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School Zones Drive Demand in Melbourne Property Market

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In Melbourne, school zones are quietly reshaping the real estate market. Families are paying up to 10% more to secure homes within the boundaries of top-ranked public schools.

In Melbourne, a quiet but powerful trend is influencing home prices in school zones. More families are placing top priority on securing homes within the catchment areas of high-performing public schools, driving up demand and reshaping the city's property market in noticeable ways.

For many parents, choosing the right school for their children is just as important as choosing the right home. In areas where public schools consistently achieve strong academic results, the surrounding property prices often reflect that popularity. Homes located within these sought-after zones tend to sell faster and at a premium, with some properties attracting significant buyer competition even in a cooling market.

Real estate agents across Melbourne report that school zoning is no longer just a factor, it's becoming a major decision driver. Buyers frequently ask about school catchment boundaries, sometimes even before inquiring about the home's features. As a result, suburbs with well-regarded schools, particularly primary and secondary institutions with high national rankings have seen steady price growth despite broader market fluctuations.

This trend has created what many call the "school zone effect." Families are willing to stretch their budgets, downsize expectations, or even compromise on other lifestyle preferences to ensure their children can attend specific schools. In many cases, buying a home in a high-performing public school zone is seen as a long-term investment not just in property, but in education. For some, it even means choosing public over private schooling, potentially saving thousands over the years.

Property analysts note that homes in tightly zoned school areas may carry premiums of up to 10% or more. The ripple effect is also being felt in rental markets, with increased demand for leases in these areas from families who want access without immediately buying.

While the appeal of these zones is clear, experts also caution buyers to stay informed. School boundaries can shift from year to year based on enrollment numbers, and not all schools maintain consistent performance. Still, for many families, the perceived value of education continues to outweigh the risks.

In the end, Melbourne's school zones are quietly but strongly reshaping the property landscape. What might once have been a detail on a map has now become a decisive factor

in the city's real estate choices. For families looking to secure both a home and a high-quality education, location truly matters more than ever.