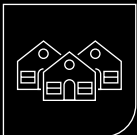


Developer Update

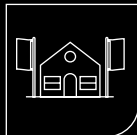


Building
great places.
Investing in
community.

Welcome to the first edition of our quarterly update brought to you by Brown Property Group – your direct connection to everything happening across Brown Property Group. Whether you're a current resident, future buyer, or property partner, you'll find community updates, development milestones, practical insights, and a look at what's ahead.



2 active residential communities and 1 coming soon



2026 Display Village launch – Riverfield, Clyde



Woodhaven coming to Cranbourne North

COMMUNITY HIGHLIGHTS

Riverfield Display Village Launch

The launch of the Riverfield Display Village at Clyde was a standout milestone for the community. The event drew visitors from across Melbourne to explore the latest home designs from a selection of leading builders, showcasing contemporary design and quality construction.

The day featured family-friendly entertainment from Fox FM, the Melbourne Stars, Casey Demons, kids' craft activities, food stalls, and live music – bringing the Riverfield community to life for hundreds of prospective residents and local families.



RESIDENTIAL COMMUNITY UPDATES



With only a limited number of stages remaining, Meridian continues to grow as a sought-after destination for new home buyers in Melbourne's South East. Construction progress has continued throughout 2026, with several stages now completed within the Meridian Green precinct. Residents are also excited to see works progressing on the new linear park, which is currently anticipated to be completed in Q4 2026, further enhancing the community's open space and lifestyle offering.

Stages titled 2026:

- Stage 54 • Stage 53 • Stage 51 • Stage 55

Upcoming infrastructure & amenity:

- Stage 52 Park – under construction
- Additional items to be confirmed



Strong progress continues across Riverfield, with multiple infrastructure and public realm projects advancing simultaneously. Stay up to date via the Riverfield resident portal and latest drone footage.

Stages titled 2026:

- Stage 34 • Stage 33 • Stage 32 • Stage 28

Upcoming infrastructure & amenity:

- Stage 25 Cultural Heritage Reserve – complete
- District Park – planning & design phase
- Ballarto Road / Timberwolf Drive intersection – under construction
- Stage 27 Heritage Reserve – planning & design phase (seeking to commence construction soon)
- Pedestrian bridge near Bells Road – nearing completion

COMING SOON

WOODHAVEN

CRANBOURNE NORTH

Woodhaven is our newest residential community – thoughtfully designed from the ground up to feel complete and connected from day one. At its heart is a simple idea: a place to slow down, feel grounded, and find your sanctuary.

Register your interest at

WOODHAVENLAND.COM.AU



BROWN

LANDSCAPING

The Green Link – located at our Riverfield community in Clyde – is a thoughtfully designed open space network featuring shared paths, natural plantings, and connected green corridors linking key precincts throughout the Riverfield community.



Leasing Opportunity

COMMERCIAL

2 Roche Street, Hawthorn | Office sizes of 150m² up to 661m²

Last remaining ground floor opportunities.

Four levels of intelligently designed workspaces with private terraces, located near the corner of Burwood Road and Power Street.

Conveniently located 150m from Hawthorn Station, public transport, retail, hospitality, and parks.

Key features:

- New building
- Luxury end-of-trip facilities
- Private terraces and outdoor spaces
- Fit out options available

Please contact **Tom: 0432 441 183** or **Damien: 0408 373 020** for further information



RETAIL

Ground Floor 15 – 23 Cookson Street, Camberwell | 200m²

Join Camberwell's newest luxury address.

A rare opportunity to secure premium retail space within the prestigious Cookson Camberwell development. Located directly opposite Camberwell Station and moments from the vibrant Bourke Road shopping precinct, this exceptional ground-floor offering combines unrivalled connectivity with exposure to one of Melbourne's most affluent catchments.



Key features:

- Ground-floor retail tenancy within a luxury apartment development
- Area 200m²
- Massive 25m frontage
- Directly opposite Camberwell Station
- High ceilings
- Premium streetscape presence and visibility

Please contact **Richard Mundy: 0408 407 603** for further information

COMMUNITY INSIGHTS

Residential stage construction process

Ever wondered what goes into delivering a residential stage within a masterplanned community? Here's how raw land becomes titled, ready-to-build lots.



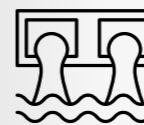
Earthworks

The topsoil is removed and stored for later use. The land is shaped to lot designs and for drainage to Melbourne Water standards.



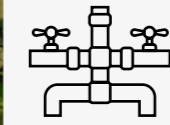
Sewers

All trunk and reticulation sewers are constructed, providing sanitation services to each house lot.



Stormwater Drainage

Stormwater pipes and pits are constructed to drain stormwater away from house lots and prevent flooding. Works may also include basins and wetlands to treat stormwater before it enters local waterways.



Water & Gas

Pipes to carry water, recycled water and gas to each house lot, all trunk and reticulation services, are constructed.



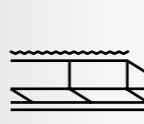
Retaining Walls

Where required, retaining walls are constructed to manage surface level changes and provide suitable lots for house construction.



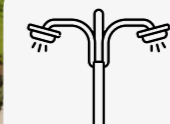
Road Boxing & Base

Roads are boxed out and service crossings are installed. Strong road bases are built by densely compacting layers of crushed rock.



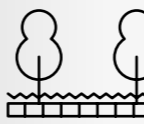
Road Kerb & Channel

Concrete kerbs are installed along the edges of the new roads to help transfer stormwater runoff into the drainage network.



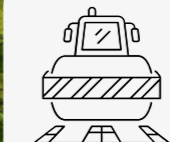
Power & Telecommunications

Power, internet and phone services are installed, ready for connection to each home. Street lighting is also installed.



Footpaths, Topsoil & Seeding

Concrete footpaths are constructed to provide safe pedestrian access to each lot. Topsoil is placed in the nature strips and seeded.



Asphalt

The final step in road construction is laying asphalt, to provide a smooth driving surface for vehicles.

Once construction is complete, the stage is submitted to the Titles Office. Individual titles are then created and issued to purchasers ahead of settlement – the final step before residents can begin building their new home.

SCAN QR CODE TO READ MORE



Our Communities

Stay connected – visit the Riverfield or Meridian resident portals for the latest drone footage, construction updates, and stage progress.


MERIDIAN
CLYDE NORTH


Riverfield
CLYDE

WOODHAVEN
CRANBOURNE NORTH
Coming Soon



Vision. Purpose. Delivery.

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