



SOLOMON BLOOM



FOR SINGAPORE INVESTORS · OCTOBER 2026

The Melbourne Commercial Collection

Income-producing Melbourne property. No 8% foreign stamp duty surcharge and, in most cases, no FIRB application.

R.Evolution Retail

South Melbourne · from \$1.595M

Found Huntingdale

Warehouses · from \$995K

Found Braeside

Warehouses · from \$780K

Home rules don't apply

Foreign buyers of Australian homes face extra fees, surcharges and bans. Commercial property avoids most of them.

SINGAPORE BUYER, VICTORIA	APARTMENT	COMMERCIAL
FIRB approval	Required + fee	Generally not required*
8% foreign stamp duty surcharge	Yes	No
Ban on established property	Yes, to Mar 2027	No
Vacancy fee	Yes	No
4% absentee land tax surcharge	Yes	Yes, on land value
Typical lease	12 months	3–10 years, tenant pays outgoings

* Singapore is a free trade agreement partner, so the threshold for developed commercial property is above A\$1 billion. Vacant land is \$0, so confirm off-the-plan lots with your lawyer.

At a glance

PROJECT	FROM (EX GST)	\$/M ²	INCOME SUPPORT
R.Evolution · retail	\$1,595,000	\$15–17K	6% guarantee for 4 yrs, or 10% rebate
Found Huntingdale · warehouse	\$995,000	\$4.1–5.9K	Rental guarantee negotiable
Found Braeside · warehouse	\$780,000	\$4.4–5.1K	Rental guarantee negotiable



R.Evolution, South Melbourne



Found Huntingdale



Found Braeside



01 · ONE HORIZON WAY, SOUTH MELBOURNE

R.Evolution Retail

6% guarantee · 4 yrs

or 10% rebate

Coles & Liquorland anchored

3,000

apartments in walking distance

4

shops remaining

4.5 m

ceilings

Dec 2026

settlement

LOT	USE	M ²	PRICE (EX GST)	6% P.A.
6R	Hair / beauty	103	\$1,595,000	\$95,700
8R	Corner	105	\$1,795,000	\$107,700
9R	Café	137	\$2,055,000	\$123,300
5R	Restaurant	138	\$2,135,000	\$128,100



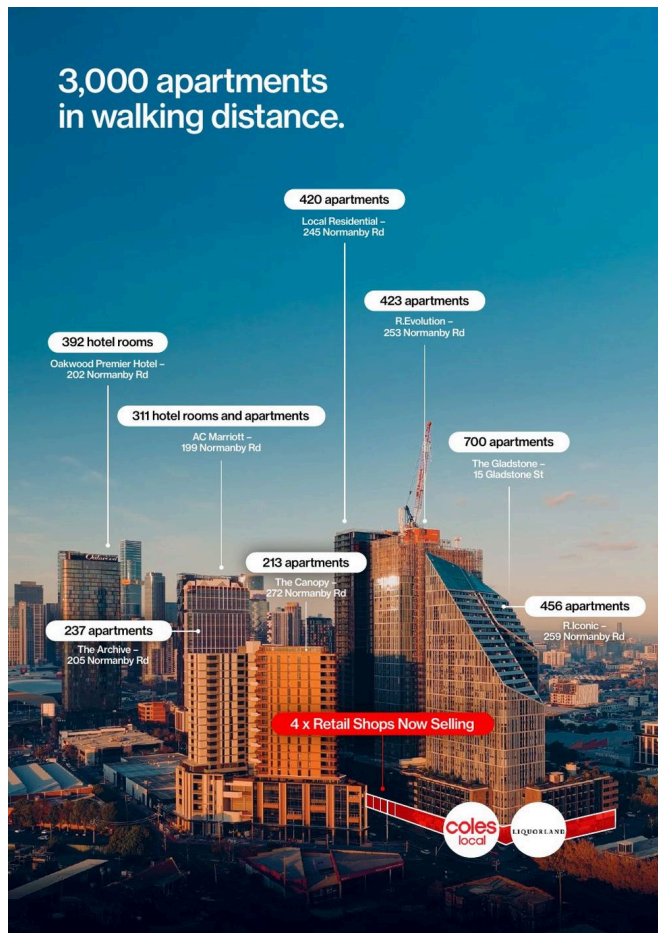
Artist's impressions. Tram to the CBD in about 6 minutes. Shops can combine into a ~480 m² tenancy.



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Source: R.Corporation, Sep 2026

Built-in customers



1,500 apartments

on the doorstep

Supermarket anchor

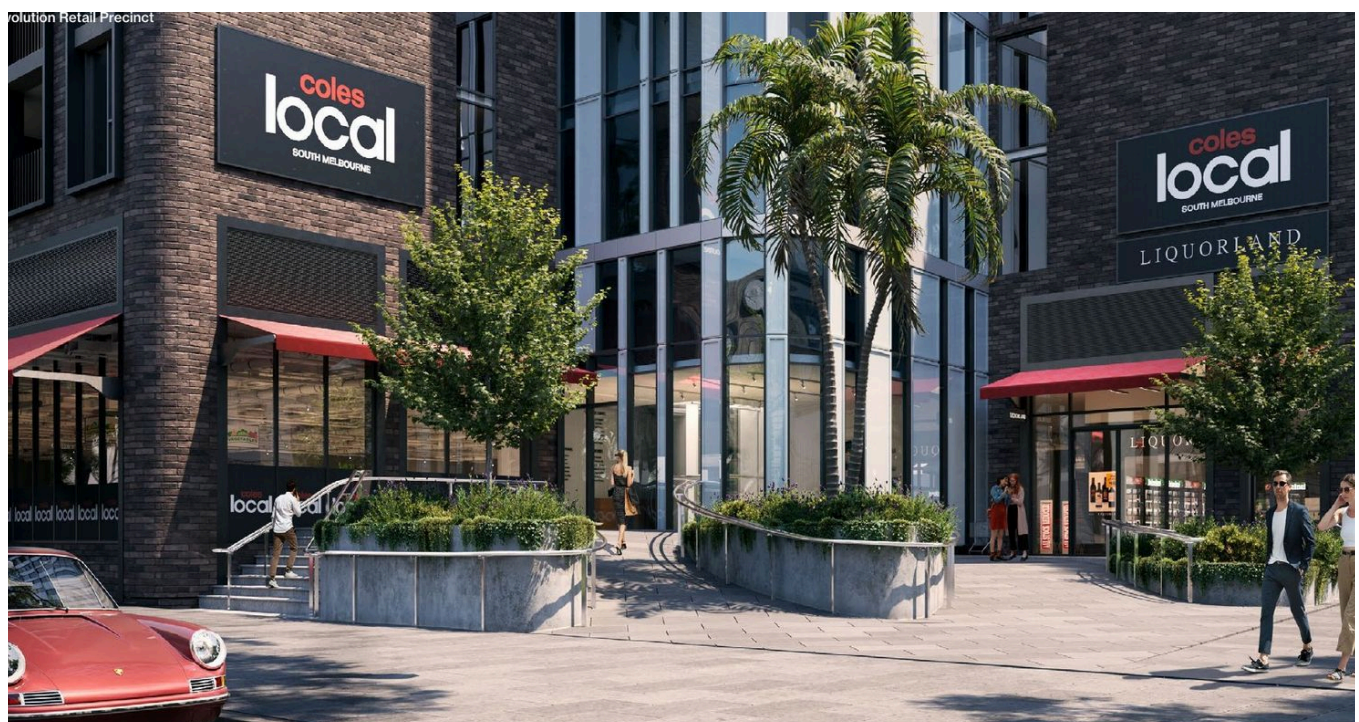
daily foot traffic from Coles & Liquorland

Light rail + freeway

tram at the door, West Gate ~300 m

Individual titles

buy one shop, or combine several



Coles Local & Liquorland entrance. Artist's impression.



02 · 17-31 FRANKLYN ST, HUNTINGDALE

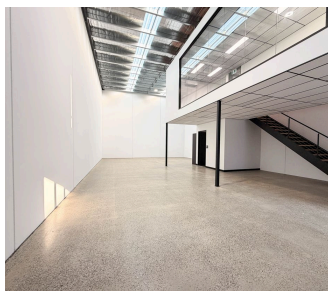
Found Huntingdale

Completed, inspect now

Rental guarantee negotiable

Monash precinct

LOT	FORMAT	M ²	CARS	PRICE (EX GST)	\$/M ²
63W	Three-level	243	3	\$995,000	\$4,095
57W	Office warehouse	223	3	\$1,260,000	\$5,650
3	Warehouse	240	4	\$1,300,000	\$5,417
8	Warehouse	240	5	\$1,300,000	\$5,417
58W	Office warehouse	224	3	\$1,330,000	\$5,938



Real photos of completed units. Tenants: e-commerce, trades, importers, showrooms.



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Source: developer price list, 2 Oct 2026



03 · 260-280 GOVERNOR RD, BRAESIDE

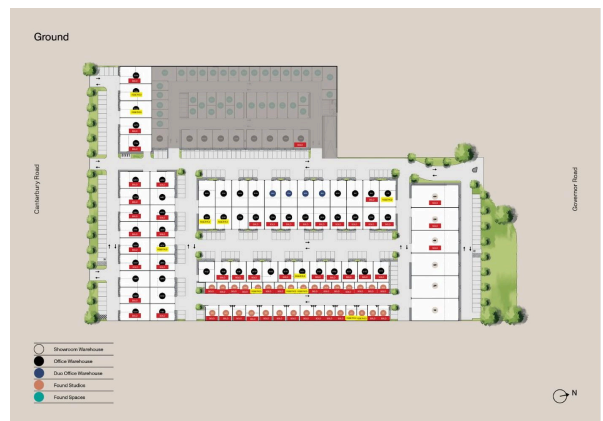
Found Braeside

From \$780K

Rental guarantee negotiable

18 lots left

LOT	M ²	CARS	PRICE (EX GST)
38W	155	2	\$780,000
42W	159	2	\$795,000
21W	164	2	\$825,000
44W	183	2	\$875,000
49W, 50W	183	2	\$915,000
9W, 10W, 15-17W	193	3	\$980,000
18W	203	3	\$990,000
54W	212	3	\$1,065,000
11-14W (Duo)	287	3	\$1,250,000
18S (Studio)	64	–	\$320,000



Site plan. m² includes mezzanine.



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Source: developer price list, 9 Oct 2026. Render is an artist's impression.

FIRB & surcharges

✓ FIRB

Generally not needed for developed commercial property at these prices. Off-the-plan lots: confirm with your lawyer.

! Absentee surcharge

4% p.a. on the lot's share of land value, on top of land tax.

Income tax

Rent is taxed in Australia at non-resident rates, after deductions.

✓ Stamp duty

General rates only (~5.5–6.5%). No 8% foreign surcharge.

! GST

10% on top of the price. Generally claimable if you register for GST.

On sale

Capital gains tax applies, and 15% of the price is withheld until you lodge.

Next steps: pick an asset → we confirm availability that day → your lawyer reviews the contract → inspect in person or by video → deposit secures the lot.



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