



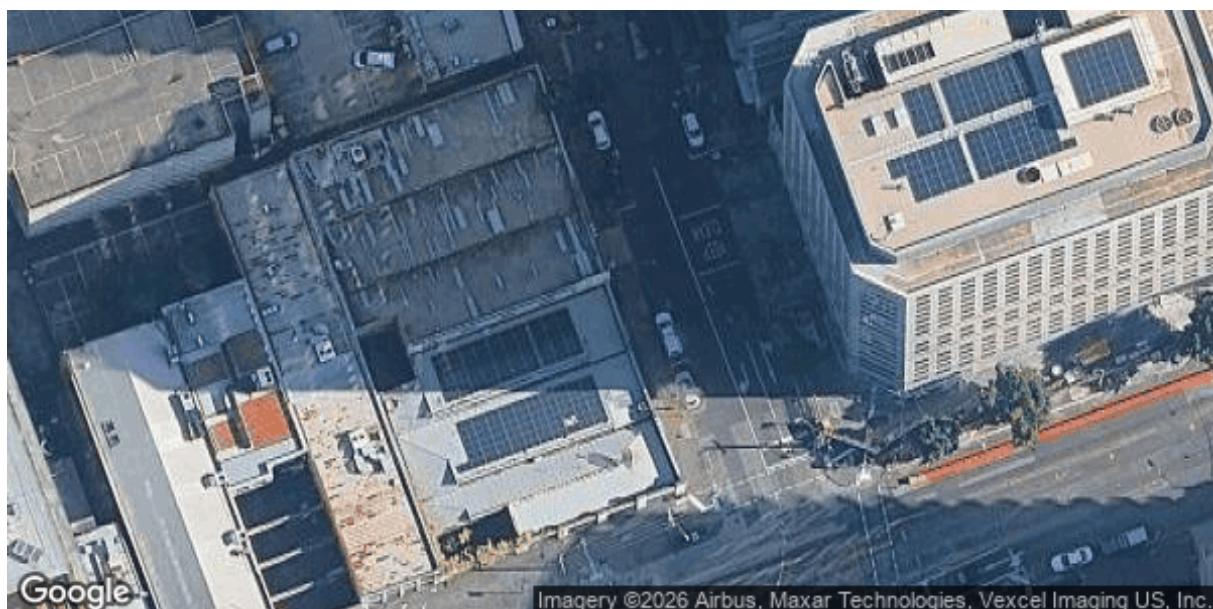
PROPERTY INTELLIGENCE REPORT

PREMIUM

NestCheck.com.au

10 Park St, South Melbourne VIC 3205, Australia

Floor: House / N/A



Satellite view

Generated: 06 February 2026 at 14:41 | ID: edd418d7



How to read your score: All scores are out of 100. **Lower = Lower Risk.**

- 0-20 LOW RISK - 21-40 MEDIUM RISK - 41-60 HIGH RISK - 61-100 EXTREME RISK

Overall Climate Risk Score is a weighted combination of bushfire (35%), flood (35%), and storm (30%) risk assessments.

Why it matters: Properties in high-risk zones face higher insurance premiums and may sometimes be denied coverage. Understanding your climate risk helps you plan for costs and mitigation strategies.

Executive Summary

A quick overview of the key findings for this property.

HIGHLIGHTS

- + Low overall climate risk - minimal insurance concerns expected
- + Property is well outside bushfire prone areas
- + No flood overlay affects this property
- + Excellent lifestyle amenities (Grade A)

RED FLAGS

- ! Elevated crime levels in this area (Safety Score: 62/100)

QUESTIONS TO ASK THE AGENT

1. What security features does the property have? Is there a neighbourhood watch program?
2. What is the age of the property and when was it last renovated?
3. Are there any known issues with the property (structural, plumbing, electrical)?
4. What are the average utility costs (electricity, gas, water)?
5. How long has the property been on the market and why is it being sold?
6. What is included in the sale (fixtures, fittings, appliances)?
7. Are there any easements or covenants on the property?
8. What are the neighbours like? Any known disputes?

Section 1: Property Analysis

Property Details

Address:	10 Park St, South Melbourne VIC 3205, Australia
Suburb:	South Melbourne (3205)
Council:	Port Phillip City
Floor Level:	House / N/A

Planning Zone:	MUZ - Mixed Use Zone
Water Provider:	South East Water
Fire Authority:	Fire Rescue Victoria

Your Planning Zone (MUZ): Residential and commercial uses combined. Expect shops, offices at ground level with apartments above. Can be noisy.

Water Provider (South East Water): Contact South East Water for new connections, billing enquiries, water quality issues, and to report leaks or bursts.

Fire Authority (Fire Rescue Victoria): Your property is covered by FRV with career firefighters. The Fire Services Property Levy on your council rates funds this service.

Your Electorates (Federal: Macnamara, State: Prahran): Contact your local MP for planning disputes, infrastructure issues, and community advocacy.

Census Demographics (2021)

Population	Age Profile	Income & Housing
Total: 11,548 Male: 5,671 Female: 5,877 Median Age: 39.0	Children (0-14): 11.6% Working Age (15-64): 73.6% Seniors (65+): 14.8%	Median Income: \$2101/wk Median Rent: \$421/wk Household Size: 1.9
Cultural Diversity	Education	Transport
Born Overseas: 37.4% Other Language at Home: 25.3%	Completed Year 12: 75.3% Employed: 61.2%	Avg Cars per Dwelling: 1.0

Source: Australian Bureau of Statistics, Census 2021

Planning Overlays

Planning overlays are controls that apply to specific areas to protect important features or manage development. These overlays may affect what you can build, renovate, or how you use the property. The following overlays have been checked against Victorian Government planning data:

Overlays Affecting This Property:

Code	Overlay Name	What This Means For You
DDO26-2	Design and Development Overlay	Specific design rules apply to this property including height limits, setbacks, and building style requirements. Your building plans must comply with local character guidelines.

Important: Properties with planning overlays may require permits for building works, renovations, or vegetation removal. Consult your local council planning department before undertaking any works.

Overlays Checked:

Not applicable: BMO, FO, LSIO, SBO, SAO, EMO, SMO, WMO, ESO, VPO, SLO, GWO, BVO, NSO, HO + 12 more
Data source: Vicmap Planning - Planning Scheme Overlay (Victorian Government)

Section 2: Lifestyle & Amenities

Council: Port Phillip City

Mobile Coverage

Carrier	Rating	Towers	Nearest
Telstra	Excellent	755	0.09km
Optus	Excellent	370	0.11km
Vodafone	Excellent	203	0.19km

Excellent coverage from all major carriers

Why it matters: Strong mobile coverage is essential for working from home, emergency calls, and staying connected.

Parks & Green Spaces (Nearest 10)

Park	Distance
Unnamed Park	0.20km
Remembrance Garden	0.28km
Kings Business Park	0.29km
Unnamed Park	0.40km
Eastern South Reserve	0.43km
Unnamed Park	0.44km
Legacy Garden of Appreciation	0.45km
Eastern North Reserve	0.47km
Miles and Dodds Reserve	0.47km
Peace Garden	0.47km

Note: 'Unnamed Park' indicates smaller pocket parks or reserves.

Why it matters: Access to parks improves mental health and property values.

Walking Trails (Nearest 10)

Walking Trail	Distance
Napier Street	0.23km
Garden Courtyard	0.32km
Terrace Courtyard	0.34km
Boarding Quad	0.85km
Djila-djerring-dha (Musicians) Lane	0.87km
Australian Forest Walk	0.88km
Lindsay Forecourt	1.12km
Australian Drylands Track	1.13km
Centre Aisle	1.15km
Deli Aisle	1.19km

Why it matters: Walking trails provide free exercise opportunities.

Bike Paths (Nearest 10)

Bike Path	Distance
Bike Path	0.05km
Bike Path	0.05km
Bike Path	0.08km
Bike Path	0.08km
Bike Path	0.10km
Bike Path	0.10km
Bike Path	0.11km
St Kilda Road	0.14km
Bike Path	0.18km
Bike Path	0.19km

Why it matters: Dedicated bike infrastructure enables car-free commuting.

EV Charging Stations (Nearest 5)

EV Charger	Operator	Power	Dist
Lorbek Luxury Cars	GET Electric (AU)	11.0kW	2.0km
650 Church Street Building 5	Tesla (Tesla-only charging)	120.0kW	2.3km
RMIT - City Campus	Chargefox	75.0kW	3.0km

Why it matters: Easy access to EV charging is essential for electric vehicle owners.

Daily Conveniences

Supermarket	Distance
Woolworths Metro	0.08km
Foodworks	0.27km
IGA	0.61km

Pharmacy	Distance
Chemist Warehouse	0.59km
Melbourne Boulevard Pharmacy	0.64km
Chemist Warehouse	0.82km

Cafe/Restaurant	Distance
Kedai Satay	0.04km
Bean Seen There	0.05km
Peko Peko	0.06km

Service	Name	Distance
Post Office	Domain LPO	0.63km
Post Office	Post Office	0.85km
Post Office	Burns' Grocery LPO	1.03km
Bank/ATM	ANZ	0.59km
Bank/ATM	rediATM	0.65km
Bank/ATM	ANZ	0.78km

Childcare Centres in South Melbourne

Childcare Centre	Rating	Type
Galilee Regional CPS TheirCare	Meeting NQS	Centre-Based Care
Guardian Childcare & Education South Melbourne	Meeting NQS	LDC
Evoke Early Learning Albert Park	Meeting NQS	LDC
Coventry Children's Centre	Exceeding NQS	LDC
Only About Children South Melbourne	Exceeding NQS	LDC
Apple Blossoms Early Learning South Melbourne	Exceeding NQS	LDC
Lilian Cannam Kindergarten	Exceeding NQS	Pre
Clarendon Children's Centre Co-op	Exceeding NQS	LDC
Ivy Grammar Early Learning	Not Rated	Family Day Care

Rating Key: Exceeding NQS = Excellent | Meeting NQS = Good | Working Towards = Developing

Why it matters: Quality childcare is essential for working families.

Schools

Primary Schools (Nearest 10)

Primary School	Distance
South Melbourne Park Primary School	0.57km
South Melbourne Primary School	1.35km
South Yarra Primary School	1.44km
Albert Park Primary School	1.95km
Middle Park Primary School	2.11km
Richmond West Primary School	2.37km
Richmond Primary School	2.54km
Carlton Gardens Primary School	2.61km
St Kilda Park Primary School	2.88km
Docklands Primary School	3.34km

Secondary Schools (Nearest 10)

Secondary School	Distance
Albert Park College	1.52km
Prahran High School	2.35km
University High School	3.38km
Port Melbourne Secondary College	3.66km
Collingwood College	3.78km
Richmond High School	3.87km
Princes Hill Secondary College	5.46km
Fitzroy High School	5.56km
Elwood College	5.75km
Auburn High School	6.29km

Why it matters: Proximity to quality schools affects property values and family lifestyle.

Public Transport

Train Stations (Nearest 10)

Train Station	Distance
---------------	----------

Anzac	0.27km
Town Hall	1.73km
South Yarra	2.08km
Southern Cross	2.15km
Jolimont-MCG	2.16km
Parliament	2.36km
East Richmond	2.48km
Melbourne Central	2.58km
Prahran	2.58km
Flagstaff	2.60km

Tram Stops (Nearest 10)

Tram Stop	Distance
Wells St/Park St #119	0.04km
ANZAC Station/St Kilda Rd #20	0.23km
Shrine of Remembrance/St Kilda Rd #19	0.41km
Dorcus St/Eastern Rd #22	0.42km
Sturt St/Kings Way #118	0.43km
Kings Way/Sturt St #20	0.48km
Moray St/Park St #23	0.54km
Toorak Rd/St Kilda Rd #22	0.56km
Miles St/Sturt St #19	0.58km
York St/Kings Way #117	0.58km

Bus Stops (Nearest 10)

Bus Stop	Distance
Anzac Station/St Kilda Rd	0.27km
Anzac Station/Domain Rd	0.33km
Slater St/St Kilda Rd	0.91km
Arthur St/St Kilda Rd	0.96km
Royal Botanical Gardens/Domain Rd	0.98km
Southbank Theatre/Southbank Bvd	0.98km
City Rd/Southbank Bvd	1.09km
Kavanagh St/Southbank Bvd	1.09km
South Melbourne Market/Cecil St	1.09km
Moray St/City Rd	1.12km

Why it matters: Properties within 800m of train stations typically command 5-10% price premiums.

Health & Medical Facilities (Nearest 10)

Facility	Distance
RAMSAY CLINIC ALBERT ROAD	0.28km
IMAGING AT OLYMPIC PARK PTY LTD	1.46km
THE ALFRED	1.81km
JOLIMONT DAY HOSPITAL	1.90km
EAST MELBOURNE DAY PROCEDURE CENTRE	2.30km
ST VINCENTS ON THE PARK	2.38km

EYE AND EAR ON THE PARK	2.38km
CREMORNE PRIVATE DAY SURGERY	2.46km
ST VINCENTS PRIVATE HOSPITAL EAST MELBOURNE	2.57km
ICON CANCER CENTRE RICHMOND	2.60km

Why it matters: Proximity to hospitals and medical facilities is important for emergencies and regular healthcare access.

Air Quality

* Contributes to your Lifestyle Score

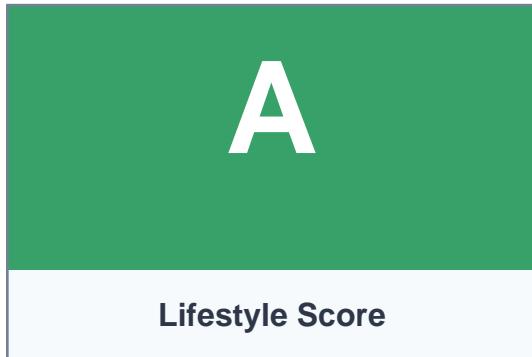
Rating: GOOD

What this means for you: This property enjoys good air quality, which is typical for Melbourne's metropolitan area. You can comfortably exercise outdoors, open windows for ventilation, and enjoy outdoor living spaces year-round. Melbourne generally ranks well for air quality compared to other major global cities.

Seasonal considerations: During summer bushfire season (December-February), smoke from regional fires can temporarily affect air quality across Melbourne. On high-risk days, the EPA recommends keeping windows closed and limiting outdoor exercise. Check EPA Victoria's AirWatch for real-time updates.

Reference: The World Health Organization (WHO) recommends annual PM2.5 exposure below 5 µg/m³. AQI categories: 0-50 Good, 51-100 Moderate, 101-150 Unhealthy for Sensitive Groups, 151+ Unhealthy.

Lifestyle Score



Outstanding lifestyle amenities - everything you need within easy reach

Category	Score	Details
Green Space	25/25	87 parks within 1km, 130 trails nearby
Daily Conveniences	25/25	Supermarket 0.1km, Pharmacy 0.6km
Family	20/20	9 centres (5 rated Exceeding NQS)
Ev Mobility	6/10	Nearest EV charger 2.0km
Food Entertainment	20/20	139 cafes within 1km

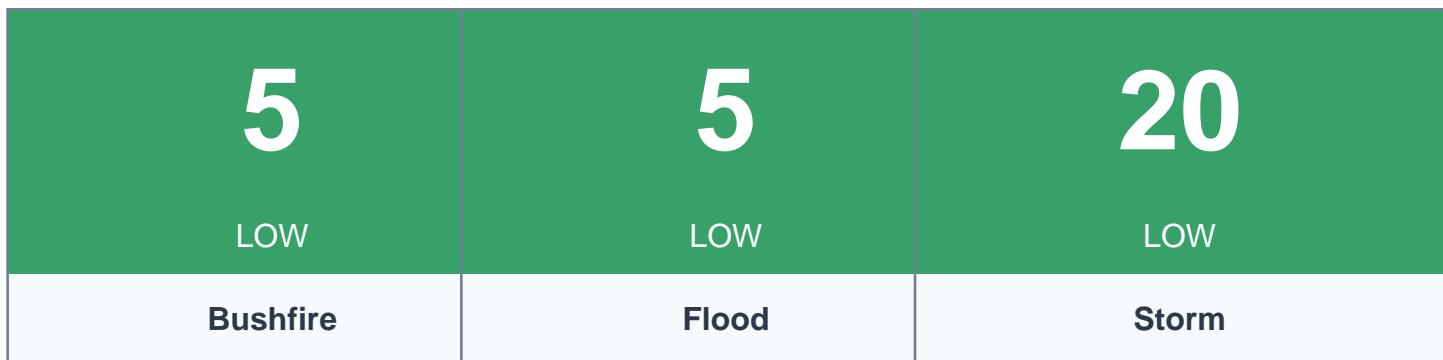
Why it matters: The Lifestyle Score measures how easy daily life will be at this location.

What the grades mean: A = Excellent (everything walkable), B = Very Good, C = Good, D = Fair (car helpful), E = Limited (car essential).

Section 3: Climate Risk Assessment

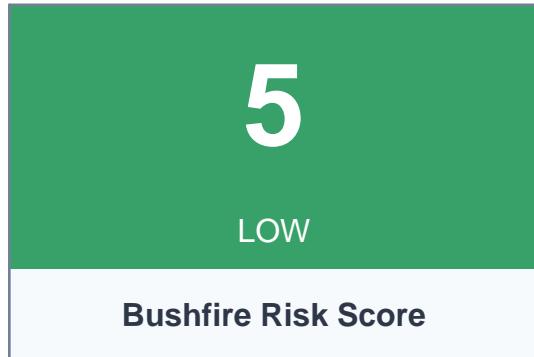
Understanding climate risk is essential for any property purchase in Victoria. This section analyses bushfire, flood, and storm risks using government spatial data, historical records, and proximity calculations specific to this property.

How We Calculate Overall Climate Risk: Your Overall Climate Risk Score combines Bushfire (35%), Flood (35%), and Storm (30%) assessments. Bushfire and flood are weighted equally as they represent the highest financial risk to Victorian properties. Storm risk, while important, typically causes less severe long-term damage.



How to read these scores: All climate risk scores are out of 100. **Lower = Lower Risk.** 0-20 = LOW (green), 21-40 = MEDIUM (yellow), 41-60 = HIGH (orange), 61-100 = EXTREME (red).

Bushfire Risk Analysis



Key Findings for This Property

Bushfire Prone Area Status: Beyond 5km from bushfire zone

Distance to Nearest Bushfire Prone Zone: 10,517 metres

Indicative BAL Rating: BAL-12.5

What This Means For You

This property is located 10,517 metres from the nearest designated Bushfire Prone Area - well outside the high-risk zone. The CFA does not classify this location as bushfire prone, which means standard construction methods apply and there are no mandatory bushfire-specific building requirements.

What We Assessed

Our bushfire risk assessment analyses multiple data points from authoritative sources:

- **Bushfire Prone Area mapping:** We checked this property against the CFA's official Bushfire Prone Area boundaries (sourced from the Victorian Government spatial data portal). Result: Beyond 5km from bushfire zone.
- **Distance calculation:** We measured the straight-line distance from this property to the nearest Bushfire Prone Area boundary: 10,517 metres.
- **BAL Rating:** Based on proximity and vegetation classification, we estimate an indicative BAL rating of BAL-12.5. Note: A formal BAL assessment by an accredited assessor is required for building permits.
- **Vegetation context:** Bushfire Prone Areas are classified based on vegetation type (forest, woodland, scrub, grassland) and topography. Properties near the Yarra River corridor, parklands, or semi-rural interfaces have elevated risk profiles due to continuous vegetation.

Things to Consider

- While this property has low bushfire risk, regional smoke from distant fires can affect air quality during summer. The EPA Victoria AirWatch service provides real-time monitoring.
- Bushfire Prone Area boundaries are periodically reviewed by the CFA. Significant vegetation changes (new parkland development, tree planting programs) in surrounding areas could affect future classifications.
- If you plan to plant significant vegetation on the property, consider fire-resistant species and defendable space principles even outside designated zones.

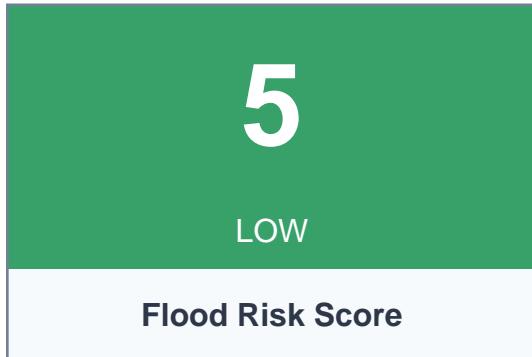
BAL Ratings Reference

BAL (Bushfire Attack Level) ratings determine construction requirements under AS 3959. This property's indicative rating is **BAL-12.5**:

BAL Rating	Risk Level	Construction Impact
------------	------------	---------------------

BAL-LOW	Very Low	Standard construction permitted
BAL-12.5	Low	Ember protection: sealed gaps, mesh screens
BAL-19	Moderate	Enhanced glazing, non-combustible materials in exposed areas
BAL-29	High	Fire-resistant external walls, tempered glass, metal gutters
BAL-40	Very High	Non-combustible construction, bushfire shutters, radiant heat barriers
BAL-FZ	Flame Zone	Heavy non-combustible construction, no glazing on exposed sides

Flood Risk Analysis



Key Findings for This Property

Flood Overlay Status: Beyond 5km from flood zone

Distance to Nearest Flood Zone: 8,200 metres

Nearest Flood Overlay Type: Flood Overlay Zone

What This Means For You

This property is located 8,200 metres from the nearest flood overlay zone - well outside areas expected to flood in a 1-in-100 year event. No flood-related planning overlays affect this property, meaning there are no flood-specific building restrictions or floor level requirements.

What We Assessed

Our flood risk assessment analyses official Victorian Government flood mapping data:

- **Flood overlay mapping:** We checked this property against all Victorian flood overlays (LSIO, SBO, FO, UFZ) from the state planning scheme. Result: Beyond 5km from flood zone.
- **Distance calculation:** We measured the distance from this property to the nearest flood overlay boundary: 8,200 metres to the nearest Flood Overlay Zone.
- **Floor level consideration:** For apartments, higher floor levels significantly reduce flood risk. This assessment accounts for the property being at House / N/A level.
- **Data source:** Flood overlays are based on hydrological modelling by Melbourne Water and local councils, representing the 1-in-100 year (1% Annual Exceedance Probability) flood extent.

Things to Consider

- While this property is outside flood overlays, Melbourne's ageing stormwater infrastructure can cause localised street flooding during intense rainfall. Observe the property during or after heavy rain.
- Check whether the property has a basement or below-ground garage. These can flood from stormwater ingress even outside designated flood zones.
- Climate change projections suggest increased rainfall intensity in Victoria. Areas currently outside flood zones may be reassessed in future planning scheme updates.

Storm Risk Analysis



Key Findings for This Property

Wind Region: A5 - Southern coast

Historical Storm Events: 35 severe weather events recorded within 10km (2010-2021)

What This Means For You

This property is in Wind Region A5, which is a non-cyclonic area with the lowest wind speed design requirements in Australia. With 35 severe storm events recorded within 10km over the past decade, this location has below-average storm activity for the Melbourne region.

What We Assessed

Our storm risk assessment combines structural wind requirements with historical severe weather data:

- **Wind region classification:** Under AS/NZS 1170.2, this property is in Wind Region A5. This determines minimum structural requirements for buildings (roof tie-downs, window ratings, etc.).
- **Historical storm events:** We analysed the Bureau of Meteorology's severe storm archive (2010-2021) and found 35 significant events within 10km of this property. Events include damaging winds (>90km/h), large hail (>2cm diameter), and heavy rainfall causing flash flooding.
- **Scoring methodology:** Victoria is a non-cyclonic region with generally low storm risk compared to northern Australia. Our base score of 15/100 reflects this, with adjustments based on historical frequency.
- **Floor level adjustment:** Higher floors have increased wind exposure. This is factored into the score for properties above ground level (this property: House / N/A).

Things to Consider

- Even in low-risk areas, severe storms can occur. Basic preparedness includes securing outdoor furniture, maintaining gutters, and trimming tree branches near the house.
- Melbourne's storm season peaks from October to March. Consider having trees professionally assessed if large specimens overhang the property.
- Check the condition of the roof - age and maintenance are more important than location for storm damage risk.

Data Sources

Storm data sourced from the Bureau of Meteorology Severe Storms Archive. Wind regions per AS/NZS 1170.2. Historical records cover 2010-2021 and include events meeting BOM severe weather criteria.

Crime and Safety Analysis

62

ELEVATED

Safety Score

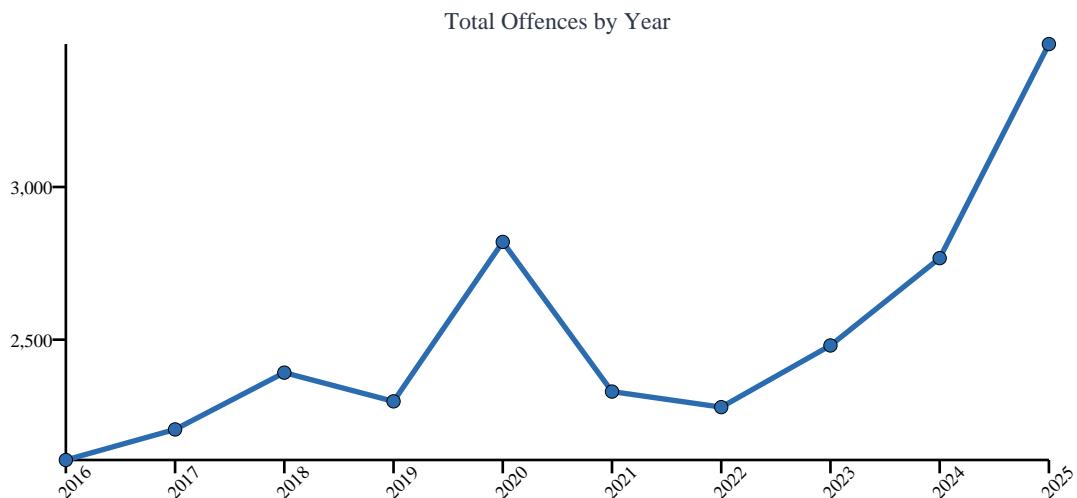
Crime Rate: 300.3 per 1,000 residents

Total Offences (2025): 3,468

Safety Score: Lower = Safer. 0-20 = Very Safe, 21-40 = Safe, 41-60 = Moderate, 61+ = Elevated.

IMPORTANT: This is a commercial/CBD area with high foot traffic. Crime statistics may appear elevated as they include offences committed by visitors from surrounding suburbs, not just residents. Consider nearby residential suburbs for a more accurate comparison.

10-Year Crime Trend



Year	Offences	Rate/1000
2016	2,106	182.4
2017	2,206	191.0
2018	2,392	207.1
2019	2,298	199.0
2020	2,820	244.2
2021	2,330	201.8
2022	2,279	197.4
2023	2,481	214.8
2024	2,767	239.6
2025	3,468	300.3

Analysis: Over the past 9 years, South Melbourne has experienced a significant increase in recorded offences (+65%). This upward trend suggests growing safety concerns that prospective residents should carefully consider. Recent years show an accelerating trend with a 40% increase since 2023.

Serious Crime Breakdown

South Melbourne (2025)

Offence Type	Count
Theft from Vehicle	3,361
Sexual Offences (LGA-wide)*	2,733
Non-Residential Burglary	2,207
Assault	1,933
Motor Vehicle Theft	1,127
Weapons Offences	465
Stalking & Harassment	395
Robbery	152
Residential Burglary	144
Firearms Offences	109
Arson	90
Homicide & Related Offences (LGA-wide)*	31
TOTAL	12,747

Sexual Offences and Homicide are reported at Local Government Area (LGA) level for privacy protection - these figures cover the entire council area, not just this suburb. This means the 'Total' shown includes LGA-wide figures and will appear higher than suburb-only offences. For context: suburb-specific crimes (Theft, Burglary, Assault, etc.) reflect local safety, while LGA-wide figures () are spread across all suburbs in the council area. Homicide & Related Offences includes murder, manslaughter, attempted murder, and driving causing death.

Appendix: Glossary & Reference Guide

A. Planning & Zoning Terms

Planning Zone: Land use classification that determines what can be built and how land can be used. Set by state government and administered by local councils. Common zones include Residential (GRZ, NRZ), Commercial (C1Z, C2Z), Industrial (IN1Z), and Mixed Use (MUZ).

Planning Overlay: Additional controls layered on top of zones to manage specific issues like heritage, flooding, or bushfire risk. Multiple overlays can apply to a single property.

HO (Heritage Overlay): Protects historically significant buildings and areas. Requires permits for most external changes including facades, roofing, fencing, and visible alterations. May limit renovation options but can add character value and prestige.

BMO (Bushfire Management Overlay): Identifies areas at risk of bushfire based on vegetation, slope, and fire history. Triggers mandatory BAL (Bushfire Attack Level) assessment for any building works. May require defendable space and specific construction standards.

LSIO (Land Subject to Inundation Overlay): Land affected by flooding from waterways in a 1-in-100 year flood event. Building floor levels must be above flood level. May affect insurance availability and premiums.

SBO (Special Building Overlay): Land affected by urban flooding from overland flows and inadequate drainage. Different from LSIO as it covers stormwater flooding rather than river flooding.

DDO (Design and Development Overlay): Controls building height, setbacks, site coverage, and design to protect neighbourhood character. Common in established suburbs and heritage areas.

VPO (Vegetation Protection Overlay): Protects significant trees and vegetation. Permits required for removal or pruning of protected trees, even on private property.

ESO (Environmental Significance Overlay): Protects areas with environmental values like vegetation corridors, wildlife habitat, or waterway buffers.

NCO (Neighbourhood Character Overlay): Protects the existing character of established neighbourhoods through design controls on new development.

B. Climate Risk Terms

BAL Rating (Bushfire Attack Level): Rates bushfire risk from BAL-LOW to BAL-FZ (Flame Zone). BAL-12.5, BAL-19, BAL-29, BAL-40 indicate increasing ember and radiant heat exposure. BAL-FZ means direct flame contact possible. Higher ratings require more expensive fire-resistant construction materials and methods.

Bushfire Prone Area: Land designated by CFA as having elevated bushfire risk based on vegetation type, topography, and historical fire behaviour. Properties within 150m of designated bushfire prone vegetation are included.

1-in-100 Year Flood: Flood level with 1% probability of occurring in any given year. Used as the standard for planning overlays and building floor levels. Also called AEP (Annual Exceedance Probability) 1%.

Wind Zone: Classification under AS/NZS 1170.2 determining structural requirements for buildings based on expected wind speeds during extreme weather events. Zones range from A (lowest) to D (cyclonic regions).

Storm Events: Historical record of severe weather including damaging winds, hail, and heavy rainfall. Data sourced from Bureau of Meteorology severe storm archive.

Climate Risk Score: NestCheck composite score combining bushfire (35%), flood (35%), and storm (30%) risk assessments. Scale 0-100 where lower = lower risk.

C. Safety & Crime Terms

Crime Rate per 1,000: Number of recorded offences per 1,000 residents. Allows comparison between areas with different populations. Calculated as (Total Offences / Population) x 1000.

Safety Score: NestCheck score from 0-100 where lower = safer. 0-20 = Very Safe, 21-40 = Safe, 41-60 = Moderate, 61+ = Elevated. Based on crime rates relative to Victorian averages.

LGA (Local Government Area): Council area used for some crime statistics. Sexual offences and homicide are reported at LGA level for privacy protection, not suburb level.

Offence Categories: Crimes against person (assault, robbery), property crimes (burglary, theft), drug offences, public order, and other. Categories follow Crime Statistics Agency Victoria classifications.

10-Year Trend: Historical crime data showing patterns over time. Useful for identifying improving or worsening areas beyond single-year snapshots.

D. Lifestyle & Amenity Terms

Lifestyle Score: NestCheck grade from A (Excellent) to E (Limited) measuring walkability and access to daily amenities. Based on proximity to parks, shops, transport, schools, childcare, and entertainment.

NQS (National Quality Standard): Framework for assessing childcare quality across 7 areas including safety, staffing ratios, and educational programs. Ratings: Exceeding NQS (excellent), Meeting NQS (good), Working Towards NQS (developing).

LDC (Long Day Care): Full day childcare, typically 7am-6pm for children 0-5 years.

OSHC (Outside School Hours Care): Before and after school care programs for school-age children.

AQI (Air Quality Index): Measure of air pollution on a scale where 0-50 is Good, 51-100 Moderate, 101-150 Unhealthy for Sensitive Groups, 151-200 Unhealthy, 201+ Very Unhealthy.

PM2.5: Fine particulate matter under 2.5 micrometres that can penetrate deep into lungs. WHO guideline recommends annual average below 5 µg/m³.

E. Property & Infrastructure Terms

Council: Local Government Area responsible for planning permits, rates, waste collection, local roads, and community services.

Water Provider: Retailer responsible for water supply, sewerage, and billing. In Melbourne: City West Water, South East Water, or Yarra Valley Water depending on location.

Fire Authority: Emergency service covering the area. FRV (Fire Rescue Victoria) covers metropolitan areas with career firefighters. CFA (Country Fire Authority) covers regional areas primarily with volunteer brigades.

Electorate: Voting district for state and federal elections. Contact local MPs for planning disputes, infrastructure advocacy, and community issues.

F. Your Property Summary

Address: 10 Park St, South Melbourne VIC 3205, Australia

Council: Port Phillip City

Planning Zone: MUZ - Mixed Use Zone

Water Provider: South East Water

Fire Authority: Fire Rescue Victoria

Federal Electorate: Macnamara

State Electorate: Prahran

Important Information

Data Sources

NestCheck aggregates data from authoritative government sources including:

- **Victorian Government (data.vic.gov.au):** Planning zones, planning overlays, bushfire prone areas, flood overlays, and administrative boundaries.
- **Bureau of Meteorology (BOM):** Historical storm data, wind zones, and climate information used in climate risk assessments.
- **Crime Statistics Agency Victoria:** Recorded offences data by suburb and Local Government Area, updated quarterly.
- **Australian Electoral Commission:** Federal electorate boundaries and representative information.
- **Victorian Electoral Commission:** State electorate boundaries and representative information.
- **Public Transport Victoria (PTV):** Train stations, tram stops, and bus stop locations across Victoria.
- **ACECQA (Australian Children's Education & Care Quality Authority):** Childcare centre locations, service types, and National Quality Standard ratings.
- **Australian Bureau of Statistics:** Census 2021 demographic data including population, age profiles, income, housing, education, and cultural diversity statistics.
- **Google Maps Platform:** Address geocoding, satellite imagery, and distance calculations.
- **OpenChargeMap:** Electric vehicle charging station locations and specifications.
- **OpenStreetMap contributors:** Parks, walking trails, bike paths, and points of interest data.

All data is used under applicable licences including Creative Commons Attribution 4.0 (CC BY 4.0) where applicable. Data is refreshed periodically but may not reflect the most recent changes. Always verify critical information with primary sources.

Important Disclaimers

Not Professional Advice: This report is for INFORMATIONAL PURPOSES ONLY. It does not constitute legal, financial, insurance, building, or real estate advice. The information provided should not be relied upon as a substitute for professional advice tailored to your specific circumstances. Always engage qualified professionals including solicitors, building inspectors, surveyors, financial advisors, and insurance brokers before making property decisions.

No Warranties: NestCheck provides this report 'AS IS' without warranties of any kind, either express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose, accuracy, or completeness. Risk assessments are based on historical patterns, government data, and statistical models, and do not guarantee future conditions. Climate patterns, crime rates, planning controls, and other factors can change at any time.

Data Accuracy: While we strive to use accurate and up-to-date information, NestCheck cannot guarantee the accuracy, completeness, or timeliness of data from third-party sources. Government databases may contain errors, omissions, or outdated information. Boundary data may not precisely align with property boundaries. Always verify planning overlays, zoning, and other critical information directly with the relevant council or authority.

Verify Information: You are responsible for independently verifying all information contained in this report. We strongly recommend: (1) Contacting your local council planning department to confirm overlays and zoning; (2) Engaging a qualified building inspector for structural assessments; (3) Obtaining independent insurance quotes to understand actual premiums and coverage availability; (4) Conducting a professional land survey if boundaries are important; (5) Reviewing Section 32 vendor statements and contracts with a solicitor.

Insurance Considerations: Risk scores and assessments in this report are indicative only and do not represent actual insurance premiums or coverage availability. Insurance companies use their own proprietary models and may assess risk differently. Properties in high-risk areas may face higher premiums, coverage limitations, or difficulty obtaining certain types of coverage. Always obtain quotes from multiple insurers.

Limitation of Liability: To the maximum extent permitted by Australian law, NestCheck Pty Ltd, its directors, employees, and affiliates shall not be liable for any direct, indirect, incidental, special, consequential, or punitive damages arising from or related to your use of this report, including but not limited to loss of profits, property damage, personal injury, or any decisions made based on information contained herein. Our total liability for any claim shall not exceed the price paid for this report.

Third Party Links & Services: This report may reference external websites, services, or organisations. NestCheck is not responsible for the content, accuracy, or availability of third-party resources. References to specific service providers do not constitute endorsement.

Privacy: This report was generated for the intended recipient only. Please do not share this report publicly or with parties who do not have a legitimate interest in the property. Report generation and usage may be logged for quality assurance purposes.

Copyright © 2026 NestCheck Pty Ltd. All rights reserved. | ABN: 48 670 311 318
Report ID: edd418d7 | Generated: 06 February 2026 at 14:41

For support or questions about this report, visit nestcheck.com.au or email support@nestcheck.com.au

Also made by me!

TradieTruth

Got a trade quote? Make sure it's fair.

Upload your quote. Get an instant verdict. Know before you sign.

TradieTruth analyses your trade quote against real pricing data from HiPages, ServiceSeeking, Fair Work Australia, and thousands of real quotes across Australia.

Get a line-by-line breakdown, red flag detection, and tailored questions to ask your tradie before you commit.

tradietruth.com.au

Free instant verdict | Premium line-by-line analysis \$9.99

Hiring a tradie for your new property? Don't sign until you've checked.

ABN 48 670 311 318

nestcheck.com.au | tradietruth.com.au