

Matilda
DONNYBROOK



Artist Impression

Matilda's Newsletter

AUTUMN/WINTER 2026

Stay updated with
construction progress,
exclusive offers, and
community news
from Matilda.

Why our first residents made Matilda home

Building confidence off-plan

When Bilal and Aayah first considered purchasing off-plan at Matilda, the uncertainty was real. “We had concerns about timelines and how everything would come together,” they said. But what changed their perspective was the sales team’s approach.

“They kept us informed, answered all our questions clearly, and made us feel more confident in our decision.” For anyone weighing an off-plan purchase, it’s a reminder that the right team makes all the difference.

Why Matilda stood out

Among several developments on their radar, Matilda won them over for a clear reason: vision. “The overall vision of the development, the location, and the value compared to other estates really attracted us,” Bilal and Aayah explain. “It felt like a well-planned community with a lot of potential for growth.”

That potential isn’t just about property value, it’s about lifestyle.

A fresh start in a growing community

For Bilal, Aayah and their family, Matilda delivered exactly what they were seeking. “We wanted a fresh start in a new home within a growing community, and it feels like a great place for our future.”

What’s pleasantly surprised them most since settling in? “The sense of community and how new and well-maintained everything is. It’s been great seeing the area develop and meeting neighbours.”

Smoother than expected

From purchase to completion, the timeline proved more manageable than anticipated. While a few moments felt slower than expected, Bilal and Aayah confirm that the overall process was smoother than initially imagined.

Their advice to others considering off-plan? “While the process can feel overwhelming at first, it’s definitely worth it. Doing your research and asking questions helps a lot, and having a supportive team makes the experience much smoother.”



Construction update

Stages 3 & 3A are taking shape

The infrastructure is coming together beautifully. Kerb and channel have been installed, with electrical and telecommunications work will commence in the coming week. Completion is on track for the end of July 2026.

Landscaping the gateway

Our streetscapes are nearly there. Landscaping works along Donnybrook Road and Westbourne Boulevard are now 50% complete. The entrance sculpture, a striking focal point for the estate, will be installed within two weeks. These works are to wrap up by mid-July 2026.

Wetland and waterway: earthworks in motion

The bulk earthworks for our future wetland and waterway are well underway, with completion expected by December 2026.



Introduce your family and friends to Matilda

When someone you refer buys land at Matilda, we’ll give you a \$3,000 Gift Card!*

The people you love will love Matilda for the same reasons you do, and what could be better than having your friends and relatives as neighbours?

Best of all, your reward is available no matter which lot they buy! For more information about our Referral Reward Program, [click here](#) and download the form.



*Terms and conditions apply.

Why a new home at Matilda is a smart long-term investment

Building a new home isn’t just about finding the right place to live – it’s also a savvy financial decision. If you’re considering investing in property, Matilda ticks several boxes that make it an attractive option for buyers looking to build wealth over time. Here’s why.

Location is everything – and Matilda’s got it

One of the golden rules of real estate is “location, location, location.” Matilda sits in an enviable position: close to Donnybrook Station, established schools, shopping centres, and parks. This isn’t just convenient for your daily life – it’s a major driver of long-term value.

Properties near public transport, good schools, and essential services hold their value better and appreciate faster than isolated alternatives. The Donnybrook area is experiencing strong development, with infrastructure improvements and new amenities constantly adding value to the area. Over time, this proximity to key facilities typically translates into stronger capital growth.

New builds = lower maintenance costs

When you buy a new home off-plan, everything is under warranty. The structure, systems, and appliances are all brand new, which means significantly lower maintenance and repair costs in the first decade of ownership – a huge advantage over established homes.

This matters for your cash flow, especially in the early years of ownership. Unexpected repairs on older homes can eat into your investment returns. With a new home at Matilda, you know exactly what you’re getting, and you can budget predictably.

The Donnybrook advantage

Donnybrook is experiencing significant growth. New infrastructure, strong schools, and proximity to Melbourne CBD make it an increasingly sought-after location. Properties in growth corridors like this have historically delivered stronger returns than stagnant areas.

Matilda is positioned right at the heart of this opportunity – a masterplanned community that’s designed to complement, not fight against, the area’s development trajectory.

A hedge against rising living costs

Property ownership also acts as a hedge against inflation. As living costs rise, property values and rents typically rise with them. A fixed-rate mortgage effectively locks in your housing costs, while renters face increasing rents year after year.

If you eventually rent out your Matilda home, rental income will likely grow over time, potentially turning that negatively geared investment into a positively geared one further down the track.



Local events

Head to the City of Whittlesea events calendar - it's regularly updated with council and community activities that everyone can enjoy. Here are some we think you should check out:

Pizza Making Workshop

Marong Estate, 2335 Mickleham Road, Mickleham
Friday 10th July

Step into the kitchen during the school holidays with your little ones to roll, stretch and top their very own pizzas alongside chefs at the Woolshed. From flour-covered hands to masterpieces fresh from the oven, it's hands-on creativity at its finest.

National Tree Planting Events

Bunjil Nganga Parkland, 30 Harvest Home Road, Wollert

Get your hands dirty for a good cause - help plant 25,000 trees and wildflowers at Bunjil Nganga Parkland

in Wollert and create a greener, healthier space for your community.

Multicultural Information Session

Thomastown Neighbourhood House,
112 Main Street, Thomastown
Thursday 23rd July

Join the City of Whittlesea Early Years Team and learn more about kindergarten enrolments, local playgroups, programs, events and the services available in the area.

Mernda Repair Café

Mernda Neighbourhood House, 2 Heals Road, Mernda
Various dates from June - November

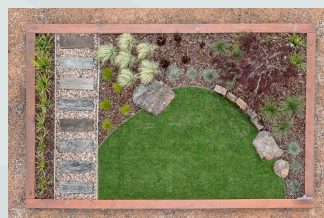
Bring your broken items to the Mernda Repair Café on the first Saturday of each month. Skilled volunteers will help fix bikes, electronics, clothing, jewellery and more, all free and right in your neighbourhood.

Free landscaping*

Eligible homeowners on select lots* get free front landscaping, with six designer options to choose from. Head to the Sales Office to explore the full range.



1. Cottage Garden



2. Matilda Grassland



3. Coastal Garden



4. Australian Native Garden



5. European Garden



6. Contemporary Garden

*Terms and conditions apply.

Winter garden maintenance tips

Keep your home looking its best during winter months with a few simple maintenance steps.



Watering

Reduce watering to once per week with a deep soak, and avoid watering during periods of heavy rainfall.



Weeding

Spot weed garden beds fortnightly. Weed killer may be used where needed, but avoid applying within 30cm of plants.



Lawn Care

Mow and edge lawns regularly to maintain a neat appearance.



Artificial Lawn

Rake monthly to remove leaves and debris, with more frequent raking during periods of heavy leaf fall.

For maintenance enquiries, please contact
info@matildadonnybrook.com.au