

ram
ranfurlie
asset management

Ranfurlie Asset Management



HUNT CLUB VILLAGE

Ranfurlie creates places where people work, play, shop and connect.

Ranfurlie has grown to oversee a portfolio of retail and commercial properties spanning mixed use, large format and office.

With a focus on people and community, a legacy from our Dennis Family Group heritage, our assets provide all the essentials and many extras that these fast growing communities need to thrive.

Our major projects include:
- Manor Lakes Central
- Manor Lakes Park Hub
- Tarneit Central
- Tarneit Park Hub
- Hunt Club Village
- Burnside Hub
- Burnside Park Hub
- Mernda Town Centre (managed only)

If you would like to know more about current and upcoming opportunities please get in touch.

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+61 437 859 264


TARNEIT PARK HUB



MANOR LAKES CENTRAL


Craigieburn
Mernda Town Centre
Epping
Caroline Spings
BURNSIDE PARK HUB
BurnsideHub
Manor Lakes CENTRAL
Tarneit
TARNEIT CENTRAL
TARNEIT PARK
Melbourne
Ringwood
Prahran
MANOR LAKES PARK HUB
Hoppers Crossing
Glen Waverley
Werribee
Point Cook
25 Km
Dandenong
HUNT CLUB VILLAGE
Pakenham
35 Km
Cranbourne
Frankston
50 Km

Manor Lakes Central

455 Ballan Road
Manor Lakes
Victoria 3024
manorlakescentral.com.au

Manor Lakes Central is a sub-regional shopping centre located in the growing community of Manor Lakes, 38km from the Melbourne CBD.

The centre is home to Kmart, Coles, Best&Less, Anytime Fitness and 40+ retailers, mini majors, kiosks, Hungry Jacks, KFC and a Kingswim swim school.

A full refurbishment and expansion in mid 2020 doubled the retail space and added alfresco dining, indoor and outdoor playgrounds, a community room and parent facilities.

- Opened 2006
- 7 day trading
- GLA: 22,000 m²

890
on grade car parks.

Centre is serviced by Wyndham Vale train station, metropolitan buses and easy car access to Melbourne via the Princes Freeway.

Kmart, Coles, Best&Less, Anytime Fitness and Kingswim.

Trade Area*

Total trade area population of 70,735- forecast to increase to 111,200 by 2029
(Main trade area population of 39,048).

72% of trade area are family households
(versus Greater Melbourne average of 66%).

Retail expenditure by Total Trade area residents is $944M with a forecast spend of $1.3B by 2029

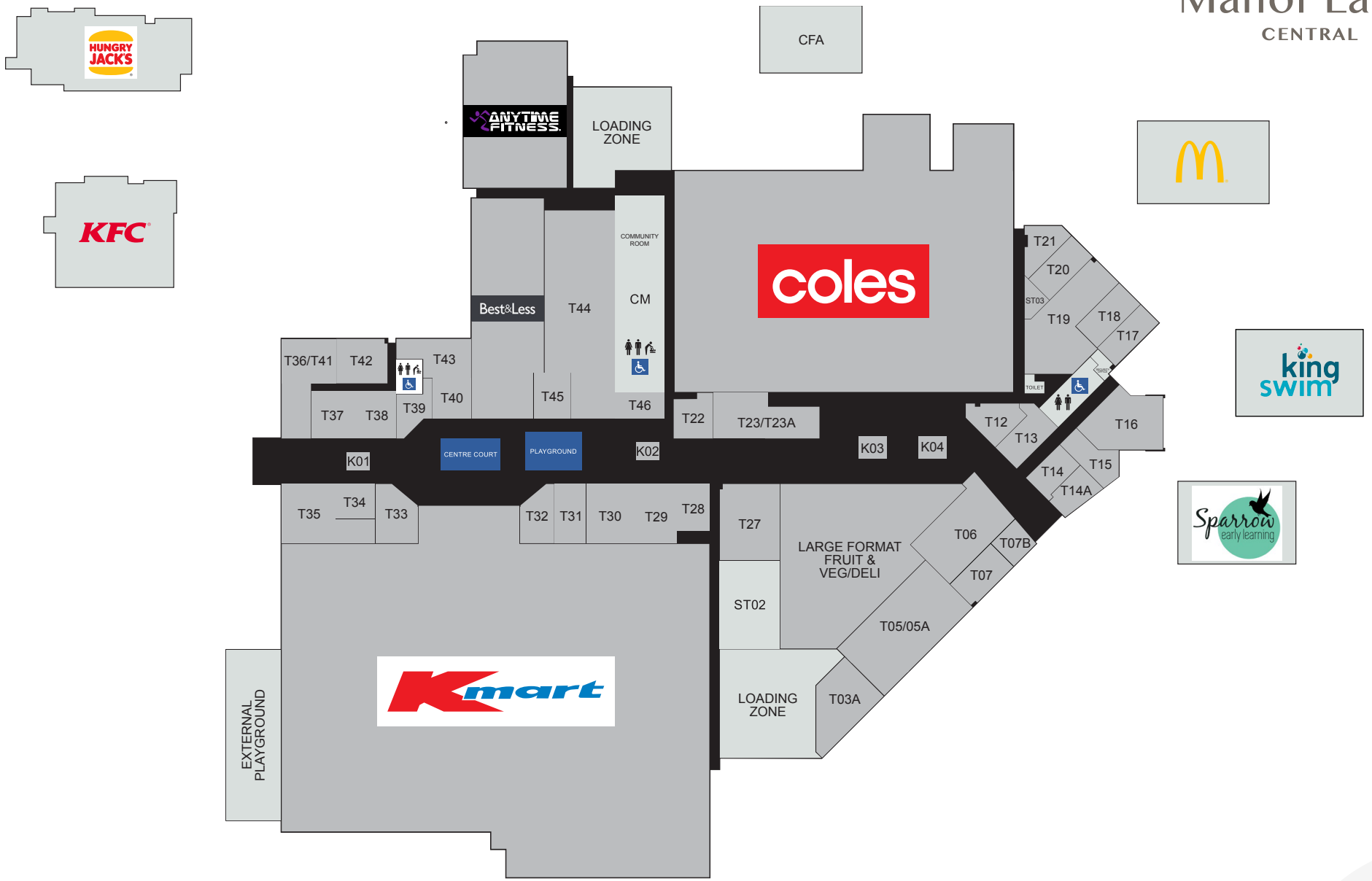
60% of residents own or are in the process of purchasing their own homes
(versus Greater Melbourne average of 58%).





* propella.ai 2023
2021 ABS Census Data

Manor Lakes CENTRAL



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Manor Lakes Park Hub

Manor Lakes Park Hub is a large format precinct anchored by Bunnings Warehouse, which opened in November 2025.

In addition, Ampol service and convenience station, Petstock, Nando's, Supercheap Auto, Wendys and Oporto opened in late 2026.

The precinct is located 38km west of the Melbourne CBD and sits adjacent to Manor Lakes Central, a sub regional shopping centre anchored by Kmart and Coles.

- Bunnings opened November 2025 (13,500m^2)
- 7 day trading
- GLA 16,096 m^2

444
on grade car parks.

Manor Lakes Park Hub is serviced by the Wyndham Vale train station metropolitan buses and easy car access to Melbourne via the Princes Freeway.

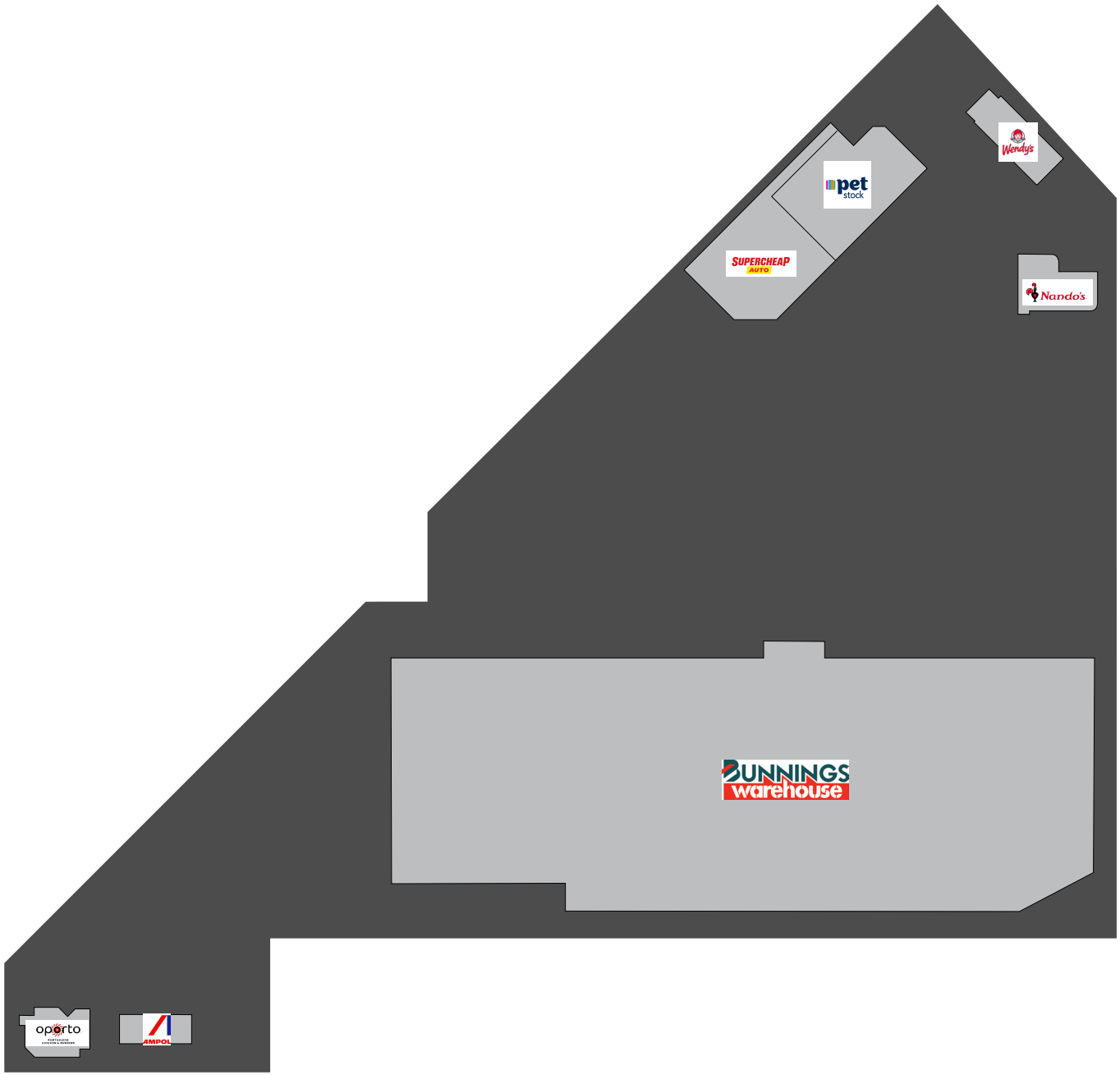
Ampol, Petstock, Nando's, Supercheap Auto and Oporto opened November 2026.





* propella.ai 2023
2021 ABS Census Data

MANOR LAKES PARK HUB



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Tarneit Central

540 Derrimut Rd
Tarneit
Victoria 3029
tarneitcentral.com.au

Tarneit Central is a sub-regional shopping centre located 27km from Melbourne's CBD in the city of Wyndham, one of Australia's largest growth corridors.

The multi staged development comprises a Coles, Kmart, Aldi, Harris Scarfe and 50+ retailers, mini majors, kiosks and Guzman Y Gomez and Oporto pad sites.

The centre sits adjacent to Tarneit Park Hub a large format precinct anchored by Bunnings.

- Opened 2017
- 7 day trading
- GLA: 21,506m^2

935
on grade car parks.

Adjacent to one of the busiest V-Line stations in Victoria and the major bus interchange for the region. Easy car access to both Melbourne and Geelong via Princes Freeway.

Planning status as a Major Activity Centre in Plan Melbourne which will see the location serve as the main retail and commercial activity centre in the northern part of Wyndham.

Trade Area*

Total trade area population $138,300 forecast to increase to 167,600 by 2029

(Main trade area population 81,079).

73% of trade area are family households

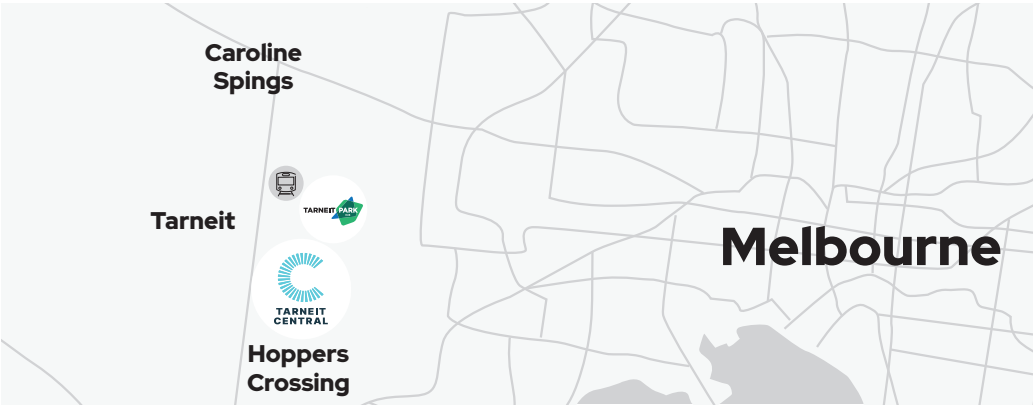
(versus Greater Melbourne average of 66%).

Total trade area retail expenditure is $1.58B as of 2023 and forecast to reach $1.93B by 2029

59% of Total Trade area are in the process of purchasing their own homes

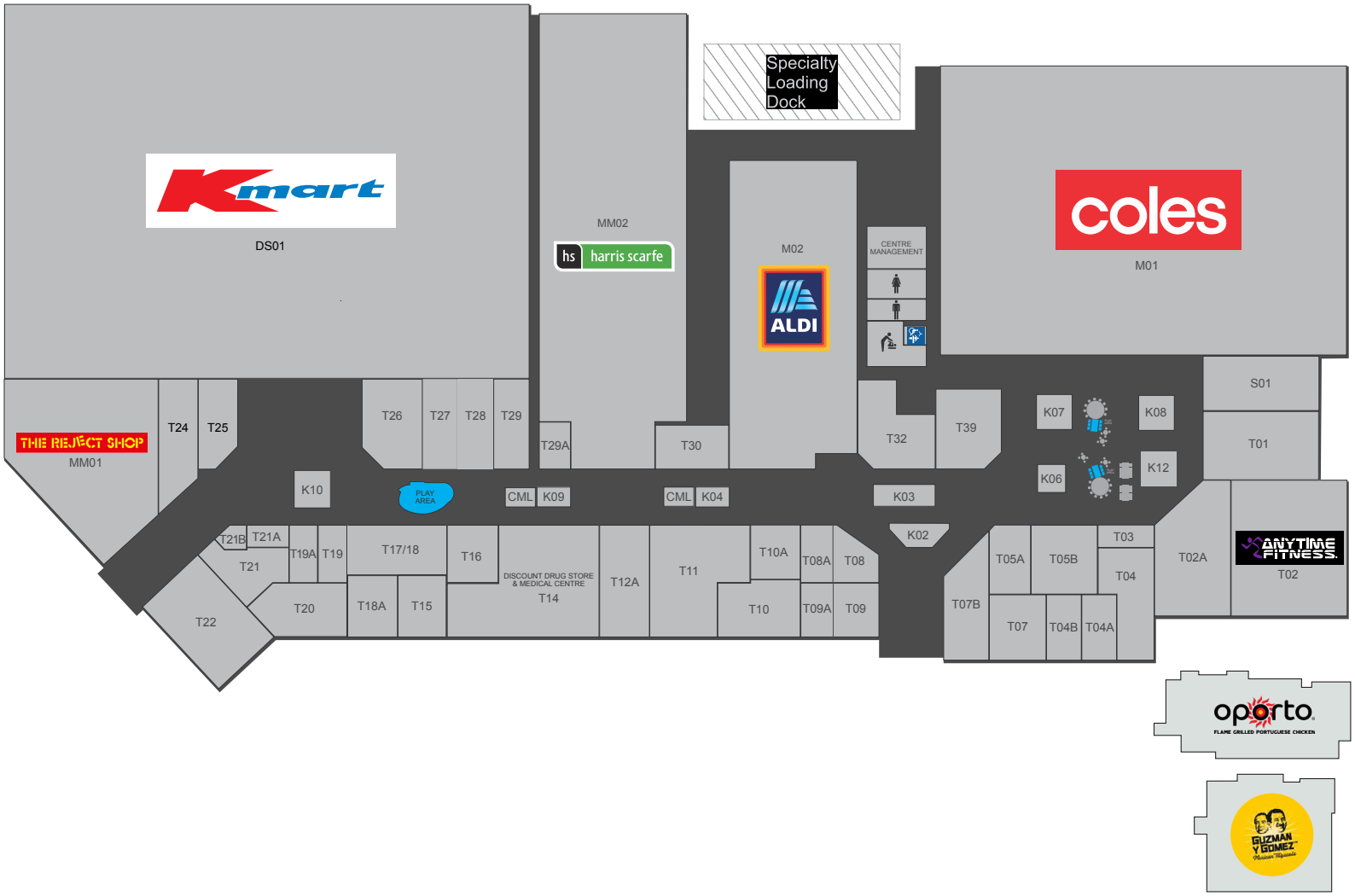
(in line with Greater Melbourne Average).





* propella.ai 2023
2021 ABS Census Data

TARNEIT CENTRAL



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Tarneit Park Hub

Cnr Leakes Rd & Derrimut Rd
Tarneit
Victoria 3029
tarneitparkhub.com.au

Tarneit Park Hub is a large format precinct which Opened in it's entirety in May 2024 and is anchored by Bunnings. The precinct is home to Fernwood Fitness, mycar, Autobarn, Hungry Jack's, Starbucks, 7-Eleven, Jump Swim School, Petstock, Repco, Salvos Stores, Woodlands Childcare and Club Tarneit (Werribee Football Club's latest hospitality offer).

The precinct is located 27km from the Melbourne CBD and adjacent to Tarneit Central Shopping Centre. It sits in a highly accessible location neighboring the busy intersection of Derrimut Rd and Leakes Rd next to one of Victoria's busiest V-Line stations.

Ideally located next to existing and future residential and industrial markets.

- Opened 2024 (Bunnings opened 2021)
- 7 day trading
- GLA : 28,000m^2 (Bunnings only)

650
on grade car parks.

Adjacent to the busiest V-Line station in Victoria, Tarneit Central, and the major bus interchange for the region. Easy car access to both Melbourne and Geelong via Princess Freeway.

Bunnings



Trade Area*

Total trade area population of approximately 333,000 forecast to increase to 417,000 by 2030 and 466,000 by 2035.

Large format retail expenditure by trade area residents is forecast to reach $1.4B by 2035.

59% of total trade area are growing families with children under 15yrs (Melbourne average 39%).

76% of residents own or are in the process of purchasing their own homes (versus Melbourne average of 58%).

Exposure to over 22,000 vehicles per day (Vic Roads year to April 2020).



* Urbis Market Profile 2020

TARNEIT PARK HUB



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Hunt Club Village

1 Linsell Boulevard
Cranbourne East
Victoria 3977
huntclubvillage.com.au

Hunt Club Village is a neighbourhood shopping centre located in one of Australia's fastest growing suburbs Cranbourne, 43km south east of Melbourne's CBD.

The centre is anchored by Woolworths, Aldi and Dan Murphy's alongside 17+ specialty retailers including fresh food, cafes, homewares, beauty and medical services.

- Opened 2015
- 7 day trading
- GLA: 9271 m²

430
on grade car parks.

Centre is serviced by the metropolitan buses with easy car access to Melbourne via the Monash Freeway.

Woolworths, Aldi, Dan Murphy's.

Trade Area*

Total trade area population of 124,000 set to increase to 156,000 by 2029.
(Main trade area population of 73,831)

73% of trade area are family households
(versus Greater Melbourne average of 66%).

Total trade area retail expenditure is $1.41B as of 2023 - forecast to grow to $1.78B by 2029.

65% of residents own or are in the process of purchasing their own homes
(versus Greater Melbourne average of 58%).

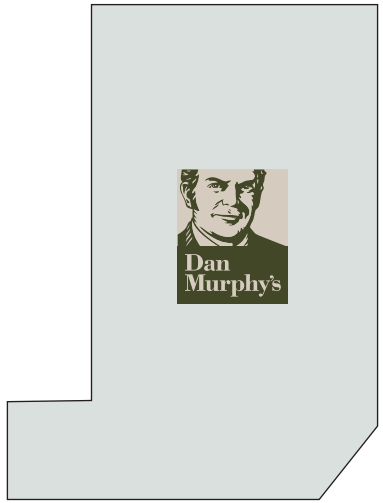




* propella.ai 2023
2021 ABS Census Data

HUNT CLUB VILLAGE





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Burnside Hub

15-25 Westwood Drive
Burnside
Victoria 3023
burnsidehub.com.au

Burnside Hub is a convenient neighbourhood shopping centre located 19km west of Melbourne's CBD in the City of Melton off major arterial roads.

The shopping centre is home to major retailers Coles and Aldi, a medical centre, Chemist Warehouse and 13+ specialty retailers covering fresh food, cafes, variety stores and beauty.

The centre is located adjacent to Burnside Park Hub, a large format retail precinct, with direct access / egress from the Western Highway as well as Westwood Drive.

- Opened 2003
- 7 day trading
- GLA : 7,276 m^2

390
on grade car parks.

Serviced by metropolitan buses. Easy car access from both Melbourne and the northern growth suburbs via the Western Ring Road.

Coles and Aldi.

Trade Area*

Total trade area population 150,000 with a forecast of 170,300 by 2029.

(Main trade area population of 92,743).

64% of trade area are family households

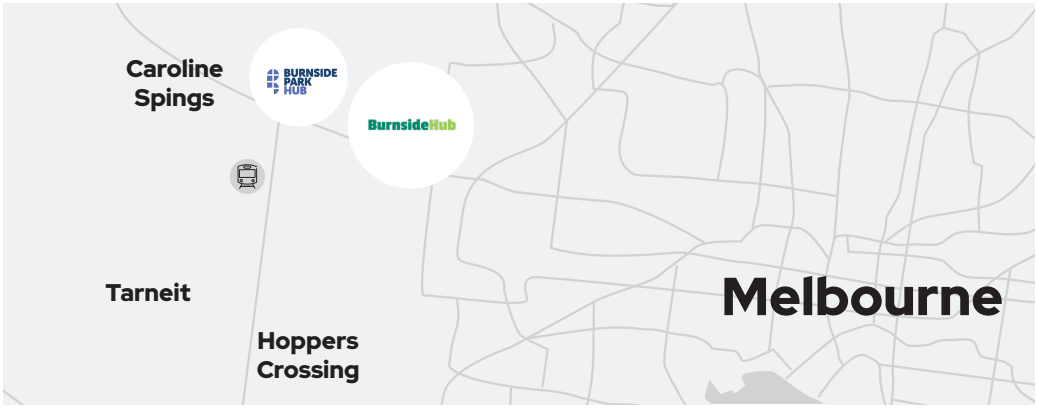
(versus Greater Melbourne average of 66%).

Retail expenditure by total trade area residents is $1.71B as of 2023 and forecast to reach $1.95B by 2029.

67% of total trade area residents own or are in the process of purchasing their own homes.

(versus Greater Melbourne average of 58%).





* propella.ai 2023
2021 ABS Census Data

BurnsideHub



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Burnside Park Hub

Cnr Western Highway and
Chisholm Drive
Burnside
Victoria 3023
burnsideparkhub.com.au

Burnside Park Hub is a large format retail precinct , located 19km from the Melbourne CBD with direct access to the adjacent Burnside Hub Shopping Centre.

The precinct has direct frontage and access /egress to the busy Western Highway, benefiting from the extremely high exposure along an already active mixed use strip.

The centre opened in September 2022 and houses Spotlight, JB Hi-Fi Home, Baby Bunting, Savers, Furniture Traders and Guzman y Gomez.

- Opened September 2022
- 7 day trading
- GLA : 13,500m^2

370
on grade car parks.

Serviced by metropolitan buses. Easy car access from both Melbourne and the northern growth suburbs via the Western Ring Road.

Direct frontage to the Western Highway which carries over 44,000 vehicles per day.
(Vic Roads 2015)

Spotlight

Trade Area*

Trade area population of 342,000 growing to 482,000 by 2034.

56% of trade area are family households
(versus Melbourne average of 46%).

Large format retail expenditure by trade area residents is forecast to reach over $1.2B by 2034 representing an average annual growth of 3.5%.

76% of residents own or are in the process of purchasing their own homes
(versus Melbourne average of 68%).

Over 3,500 workers in total trade area.





*Urbis Market Profile 2020

BURNSIDE PARK HUB



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Mernda Town Centre^

1410 Plenty Road
Mernda
Victoria 3754
merndatowncentre.au

Mernda Town Centre is a neighbourhood shopping centre located in Mernda, 28km northeast of the Melbourne CBD. The Mernda Railway station and bus interchange are also adjacent to the Town Centre and have direct access to the shopping centre.

The centre opened in 2022, anchored by Woolworths, The Reject Shop, BWS and Harvest Store. A further 27 specialty stores covering fast food, restaurants, beauty, medical and services compliment the offer.

Located adjacent to the Mernda Community Hospital, there is future proposed commercial, medical, entertainment and residential development for the site.

- Opened 2022
- 7 day trading
- GLA: 9,580m^2
- Over 45,000 passing cars daily

480
on grade (and partially sheltered) car parks.

Centre is serviced by the metropolitan buses and train line with easy access to Melbourne via the Metropolitan and Western Ring Roads.

Woolworths, The Reject Shop, BWS and The Harvest Store +32 specialty stores.

Trade Area*

Main Trade area population of 86,700 expected to grow to 118,900 by 2031.

77% of residents own or are in the process of purchasing their own homes

(versus Melbourne average of 66%).

Total retail expenditure by trade area residents is $908M with a forecast spend of $1.3B by 2031.

The main trade area contains a well above average proportion of traditional families

(i.e.households comprising couples with dependent children) and a low proportion of lone person households.





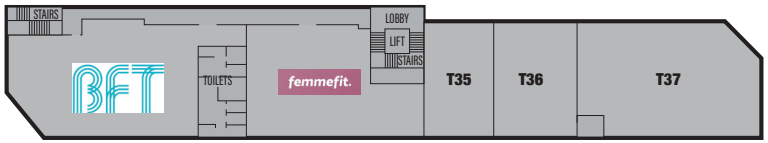
^Managed by Ranfurlie Property Management

* Macroplan July 2021

Mernda Town Centre

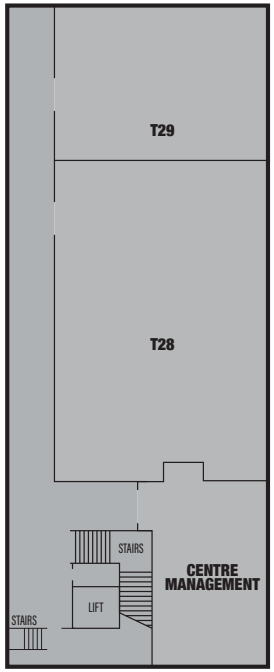


Ground Floor



First Floor





First Floor

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tarneitparkhub.com.au

burnsideparkhub.com.au

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The document contains general information in respect of Tarneit Central, Burnside Hub, Manor Lakes Central, Mernda Town Centre, Hunt Club Village, Tarneit Park Hub and Burnside Park Hub.

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