

River Valley

FIND

YOUR

FOREVER

HOME

Welcome to life lived at your pace. Only 11km from Melbourne's CBD, River Valley is a hidden oasis of modern living. Wrapped in nature yet only moments from shops, schools and everyday conveniences, this vibrant community blends urban edge with suburban charm. Build your dream home in River Valley and live just 20 minutes from the CBD.

Welcome to River Valley, where families find their forever homes.



YOUR POCKET OF PARADISE

Melbourne is a bustling hub of activity. With nearly 6 million people, it's a vibrant and exciting city, but it can also feel crowded. Unless, of course, you live in a community perfectly positioned on the edge of the action.

Only 11km from the heart of the CBD, River Valley offers city convenience entwined with total tranquillity.

On the banks of the Maribyrnong River, an evolving community by YourLand Developments is redefining inner-city living.

River Valley promises a life deeply rooted in nature, enriched by community spirit—a place where the streets are alive with children playing and neighbours chatting in their front yards.



MELBOURNE
AIRPORT
13KM
◀

HIGHPOINT
6KM

MARIBYRNONG
RIVER

CBD
11KM

PORT PHILLIP
BAY

WEST GATE
BRIDGE

FUTURE
PARK

FUTURE SHOPPING
CENTRE

SUNSHINE
TRAIN STATION
5KM
▶



PLAY IN NATURE

Grounded by its connection to nature, River Valley is an environment that nourishes kids' curiosity and creativity, encouraging active minds and healthy lifestyles.

With over 5.5km of shared-use pathways and pedestrian trails, River Valley promotes residents' physical and mental wellbeing by facilitating outdoor activities, creating opportunities for social interactions, and connecting residents to the riverfront and green spaces.



WHERE MEMORIES ARE MADE

Belonging is key to health and happiness, and it's a feeling that comes from the people around us.

At River Valley, live every day connected to a genuine community. Whether it's a weekly meetup for pet parents in the nearby dog park, an after-school playdate for the kids, or a dinner party with local families, River Valley is a community that values coming together.





IN HARMONY

Located at a former quarry site, River Valley is a testament to smart, sensitive design.

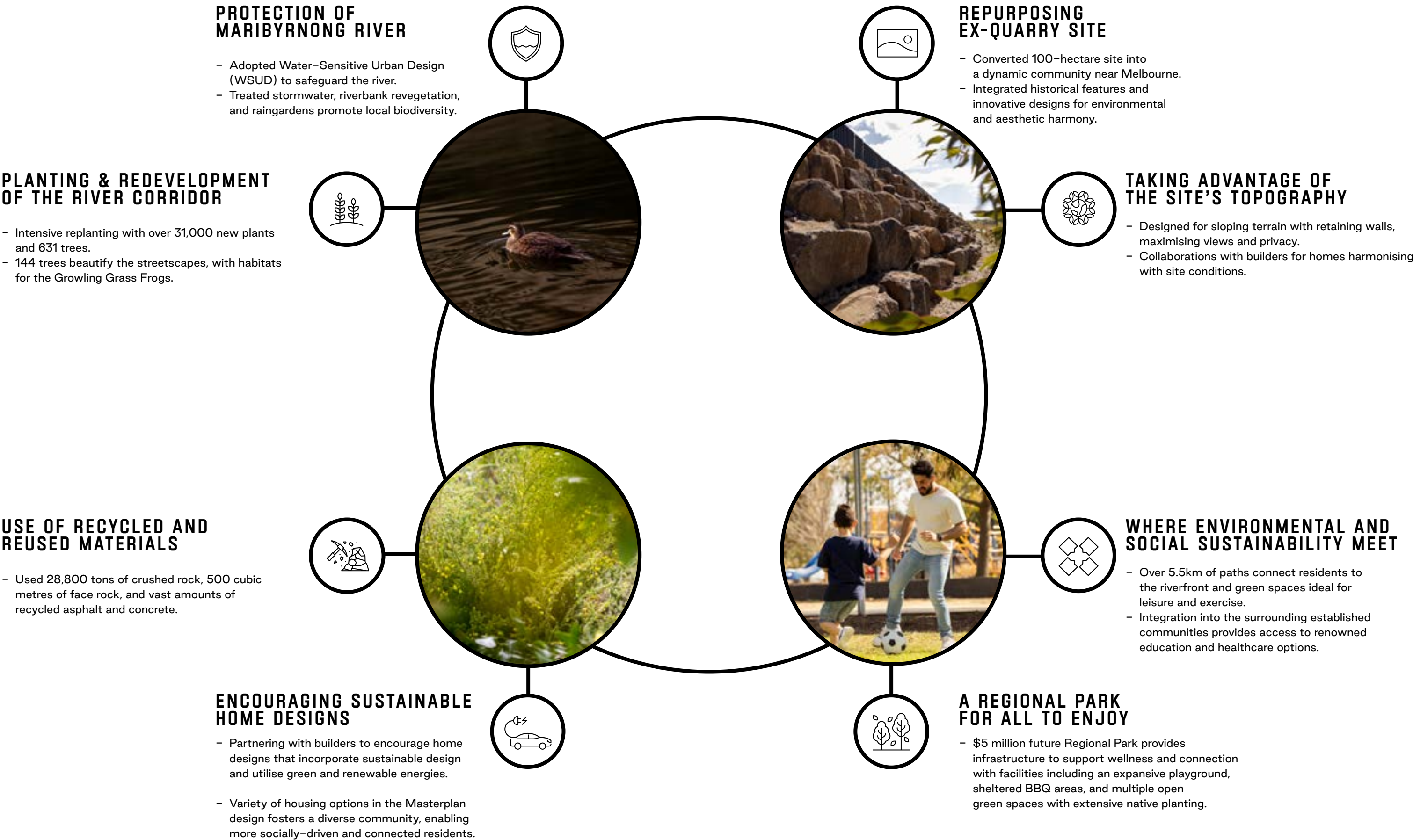
Guided by eight core pillars of sustainability, River Valley delivers an environmentally and socially conscious neighbourhood that actively enriches the lives of its residents.

WITH

NATURE

MARIBYRNONG RIVER AND RIVER CORRIDOR REVITALISATION

TRANSFORMATION OF EX-QUARRY SITE



SUSTAINABLE CONSTRUCTION

LIVEABILITY FOR RESIDENTS

PERFECTLY

POSITIONED

LIVING

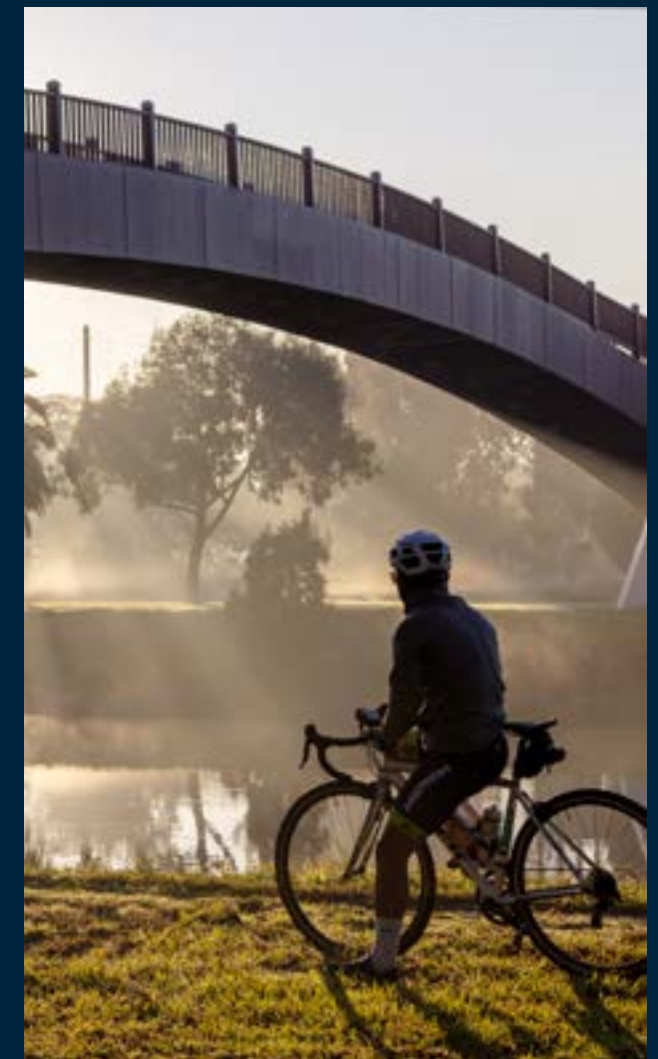
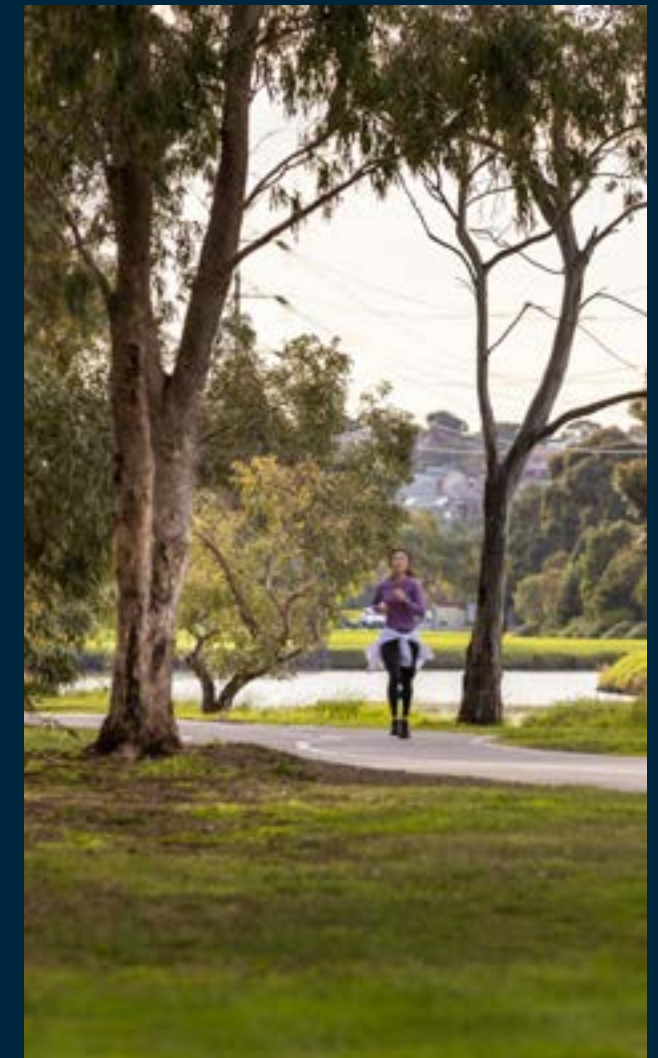
RIDE THE RIVER

River Valley boasts an impressive 1.5km of river frontage. From the river, the community's keen runners, walkers and cyclists can connect easily to the Maribyrnong River Trail, the Western Ring Road Trail and the Kororoit Creek Trail.

These scenic paths intersect with countless others, opening residents up to endless outdoor adventures.

For cyclists who work in the city, your 45-minute* commute will be a largely uninterrupted ride with beautiful views of the river, parks and Melbourne's skyline.

*Ride time based on uninterrupted ride at approx. 20 kmh.



CLOSE TO EVERYTHING

This riverside pocket of Sunshine North places River Valley residents conveniently close to established community amenities and transport connections.

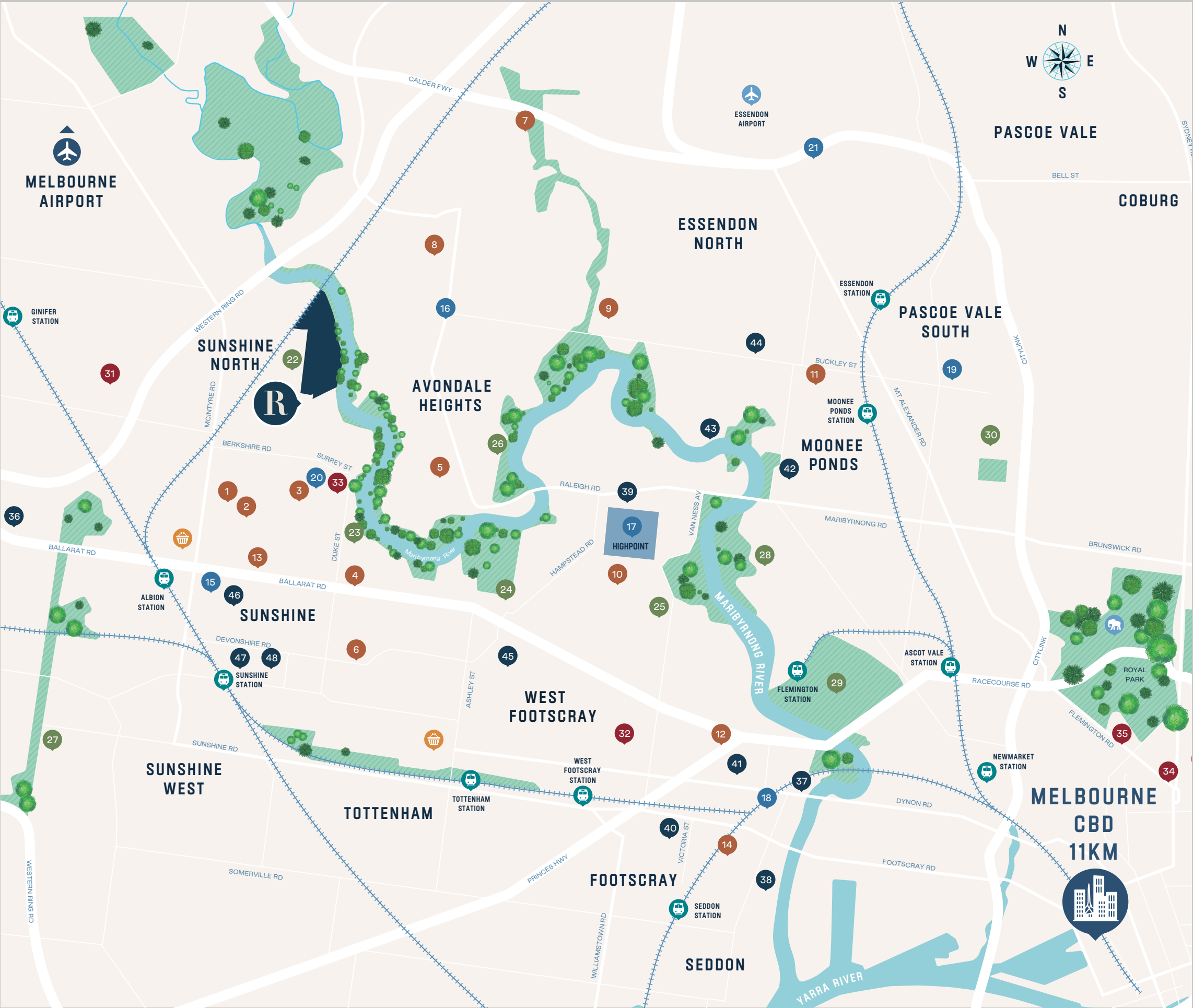
- SCHOOLS**
 - 1 St Bernadette's Primary School
 - 2 Sunshine North Primary School
 - 3 Sunshine Secondary College North Campus
 - 4 Braybrook College
 - 5 Avondale Primary School
 - 6 Caroline Chisholm Catholic College
 - 7 Penleigh & Essendon Grammar School
 - 8 St Peter's Primary School
 - 9 St Bernard's College
 - 10 Maribyrnong College
 - 11 Ave Maria College
 - 12 Victoria University
 - 13 Victoria University – TAFE Campus
 - 14 Victoria University – Footscray Nicholson Campus
 - 47 The University of Melbourne

- RETAIL**
 - 15 Sunshine Plaza
 - 16 Milleara Shopping Centre
 - 17 Highpoint Shopping Centre
 - 18 Footscray Market
 - 19 Moonee Valley Central Shopping Centre
 - 20 The Views Shopping Centre
 - 21 DFO Essendon

- PARKS & RECREATION**
 - 22 Future River Valley Park & Open Space
 - 23 Duke Street Reserve
 - 24 Medway Golf Club
 - 25 Maribyrnong Aquatic Centre
 - 26 Canning Reserve
 - 27 Mt Derrimut Golf & Community Club
 - 28 Riverside Golf & Tennis Centre
 - 29 Flemington Racecourse
 - 30 Moonee Valley Racecourse

- MEDICAL**
 - 31 Sunshine Hospital
 - 32 Footscray Hospital
 - 33 Future Medical Centre
 - 34 The Royal Melbourne Hospital
 - 35 The Royal Childrens Hospital

- RESTAURANTS & CAFES**
 - 36 Sunshine Social BBQ
 - 37 Up in Smoke
 - 38 Highpoint Dining Precinct
 - 39 Station Hotel
 - 40 Victoria Street Café Strip
 - 41 8bit
 - 42 The Boathouse
 - 43 Poyntons Nursery & Garden Café
 - 44 North & Eight Café
 - 45 One for the Crow
 - 46 Gold Leaf Restaurant
 - 47 Thuan An Restaurant
 - 48 Pho Hien Saigon



ALL THE ESSENTIALS

At River Valley, everything you need is at your fingertips. Highpoint Shopping Centre (one of the largest in the Southern Hemisphere) is only 10 minutes away, and is home to more than 450 retailers, including abundant dining and entertainment options.

Sunshine is full of fantastic eateries just waiting to become your family's favourite. Meanwhile, the iconic Footscray Market offers the perfect weekend outing, and is one of the best spots to buy fresh produce.

MARKET
FOOTSCRAY
01



CENTRE
SHOPPING
HIGHPOINT
02



A FEAST OF FLAVOURS

The West's rich cultural diversity shines through in the fantastic food on offer. The surrounding suburbs of Sunshine, Sunshine North, Avondale Heights, West Footscray, Moonee Ponds and Seddon are teeming with cafes and restaurants celebrating flavours from every corner of the globe.

THE BEST EDUCATION AND HEALTHCARE

At River Valley, families are within 15km of more than 35 quality education providers, including fantastic primary schools like St Bernadette's and St Theresa's, and highly regarded secondary schools such as Penleigh and Essendon Grammar School, St Bernard's College, and Lowther Hall.

There are also fantastic childcare, kindergarten and tertiary education options. Adding to River Valley's strong appeal, healthcare is just around the corner with Sunshine Hospital only five minutes away.



01 COMMON GALAXIA AT SUNSHINE

02 EDUCATION OPTIONS AROUND RIVER VALLEY

GETTING AROUND TOWN

With existing transport connections, residents can enjoy hassle-free commutes from River Valley to the CBD.

Take advantage of Sunshine Station just seven minutes away, or connect easily to the Western Ring Road.

For cyclists, there are multiple trails that follow the Maribyrnong River. In fact, a ride along the Maribyrnong River Trail into the city typically takes less than an hour.



TRAIL

RIVER



STATION

TRAIN

SUNSHINE



MARIBYRNONG



BUILD

YOUR

FAMILY'S

FUTURE

River Valley invites you to carve your own space in the world, tailoring your home to reflect your heart's desires. Choose a generous lot of land in the heart of a vibrant community or opt for a stunning house and land package. River Valley is an invitation to build your family's dream future.



RIVER VALLEY MASTERPLAN

River Valley’s masterplan is designed to facilitate strong community connections. Generous lots offer privacy for tranquil family living, while integrating into a larger framework that has been thoughtfully planned and brought to life with the utmost care.



PERSONALISED LIVING

At YourLand Developments, we understand that one size doesn't fit all, especially when it comes to building your dream home. That's why we've partnered with some of Melbourne's best builders to offer exclusive house and land packages.

The choice is yours: collaborate with one of our esteemed River Valley builder partners or bring in your own trusted builder. Whichever you choose, building a home is your invitation to create a place that is truly your own. A personalised haven to house your future memories.



YOURLAND DEVELOPMENTS

At YourLand Developments, we strive to create places and communities where people aspire to live, work, relax and raise their families. Places of substance, depth and diversity renowned nationally for quality, integrity and timelessness. We bring passion and authenticity to everything we do. We work in ways that champion collaboration, nurturing and connection.

Since 2009, when YourLand Developments launched in Bendigo, this is how we've done things. It's a mindset that has fuelled our portfolio of assets, growing beyond solid foundations in Bendigo to include significant development projects across Melbourne.

We strive to deliver the very best for our communities. Whether it's a boutique 20-home development in Bendigo or a \$1 billion flagship community like River Valley, we create places of substance, depth and diversity. This is our vision — this will be our legacy.

NTT UD AUSTRALIA

NTT UD Australia is the Australian Real Estate arm of NTT Urban Development and it belongs to NTT Group.

NTT Group is a global technology services company partnering with organisations around the world to shape and achieve outcomes through intelligent technology solutions.

NTT UD Australia has been undertaking residential community development projects across Victoria with their mission as follows: "We will contribute to sustainable urban development through our real estate services. What we value most is seeing the satisfaction of our customers and members of the wider public, and bringing smiles to their faces".



Society 1056, Fraser Rise, VIC
Artist Impression



Wedge Road, Skye, VIC
Artist Impression





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