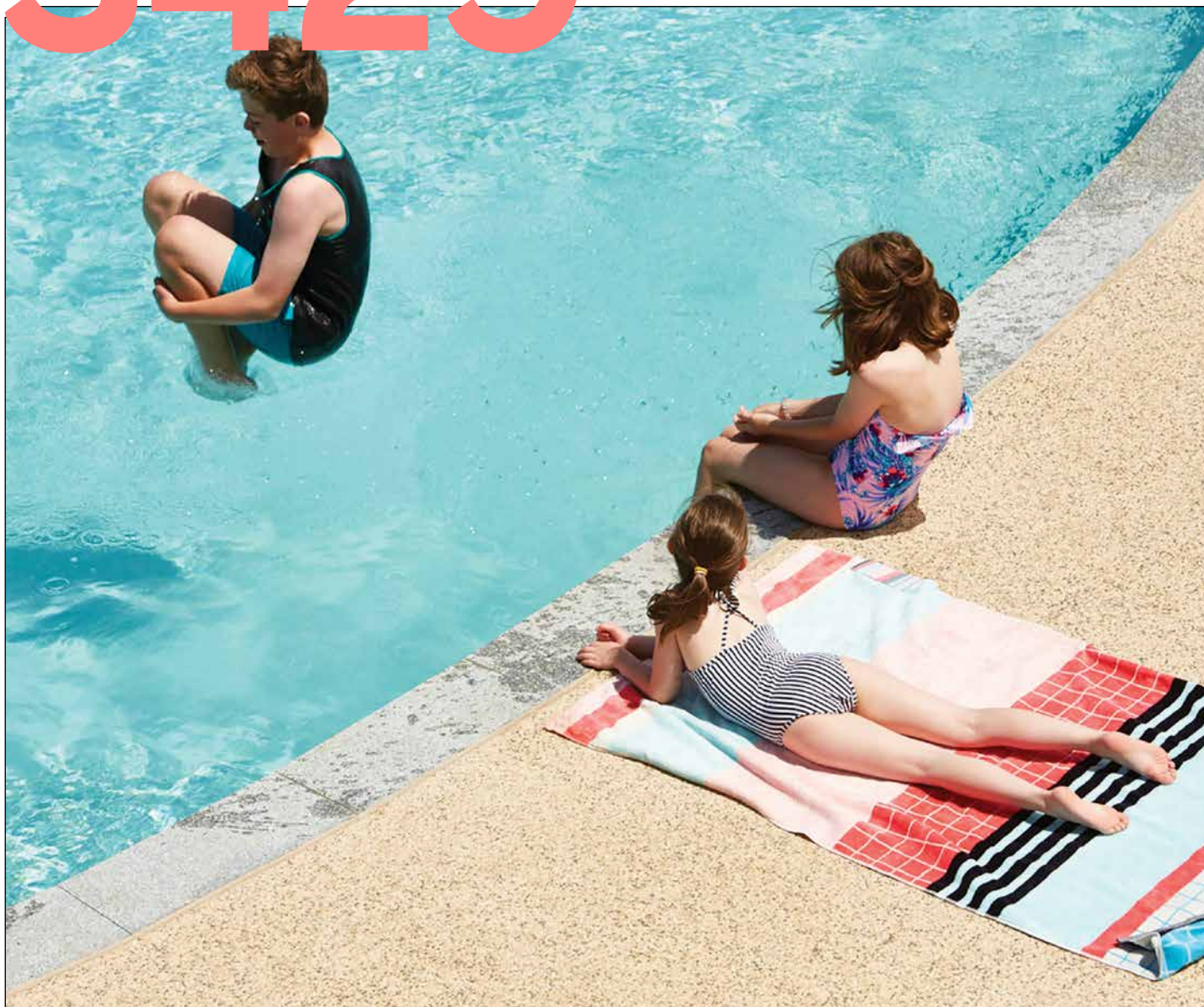


3429

LIFE IN SUNBURY



Café on the Hill Reopens

Meet “Shippy’s” new operators, Alex and Christina.



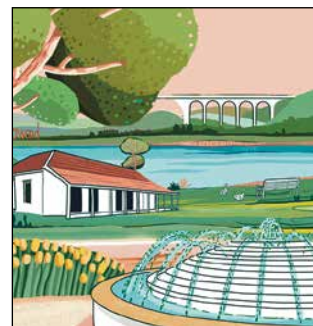
The Power of Plants

How gardening has a positive impact on you and your home.



Summer Bucket List

Make the most of warmer days at these local favourites.



Colouring Sunbury

Add your creative flair for your chance to win.

WELCOME TO 3429

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Add your colours to Sunbury and be in to win



■ Warmer days, longer evenings and a fresh burst of colour - this is the season Sunbury really shines.

It's the perfect time to get outside, try something new and make the most of everything our region has to offer.

In this issue, we're celebrating the people and places that bring our community to life. Café on the Hill has reopened at Redstone under locals Alex and Christina, a friendly spot for great coffee and catch-ups. We're also proud to support Goonawarra Neighbourhood House with new raised garden beds, helping put more fresh produce on local tables.

Thinking about your next move? Raine & Horne share a positive outlook for the Sunbury property market. You'll also find land and home-and-land opportunities across Sunbury, plus

an update on the exciting progress at Club Redstone, Sherwood Grange and Kimberley.

Our feature story, The Power of Plants, digs into how gardening boosts wellbeing, supports the environment and can even add value to your home. And because summer is made for simple pleasures, we've pulled together a Sunbury bucket list, a festival-inspired playlist, a light, fresh salad recipe, and a round-up of new local favourites to explore.

So pack a picnic, book a long lunch, wander a market or simply enjoy a sunset stroll. However you spend it, we hope this season is full of easy moments, local discoveries and time with the people who matter most.

See you out and about.

LEARN MORE

Visit our website to learn more:

thebestofsunbury.com.au



IT'S ABOUT LIFE

At Villawood, it's about life. Life that's not just lived but celebrated with abundance and joy.

A life with parks and playgrounds and residents' clubs with swimming pools and trees and colourful sculptural things that make you feel happy just because they are there.

With beautiful homes and neighbours that are friends. The things you need close by to make life easier. Community, real community. That

everyone works to build, and everyone belongs. Where everything comes together to positively impact every part of your wellbeing.

Because there's nothing more precious than this life of ours. It's why we do what we do, to cherish it, so that you can too.

Find out more about Villawood Properties and what sets them apart. villawoodproperties.com.au/its-about-life



LEARN MORE

CAFÉ ON THE HILL REOPENS AT REDSTONE

There's a fresh buzz in the Redstone community with the much-anticipated reopening of Café on the Hill in Sunbury.

Lovingly run by local residents Alex and Christina, the café has quickly become a favourite meeting spot once again, drawing a warm and enthusiastic response from the community.

The couple, who call Redstone home, are passionate about creating a welcoming space where neighbours can connect over great coffee, fresh food, and friendly service. Since reopening, the café has seen a steady stream of visitors eager to enjoy both the menu and the atmosphere.

For locals, Café on the Hill is more than just a place to grab a coffee – it's a social hub at the heart of Redstone.



Café on the Hill is open at
Northvale Park:

Every weekday 6:30am to 1:30pm
Weekends 8:30am to 1:30pm

 @redstone_cafeonthehill

ENJOY A
FREE
COFFEE!



Present a copy of this 3429
issue at Café on the Hill and
receive a free coffee on us.

T&Cs apply. This voucher is valid for one regular
drink per person until 31 December 2025.

Every Thursday, about 40 Sunbury families visit Goonawarra Neighbourhood House for grocery support, yet fresh produce is often scarce. To help close that gap, Villawood partnered with Foodcube to donate two raised garden beds now growing leafy greens, herbs and spring onions. Built and planted by volunteers, they provide a steady source of fresh food and a point of community pride.

Foodcube garden beds are a water-efficient, low-tech, soil-based system that can be installed quickly, turning underused spaces into productive mini-farms within days. Made in Victoria from recycled, food-grade plastic diverted from landfill, they're designed to keep producing season after season with minimal fuss. The result is a reliable supply of fresh vegetables to support the Food Relief Service - nourishing local families while strengthening community connection.

FOOD RELIEF SERVICE



Goonawarra Neighbourhood House volunteers, FoodCube and Villawood Properties representatives coming together to support the community initiative.

To learn more, volunteer or donate,
visit: goonawarranh.com.au



LEARN MORE



View of Sunbury from the Salesian College

Raine & Horne: Sunbury Property Market Outlook

SUNBURY: A COMMUNITY ON THE RISE

With its relaxed country charm, scenic walking and cycling trails, and excellent local amenities, Sunbury has fast become a suburb of choice. Add in strong infrastructure, quick access to the airport, the Calder Freeway, and nearby rural escapes, and it's easy to see why more people are calling Sunbury home.

Sunbury has grown from a small country town of 15,000 people in 1986 into a progressive, thriving city, yet it's never lost its warmth or rural character. REA Group recently recognised this growth, naming Sunbury one of Melbourne's "supercharged" suburbs for 2025, and the nation's top pick for house value growth this year.

The property market is reflecting that confidence. We've seen a strong return of investors, particularly from interstate, attracted by Sunbury's affordability and value. Auctions are also gaining momentum, with clearance rates around 80% well above the Melbourne average. Median house prices sit at \$680,000, appealing to first-home buyers, families, downsizers and investors alike. Sunbury's rail links and direct

Calder Highway access remain major drawcards, particularly for buyers from surrounding council areas.

Lifestyle is another key factor. Residents enjoy stunning regional parks, wineries, and a wide range of facilities including pools, sports stadiums, tennis courts, golf courses, a skate park, and kilometres of walking and cycling paths. Families are also well supported, with excellent schools from kindergarten through to secondary, soon to be bolstered by a new Salesian College senior campus and a Kangan TAFE.

Community spirit is the heartbeat of Sunbury. From the cafés and restaurants along O'Shanassy Street, to the annual SunFest and Agricultural Show, there's always something to bring people together. Many who grew up here are returning to raise their families, while downsizers are finding new opportunities to stay connected.

From October, the new Government initiative allowing buyers to secure a home with just a 5% deposit will make home ownership even more accessible.



Brendon Grech, Raine & Horne

This scheme is expected to further boost demand in growth areas like Sunbury, giving first-home buyers and young families more opportunities to enter the market and invest in the community's future.

To find out more, visit:
raineandhorne.com.au/sunbury



Raine & Horne

LEARN MORE

Now Selling

THE BEST OF SUNBURY

Unsure which Sunbury
community is right for you?
Scan the QR code to find out.



KIMBERLEY

KIMBERLEYSUNBURY.COM.AU



Lot 301

Price From: \$290,900*
Size: 256m²
Frontage: 16.0m



Lot 206

Price From: \$481,000*
Size: 564m²
Frontage: 8.8m + 4.04m



Lot 511 'Miller' by Mayde

Price From: \$678,000*
Land: 350m²
3 Bed, 2 Bath, 2 Car



Lot 520 'Phoenix' by Sherridon Homes

Price From: \$668,845*
Land: 350m²
3 Bed, 2 Bath, 2 Car

SHERWOOD GRANGE

SHERWOODGRANGESUNBURY.COM.AU



Lot 623

Price From: \$619,900*
Land: 928m²
Frontage: 19.7m



Lot 720

Price From: \$555,900*
Land: 810m²
Frontage: 18.0m



Lot 724 'Toowong' by G.J. Gardner

Price From: \$1,096,844*
Land: 576m²
4 Bed, 3 Bath, 2 Car



Lot 620 by Elements

Price From: \$1,214,900*
Land: 864m²
4 Bed, 3 Bath, Study, 2 Car

REDSTONE

REDSTONESUNBURY.COM.AU



Lot 1662

Price From: \$499,900*
Land: 612m²
Frontage: 18.0m



Lot 1658

Price From: \$469,900*
Land: 544m²
Frontage: 16.0m



Lot 11136 'Alta 1' by VillaRange

House & Land From: \$459,900*
Land: 84m²
2 Bed, 1.5 Bath, 1 Car



Lot 1138 'Grand Alta' by VillaRange

House & Land From: \$594,900*
Land: 110m²
3 Bed, 2 Bath, 2 Car

*Prices correct at time of printing. Contact the relevant community for current pricing and available packages.

THE POWER OF PLANTS



Why Gardening is Good for You, the Planet, and Your Property

Whether you're potting herbs on a balcony or digging deep into backyard soil, gardening offers more than just pretty blooms. It's a feel-good hobby with benefits that extend far beyond the garden bed. From personal wellbeing to environmental health and even property value, here's why getting your hands dirty is worth it.

GOOD FOR YOU

Gardening is one of the most rewarding ways to support your mental and physical health. Studies show that time spent in the garden can reduce stress, improve mood, and boost self-esteem. The rhythmic, hands-on nature of gardening has a calming effect, offering a screen-free break from modern life. It's also great for your body—digging, weeding, planting and pruning all count as low-impact exercise. Plus, growing your own fruits, vegetables and herbs encourages healthier eating and a deeper connection to the food on your plate.

GOOD FOR THE ENVIRONMENT

When you garden, you're not just growing plants—you're cultivating biodiversity. A mix of flowers, shrubs and trees can support pollinators like



bees and butterflies, encourage birdlife, and create pockets of habitat for local wildlife.

Gardens also help reduce urban heat, capture stormwater, and improve air quality. Composting kitchen scraps and using organic practices means less waste in landfill and fewer chemicals in our ecosystems.

Even small gardens can make a big difference when it comes to greening our neighbourhoods.

GOOD FOR YOUR HOME VALUE

A well-maintained garden doesn't just look great—it adds real value to your property. According to real estate experts, thoughtful landscaping can boost your home's value by up to 10%. Lush lawns, tidy hedges, and vibrant flower beds all create strong first impressions, while mature trees can offer shade, privacy, and appeal.

Gardening is a quiet but powerful act. It nurtures your body and mind, supports the planet, and adds real value to your home. Whether you're growing tomatoes, tending roses, or simply planting a few herbs on the windowsill, every green effort counts. So roll up your sleeves, feel the soil between your fingers, and let nature do its magic—you, your community, and your future self will thank you.

Here are some of our favourite local gardening supply stores to get started:

Riddells Creek Nursery
675 Kilmor Rd, Riddells Creek

Bunnings Sunbury
95 Vineyard Rd, Sunbury

Ric Home Deco
7/80 Evans St, Sunbury

KCK Plants
Backhaus Ave, Sunbury



SUNBURY COMMUNITIES UPDATES



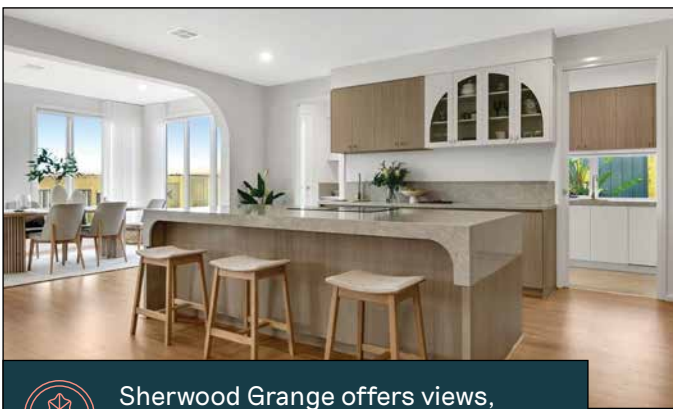
Executive Director, Rory Costelloe, CEO, Alan Miller and Joshua Bull MP at the Club Redstone sod turning

R.

Coming Spring 2026: Pools, café, gym and more at Club Redstone

Construction is underway on the \$18 million Club Redstone, a residents-only clubhouse designed by ClarkeHopkinsClarke and built by Jardon Group. Opening spring 2026, the resort-style space will include lap and plunge pools, gym, café, function room, parents' lounge and childcare. More than just facilities, it will be a place where neighbours connect, kids become part of a big extended family, and community spirit comes to life. Inspired by the local landscape, this is Villawood's 11th clubhouse, a hallmark of its philosophy to create real, family-centred communities united by shared values.

For more info, visit redstonesunbury.com.au



Sherwood Grange offers views, wetlands and a place to call home

Sherwood Grange continues to grow into a truly special community, with more dream homes taking shape and new residents settling in. With sweeping views across Emu Bottom and the escarpment, it's where elevated living meets natural beauty.

The wetlands (due for completion mid-2026) will deepen this connection, creating a serene green corridor linking homes, open spaces and walking trails. It's all part of what makes Sherwood Grange a unique, nature-rich place to call home.

For more info, visit sherwoodgrangesunbury.com.au



K

First land titles expected late 2026 as Kimberley comes to life

Construction is officially underway at Kimberley, with civil works across Stages 1 to 5 commenced, along with major progress on the landmark overrail bridge – an essential connection point for future residents.

We're anticipating the first land titles to be delivered by late 2026, paving the way for homes to start taking shape shortly after. It's an incredible moment as we watch Kimberley begin to come to life, positioned high on the Sunbury escarpment, offering elevated views and a strong sense of place.

For more info, visit kimberleysunbury.com.au



VillaRange is Villawood Properties' own collection of smart, architect-designed homes that blend modern style with everyday practicality.

Backed by over 35 years of community-building experience, these contemporary residences deliver exceptional design, quality and value for new homebuyers seeking more from their first home.

For more info, visit villawoodproperties.com.au/villarange

VillaRange
By Villawood Properties



LEARN MORE



SUMMER IN 3429:

Your Ultimate Bucket List

Make the most of the warm days and long evenings with these local favourites:

- ☐ Treat yourself to a scoop (or two) of gelato from Augustus Gelatery
- ☐ Grab a loaded açai bowl from The Hungry Gorilla — don't skip the toppings
- ☐ Book a surf lesson and ride the waves at URBNSurf
- ☐ Unwind in the sun at the Village Green
- ☐ Pack a picnic and catch up with friends at The Nook
- ☐ Catch the action and watch a cricket match at Clarke Oval
- ☐ Spend a warm evening with a drink in the beer garden at The Ball Court Hotel



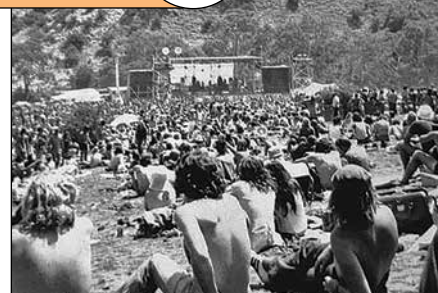
URBNSurf

LISTEN: *Sunbury Festival Playlist*



Held over the Australia Day long weekend from 1972 to 1975, the iconic Sunbury Rock Festival drew crowds of up to 45,000 and earned a reputation as “Australia’s Woodstock.”

We’ve put together a Spotify playlist featuring artists who performed at the festival — including Queen. After being famously booed off stage, Freddie Mercury declared, “When we come back to Australia, Queen will be the biggest band in the world!”



Scan the QR Code to listen to the Sunbury Festival Playlist:



LISTEN NOW

Share your summer pics with us, tag us in your photos on social media!

@3429reasonswhysunbury

SPRING/SUMMER EVENTS *to add to your calendar*



Macedon

4-5 OCT

Bolobek Garden Fair

A 2-day event with horticultural talks, garden tours and 50+ stalls showcasing pots, plants, accessories, homewares & more.



Hanging Rock

25 OCT

Hanging Rock Craft Markets

Featuring local and regional stalls offering Australian Made products, gourmet food & beverages and home grown produce.



STUDIO 97

📍 8 Link Arcade, Sunbury

Local creative Josh Ricciardo blends fashion and food under one roof at this unique print shop, first of its kind in Melbourne! Design custom threads while enjoying 'seriously good sandwiches'.

📷 @studio97_sunbury



NEW LOCALS

Sunbury is buzzing with new faces & places that bring fresh energy, and a new layer of local charm to this growing community we love.

THE HUNGRY GORILLA

📍 1/103B Evans St, Sunbury

Recently opened on the main strip, dessert shop The Hungry Gorilla offers delicious açai bowls with wide range of toppings, and indulgent cheesecakes. Go treat yourself!

📷 @thehungrygorilla.acai



To learn more about these upcoming events visit: 3429reasonswhy.com.au/events/whatson



Sunbury

23 NOV

Sunbury StreetLife Festival

Come celebrate the Sunbury community on this eventful Sunday across O'Shanassy and Brook Streets from 10am - 4pm.



Sunbury

13 DEC

Christmas Carols at Rupertswood

Get into the festive spirit at Christmas on the Green, with performances, dancing and singing carols.

RECIPE



Haloumi, Pomegranate and Rocket Salad

INGREDIENTS

- 1/2 cup (50g) walnut halves
- 1 Tbsp honey
- 2 tbsp pomegranate molasses
- 1 tbsp lemon juice
- 2 tsp Dijon mustard
- 1/4 cup (60ml) extra virgin olive oil
- 180g pkt Lemnos haloumi, cut in half lengthways and thinly sliced
- 1 bunch rocket, leaves coarsely torn
- 50g baby spinach leaves
- 1 pomegranate, seeded

METHOD

1. Preheat oven to 180C. Line a baking tray with baking paper.
2. Scatter walnuts over the tray and drizzle with honey. Bake for 5-7 minutes or until walnuts caramelize.



Remove from oven and set aside to cool.

3. Combine the pomegranate molasses, lemon juice, mustard and 2 tbsp oil in a screw-top jar and shake until well combined. Season with salt and pepper.
4. Heat the remaining 2 tbsp oil in a large frying pan over high heat. Add the haloumi; cook, turning, for 2 minutes or until golden brown and heated through. Remove from heat.
5. Combine rocket and spinach in a large bowl. Drizzle with dressing and gently toss to combine. Arrange on serving plates. Top with haloumi and walnuts and sprinkle with pomegranate seeds. Serve immediately.



Try our recipe today, and tag us in your photos on social media!

Watch our reel to see how to make this recipe!

@3429reasonswahysunbury



WATCH NOW



WANT TO BE FEATURED? IT'S FREE!

If you run a local business or manage a confirmed event in the Sunbury region that appeals to the broader community, including locals and visitors, please get in touch with us!

EMAIL: listings@3429reasonswahysunbury.com.au

Disclaimer: Information is correct at time of printing, please contact individual businesses for opening hours. All images are indicative only, plans are not to scale.

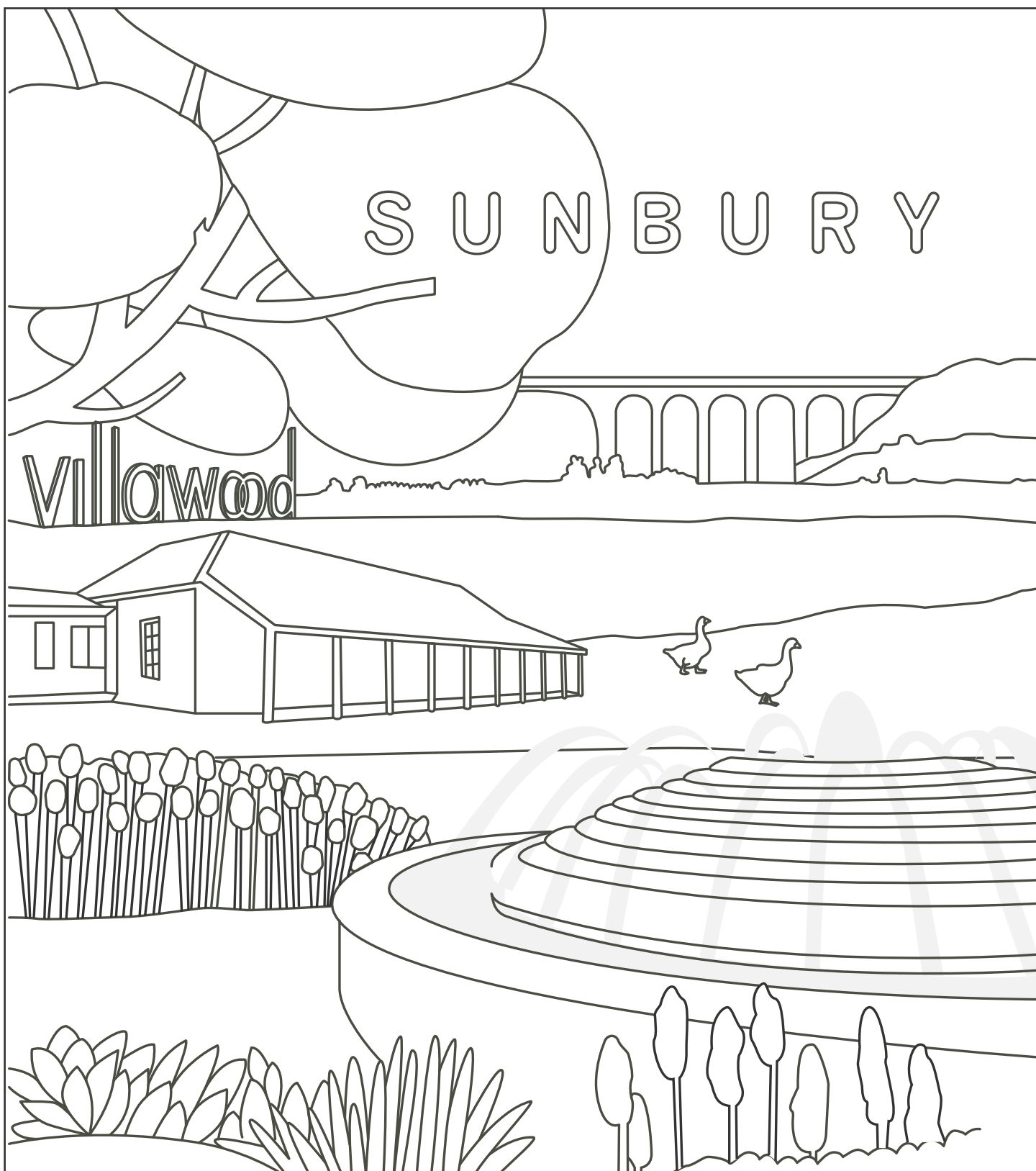
COLOURING SUNBURY



Submit your completed artwork to one of the 3 Villawood sales offices in Sunbury by December 31, 2025 to

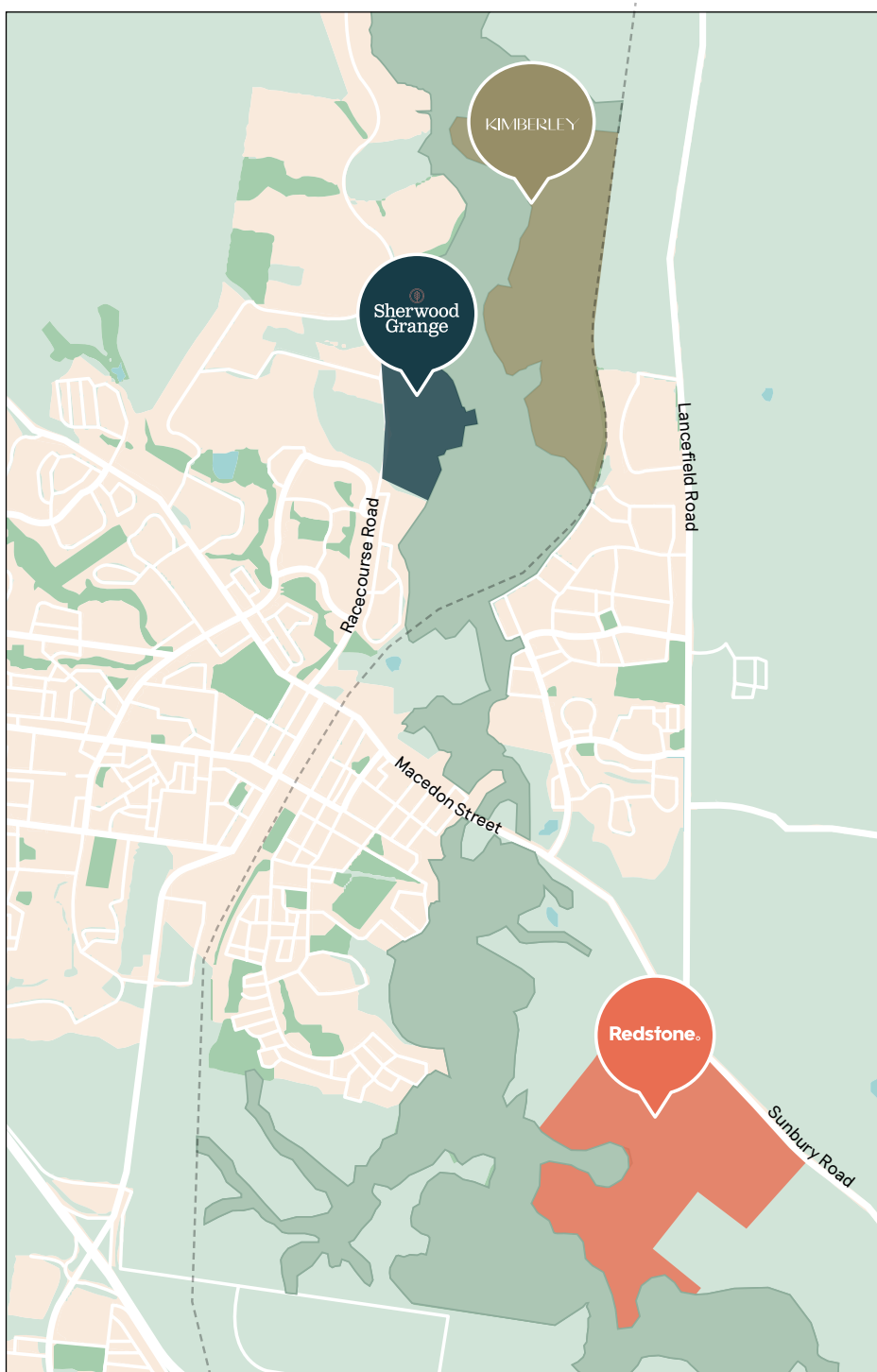
receive a free slime pot and your chance to win 1 of 3 Readings \$100 cinema vouchers. Happy colouring!

Illustration adapted from Parul Sen's original piece pinkwattle.com



Name: _____

Age: _____



KIMBERLEY

Lancefield Rd & Balbethan Dr

OFFICE HOURS

11am to 5pm
7 days a week

KIMBERLEYSUNBURY.COM.AU



Sherwood Grange

152 Elizabeth Dr

OFFICE HOURS

By appointment only

03 9708 6850
SHERWOODGRANGE.COM.AU

Redstone.

675 Sunbury Rd

OFFICE HOURS

11am to 5pm
7 days a week

REDSTONESUNBURY.COM.AU



To find out more scan
the QR code or visit:

villawoodsunbury.com.au

Caring For Carers
\$25k* Savings
On Land!

villawood
properties



Manisha,
Nurse

villawoodproperties.com.au/care