



The Avenue - Coburg

FAQs

1 February 2026



Project Summary

Name: The Avenue - Coburg

Site Address: 31 The Avenue, Coburg

Display Address: 104 Sydney Road, Coburg

Total Buildings: 4

Total Apartments: 275

Total Site Area c. 8,600 m² (excluding Open Space), c. 10,200 (including Open Space).

Construction, Sales & Settlement Forecasts

Q: When will demolition be completed?

A: Demolition of the existing buildings on site is underway, with completion anticipated by the end of 2025. Further early works are anticipated to continue into early 2026.

Q: Who is the builder and when will they be appointed?

A: Development Victoria has conducted a competitive tender to appoint a builder for the project. Contract negotiations are underway and the builder is expected to be appointed in early 2026. We will communicate updates via email.

Q: When is construction commencing?

A: Early works will commence following demolition and site set-out. Key milestones will be shared with purchasers as works progress.

Q: When will the construction be completed?

A: The current forecast places the targeted completion in Q4 2027.

Q: When are settlements forecast for?

A: The current forecast places the anticipated settlement dates for apartments from Q4 2027 into Q1 2028.

Finance & Contract

Q: What deposit terms are required?

A deposit of **10% of the purchase price** is typically required at the time of signing the Contract of Sale, with the balance payable at settlement once the development is complete.

If you have specific circumstances you would like to discuss, we encourage you to speak with the sales team early in the process.

Q: Can I use a first home buyers grant or other incentives?

Eligible purchasers may be able to access government support schemes, such as the **First Home Guarantee**, which allows eligible buyers to purchase with as little as a 5% deposit (subject to approval and lender requirements).

We recommend speaking with your broker or financial advisor to confirm your eligibility. Further information is available here:

<https://www.housingaustralia.gov.au/first-home-guarantee>

Q: What is the date of the Sunset Clause?

The Contract of Sale includes a **48-month sunset period**. This means the Plan of Subdivision is expected to be registered within four years of the contract date.

The development team will work towards delivering the project as efficiently as possible and will keep purchasers informed of key milestones throughout construction.

Q: Is a Bank Guarantee accepted?

Deposits are generally required to be paid in cleared funds in accordance with the Contract of Sale. Bank guarantees are not typically accepted.

If you have questions about deposit arrangements, we encourage you to discuss them with the sales team prior to signing.

Apartment Specifications

General

Q: What colour palettes are available?

Two carefully curated interior colour palettes are available: **Natural** and **Forest**.

Both palettes have been designed by the project's interior designers to provide a cohesive, contemporary aesthetic that will age well over time. Finishes, joinery tones, and feature elements have been selected to ensure durability, practicality and visual warmth.

Purchasers will be guided through the selection process to ensure clarity around inclusions and upgrade options.

Q: Where is rubbish disposed of?

The development does not include rubbish chutes. Instead, each building has a dedicated basement waste room located near the lift cores, allowing residents to conveniently dispose of waste when accessing the car park or bicycle storage areas.

There are four basement waste rooms across the development, each designed to accommodate general waste, recycling and organics.

This approach was selected to:

- Support effective waste separation and recycling
- Minimise noise and odour typically associated with chute systems
- Improve long-term building maintenance outcomes

The waste rooms are designed to be accessible, well managed and sized appropriately for the scale of the development.

Q: Are the apartments fitted with air conditioning and heating?

Yes. All apartments include a split-system heating and cooling unit in the main living area. This system provides year-round temperature control and is supported by the building's strong thermal performance, including insulation and double glazing.

Additional split systems for bedrooms are available as an upgrade option for purchasers seeking enhanced climate control in sleeping areas.

Q: Where are air conditioning condenser units located?

Condenser units are located either on the rooftop or on private balconies, depending on the specific apartment layout.

Their placement has been carefully considered to:

- Protect internal amenity
- Minimise acoustic impact
- Maintain visual presentation of the buildings

Final positioning is coordinated through detailed design to ensure compliance with acoustic and planning requirements.

Q: Are window furnishings provided?

Window furnishings are not included as a standard inclusion. However, purchasers will have the opportunity to coordinate curtains or blinds through a nominated third-party supplier if desired.

This allows residents flexibility to select finishes that reflect their personal style while ensuring compatibility with the apartment design.

Q: Are the windows double glazed?

Yes. All apartments feature double-glazed windows.

Double glazing improves thermal performance by reducing heat transfer, helping maintain comfortable indoor temperatures while lowering energy use. It also supports improved acoustic comfort, particularly given the urban location.

Kitchen

Q: What are the standard appliances that are included?

Apartments include quality Fisher & Paykel appliances as standard, comprising:

- Induction cooktop
- Oven
- Dishwasher
- Rangehood

These appliances have been selected for performance, reliability and clean contemporary design.

Q: What are the appliances I can upgrade to?

Purchasers may select a Miele appliance upgrade package, which includes:

- Induction cooktop
- Oven
- Dishwasher
- Rangehood

Upgrade options for semi-integrated or fully integrated refrigerators are also available to create a seamless kitchen aesthetic.

Q: Are there options for custom finishes?

The development offers two professionally designed interior palettes: **Natural** and **Forest**.

To maintain design integrity and construction efficiency, fully customised finishes are not available. However, the curated palettes have been carefully considered to suit a wide range of furnishing styles.

Q: What other upgrades are available?

A selection of optional upgrades may be available, including:

- Natural granite kitchen benchtops
- Movable island bench and dining table upgrades (where layout allows)
- Integrated refrigerator options and Miele appliance package

- Additional air conditioning units in bedrooms
- Ceiling fans to bedrooms and living areas
- Feature wall lighting in kitchens and bathrooms
- Timber flooring to bedrooms (in lieu of carpet)
- EV car chargers (subject to car park allocation)

Upgrade availability may vary depending on apartment type and stage of construction.

Living Area

Q: Are TV and data points installed in the living room?

Yes. Apartments include a television point and data connection in the living area.

Q: What kind of flooring is used in the living room?

Living areas feature engineered timber floorboards, selected for durability, warmth and long-term performance.

Bathroom

Q: What are the standard inclusions?

Bathrooms will include high-quality fittings and fixtures consistent with the selected colour palette. Final specifications are being confirmed and will be detailed in the contract documentation.

Q: What upgrades are available?

An upgraded shower rose with integrated handheld option is available, subject to final selections.

Q: Is there storage in the bathroom?

Yes. Bathrooms include vanity storage and a mirrored cabinet.

Q: What kind of lighting is installed?

Bathrooms include recessed downlights, with the option to add feature wall lighting as an upgrade.

Bedroom

Q: Can I upgrade from carpet to floorboards?

Yes. Timber flooring upgrades are available in bedrooms, subject to apartment type and timing of selection.

Balcony

Q: Are balconies covered or open?

Balcony configuration varies by apartment. Some balconies are covered, while others are open, depending on building design and location.

Q: Do balconies offer views?

Many apartments offer outlooks to:

- Greenery and surrounding treetops
- The internal landscaped courtyard
- Broader suburban or city views (depending on orientation and level)

Views vary by apartment location and floor level. Confirm for your apartment.

Services

Q: Is there an intercom?

Yes. Apartments include a video intercom system for secure visitor access.

Q: Water and Sewer – who is the water authority?

The development is serviced by Yarra Valley Water.

Q: Is there gas available to the project?

No. The development is proudly all-electric, with no gas connection.

Q: Power - Is there an embedded network?

Yes. The bulk hot water system and electricity supply are anticipated to operate through an embedded network. Further details will be provided within the contract documentation. You'll be provided details of provider/pricing and how billing works in the contract pack.

Q: Telecommunications - Is there Broadband? Is the development NBN ready?

Yes. The development will be NBN-ready, with broadband infrastructure provided to apartments.

Parking, Storage & Bikes

Car Parking

Q: How is the basement accessed?

Basement access is via a dedicated laneway running north-south between The Grove and The Avenue. Entry is controlled via a secure vehicle gate.

Residents can access the basement via their building's lifts, stairs or ramp, ensuring convenient and secure internal access at all times.

Q: Security and access?

Access to the basement, common areas and each individual building is controlled via secure fob/pass access.

Each apartment also includes a video intercom system, allowing residents to visually confirm visitors prior to granting entry.

The access control system has been designed to provide both convenience and peace of mind.

Q: How many basement levels are there?

There is a single level of basement car parking, simplifying access and wayfinding.

Q: Which apartments include car parks?

All two- and three-bedroom apartments include one car space.

A limited number of one-bedroom apartments also include a car space.

Allocation details are confirmed within the Contract of Sale.

Q: Where is my car park located?

All car parks are located within the single basement level.

The position of each space varies depending on apartment allocation and is detailed in the contract documentation.

Q: Are there any visitor car parks?

The development includes:

- A loading bay

- Two EV car-share spaces

Visitor parking is available on surrounding streets. Given the project's proximity to public transport and Sydney Road amenity, many visitors are also expected to access the site via tram, train or bicycle.

Q: Is there electric vehicle charging?

Yes. EV charging infrastructure provisions are incorporated into the basement design.

Individual EV chargers are available as an upgrade option, subject to car park allocation and final configuration.

Q: Can I purchase a car park?

At this stage, car spaces have been allocated. Should any become available, this may be discussed with the sales team on a case-by-case basis.

Bicycle Parking

Q: How many bike spaces are there?

There are approximately 270 resident bicycle spaces located within the secure basement bicycle storage area.

The mix includes:

- Two-tier racks
- Wall-mounted racks
- Cargo bicycle racks

This provision exceeds standard minimum planning requirements and supports active transport.

Q: How many visitor bike spaces are there?

Approximately 25 visitor bicycle spaces are located externally around the development for convenient short-term use.

Storage Cages

Q: Are storage cages included or available for purchase?

A limited number of storage cages are located within the basement.

Some storage cages are assigned to specific apartments. A small number may be available for purchase, subject to final basement layout and design documentation.

Availability is limited and subject to confirmation.

Resident Amenity

Q: What amenity is provided to all Residents?

Residents have access to:

- A bookable flexible ground floor space suitable for meetings, gatherings or remote work
- A dog wash area
- A flexible workshop / utility space
- A large, landscaped central garden

These spaces are designed to support everyday convenience and foster a strong residential community.

Q: Are there shared garden or outdoor spaces?

Yes. Residents will have access to a generous central landscaped garden, in addition to nearby public open space along The Avenue.

Q: How is the amenity accessed and maintained?

Shared amenities are accessible to residents and maintained by the Owners Corporation (OC) to ensure they remain in excellent condition over time.

Q: Is there a cost to use the amenity?

The flexible communal space is available for residents to book at no additional cost.

Sustainability

Q: What sustainability features are included?

The development has been designed to deliver strong environmental performance through practical, built-in features rather than relying on optional add-ons. Key initiatives include:

- Rooftop solar PV panels to reduce reliance on grid electricity
- All-electric apartments (no gas), supporting lower operational emissions
- High-performance building envelope, including insulation and double-glazed windows
- EV charging capability provided to selected car parks (as an upgrade option)
- Extensive bicycle parking and end-of-trip facilities to support active transport
- Thoughtfully designed landscaping to reduce heat and improve local amenity

These measures are integrated into the base building design to support long-term efficiency and comfort.

Q: What is the energy rating?

Apartments are designed to achieve strong NatHERS energy performance, exceeding minimum regulatory standards:

- 7.5-star area-weighted average across the development
- 6.5-star minimum for individual apartments

This higher thermal performance helps maintain comfortable indoor temperatures year-round while reducing heating and cooling costs.

Q: What energy efficient fixtures & fittings help keep energy costs down?

Energy efficiency has been addressed holistically across the development, including:

- Double-glazed windows to reduce heat loss in winter and heat gain in summer
- High-efficiency electric heating and cooling systems in apartments
- Centralised heat-pump hot water systems, which are significantly more efficient than traditional systems
- LED lighting in apartments and common areas
- Solar panels to help offset electricity used in shared areas

Together, these features reduce energy demand while supporting everyday comfort.

Q: Are the buildings gas-free?

Yes. The development is designed as an all-electric precinct, with no gas connections. This supports lower emissions over time and aligns with the broader transition to renewable energy.