

Chadstone

WURUNDJERI WOI WURRUNG COUNTRY

1341 Dandenong Road, Chadstone VIC 3148

chadstone.com.au, hotelchadstone.com.au

Chadstone, Australia's largest and most successful shopping centre¹, is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 365 specialty stores. Chadstone hosts an expansive luxury offer and a large range of international and Australian flagship stores, as well as entertainment area The Social Quarter, and the newly opened fresh food and dining precinct The Market Pavilion and revitalised Dining Laneway, cementing Chadstone as Australia's premier one-stop destination for shopping, dining and entertainment. Chadstone is also home to four office precincts and Hotel Chadstone Melbourne, a 5 Star luxury hotel, which features 250 rooms, a wellness centre and extensive corporate conferencing facilities.

Property overview

State	VIC
Centre type	Super Regional
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	Gandel Group - 50
Date acquired	1994
Centre first opened	1960
Latest redevelopment	2025
Valuation External/Internal	External
Valuation (\$m) ²	7,070.0
Valuation date	Jun-25
Capitalisation rate (%)	4.25
Discount rate (%)	6.75

1 Reported in the Shopping Centre News Big Guns 2025 survey.

2 Expressed on 100% basis.

3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Inclusive of marketing levy and based on GST inclusive sales.

5 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	242,976
Number of tenants	476
Total Trade Area (000's)	2,432
Major tenants ³	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	11,044
Moving Annual Turnover (MAT) (\$m)	2,542.5
MAT/sqm - Total (\$)	15,156
MAT/sqm - Specialty (\$)	28,595
Specialty occupancy cost (%) ⁴	14.2
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	4.3
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	2.5 Star

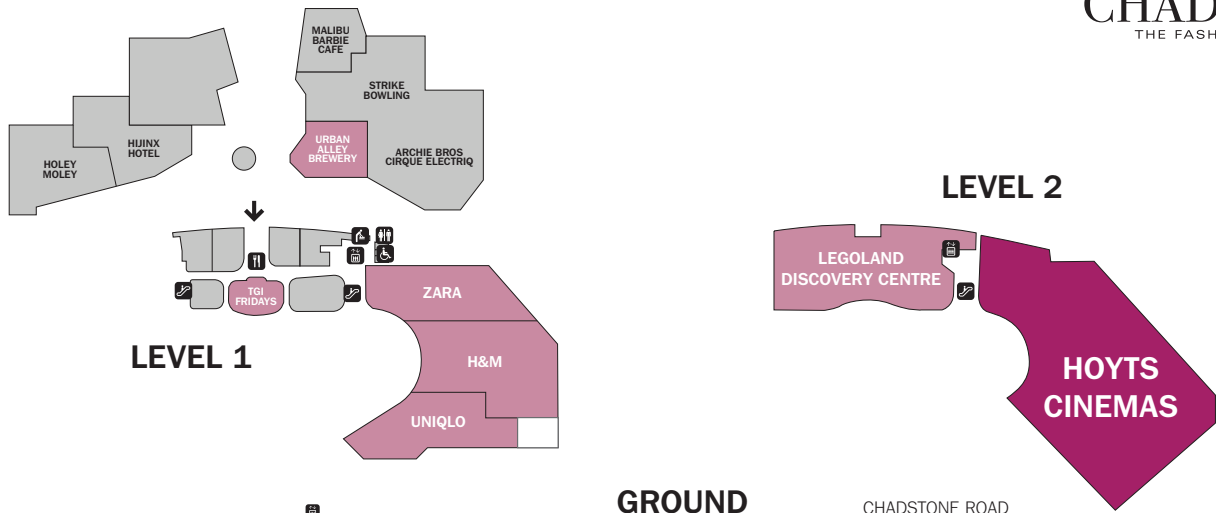
Tenant mix by gross lettable area (GLA)



Supermarkets	5%
Discount department stores	5%
Department stores	17%
Mini majors	20%
Specialties	22%
Other retail	8%
Non retail	23%

Specialty store lease expiry profile by income

FY26 ⁵	22%
FY27	12%
FY28	12%
FY29	13%
FY30+	40%



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →