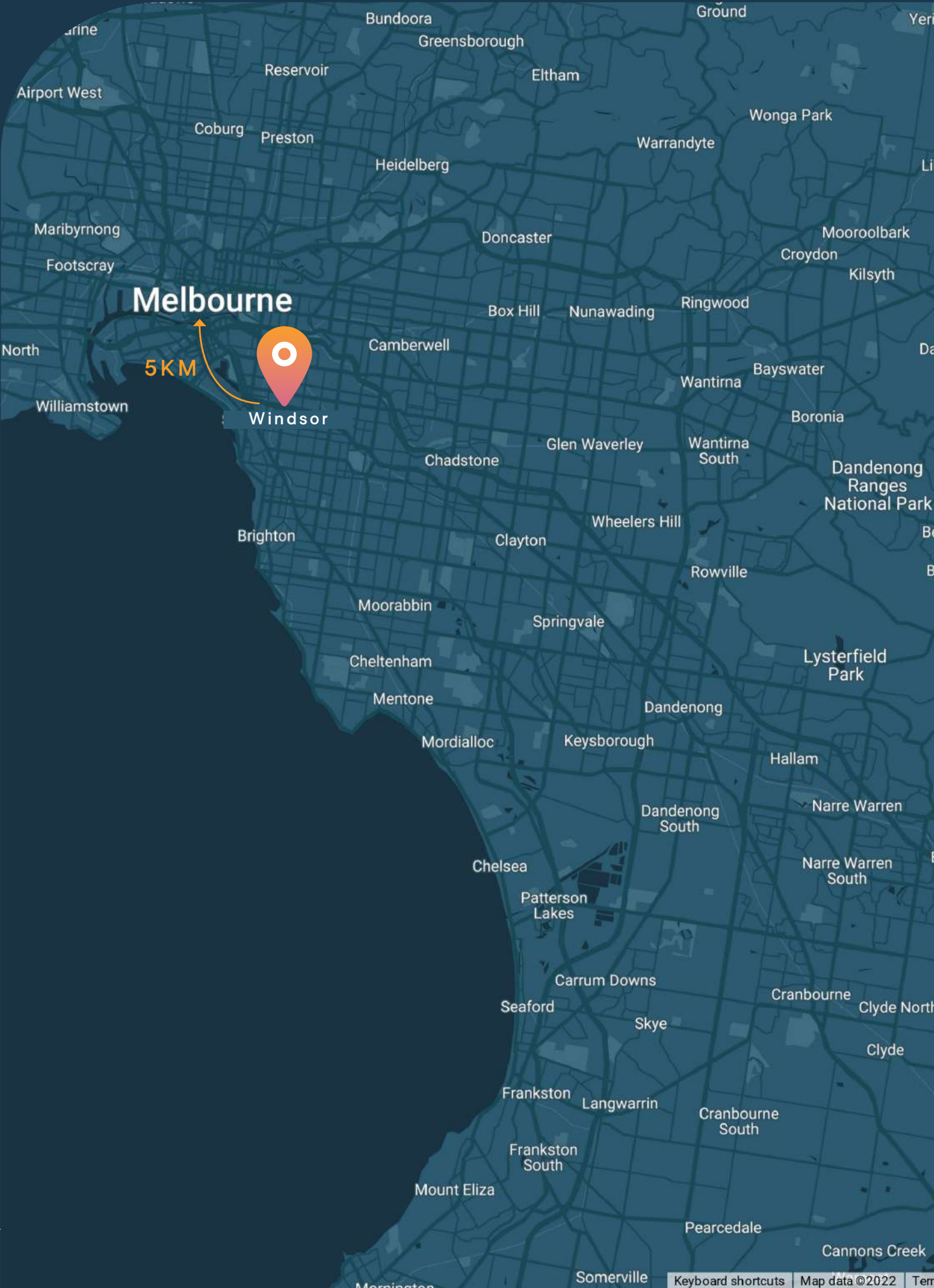
- + Windsor is an affluent inner city suburb located only 5km south-east of the Melbourne CBD. It has a median house price of \$1.31 million.¹
- + The iconic Chapel Street runs through the middle of Windsor. It is a highly popular location attracting millions of visitors each year due to its bar, restaurant and retail offerings.
- + The 'Windsor end' of Chapel Street is arguably the best part of the renowned Chapel Street Strip. Melbourne dining institutions such as Grill'd, Fonda, Gelato Messina, Revolver, Betty's Burgers, Mr Miyagi, Tokyo Tina and Hawker Hall are all situated within the 'Windsor end'.



City of Stonnington

The City of Stonnington is an affluent and thriving municipality, with population forecast to grow 23.59% to 138,653 residents by 2046.⁴

- + The City of Stonnington is one of the most affluent municipalities in Victoria, just 2.5km south east of Melbourne CBD. The Council area spans 25 square kilometres of prime real estate and is home to 112,188 people.⁴
- + The City of Stonnington produces a Gross Regional Product of \$10.65 billion annually (as of 2023), with 19,355 local businesses supporting 69,096 employed residents.⁴
- + The City Council generates an annual economic output of approximately \$18.97 billion.⁴ Health Care & Social Assistance is one of the largest contributors to economic output, accounting for 18.42% of all jobs in the council.⁵
- + In the City of Stonnington featured \$1.52+ billion in building approvals for 2023-24 period, indicating strong economic growth, investor confidence, population growth and real estate market strength for the Stonnington municipality.⁵
- + The municipality covers some of Melbourne's most prestigious suburbs such as Toorak, South Yarra, Prahran and Windsor, and is well known for its shopping and lifestyle precincts, parks and gardens, leafy streets and historical architecture.⁵



Method of Sale

For Sale by Private Treaty

Bidder Registration

To bid at auction you must pre-register. Please contact the exclusive selling agents for further information.

Inspections

Inspections can be arranged by prior appointment.

Due Diligence

Due Diligence material will be provided upon [request](#)

Contact

Level 20, 150 Lonsdale Street
Melbourne VIC 3000

Melbourne Sales Team



Zomart He 何志豪
0488 220 830



Raoul Holderhead
0413 860 304



Sam Mercuri
0413 830 709

Disclaimer

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor and Burgess Rawson. Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

- + All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;

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GST Disclaimer

Burgess Rawson advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Appendix 1

Plan of Consolidation

Appendix 2

Permit



From: health@stonnington.vic.gov.au
Subject: PublicHealth - 50-52 Green Street WINDSOR - HR01231 - 50 Green St - Health Registration Certificate
Date: 4 June 2021 at 11:57 am
To:



Please find attached the Health Registration certificate for 50 Green St (HR01231) at 50-52 Green Street WINDSOR.

Regards,

Yeelie Chu

Administration Officer | Public Health and Immunisation

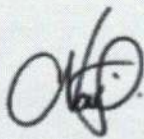
T: 8290 3393 health@stonnington.vic.gov.au

In response to Coronavirus (COVID-19) Pandemic, Liveability and Compliance is currently working remotely and it may take us longer than normal to do onsite visits, investigations and processing. Thank you for your patience.

Disclaimer: This message along with attachments is intended for the exclusive and confidential use of the addressee(s). If you are not the intended recipient of this email you must not use, distribute, copy or rely on any information contained in this email. If you have received this transmission in error, please delete it immediately from your system and inform the sender.

| | |
|--|---|
|  | <h1>Certificate of Registration</h1> <p>Public Health and Wellbeing Act 2008 Public Health and Wellbeing Act Regulations 2009 Registration Authority: City of Stonnington</p> |
| <p>This Certificate of registration is granted to: Leah Freilich of 50-52 Green Street, WINDSOR VIC 3181</p> | |
| Name of Business: | 50 Green St |
| Description of Business: | Prescribed Accommodation - Rooming House |
| Number of bedrooms: | 12 |
| Registration Number: | HR01231 |
| Conditions: | |

Registration Authority:



The registration continues in force until **31 December 2021**

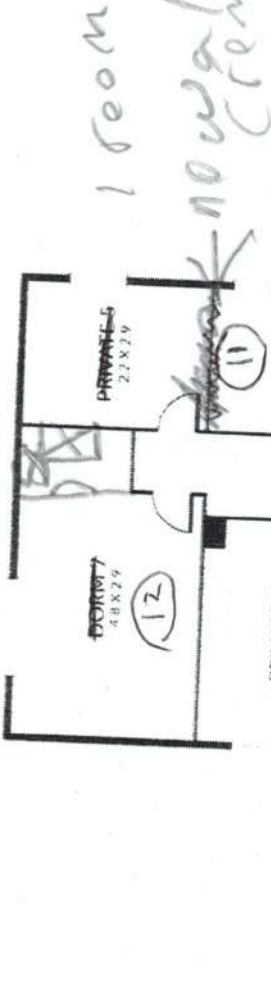
Registration is valid until the date specified above unless registration is transferred, suspended, revoked or otherwise cancelled by Council.

Appendix 2

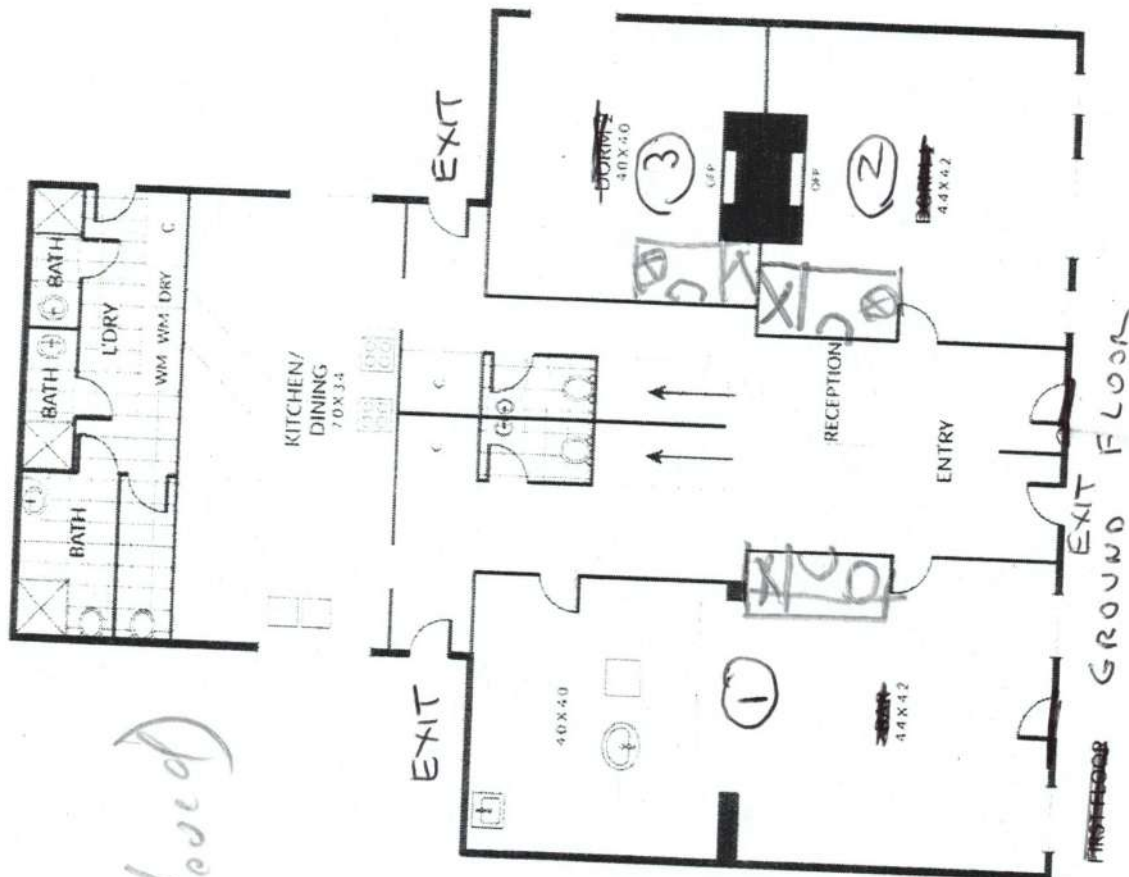
Floorplan

WINDSOR VIC

2 sink
shower



ap 225, 8639 (MORH)



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.