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## Merbein Property Market Rises as Mildura Demand Spills Over

July 19, 2025

— Categories: Real Estate



The real estate market in Merbein is seeing notable growth as rising property prices and increased competition in neighboring Mildura drive buyers to seek value elsewhere in the Sunraysia region.

Property investors and homebuyers are turning their attention to Merbein, a small township in northwestern Victoria, Australia, as housing affordability in Mildura continues to decline. With prices soaring in Mildura due to limited supply and high demand, Merbein has become a natural next choice for buyers priced out of the regional hub.

Real estate professionals note that Merbein's appeal lies in its balance of affordability, community lifestyle, and access to essential amenities. This shift in buyer interest is part of a broader trend across regional Australia, where satellite towns benefit from the overflow of larger population centers.

Local agents say Merbein offers solid returns and long-term investment potential. According to regional property specialist Andrew Beattie, "We're seeing consistent demand in Merbein, especially from investors and young families looking for entry-level housing without compromising on quality of life."

Sunraysia's broader housing market, which encompasses both Merbein and Mildura, continues to attract attention due to its strong agricultural sector, stable local economy, and ongoing infrastructure development. These factors have helped sustain the market and add pressure to Mildura's housing supply, ultimately making Merbein more attractive.

As affordability challenges persist in regional centers like Mildura, nearby towns such as Merbein stand to benefit. For buyers looking to get ahead of the next growth wave, Merbein may just be the smart investment bet in the current housing landscape.