墨爾本皇后街 380 號

AURUM

歡迎步入全新時代

設計團隊

COX

開發商

Sime Darby Property

設計團隊與開發商

設計團隊

COX

澳洲國際建築與室內設計團隊，以人為本，打造兼具功能、美感與城市連結的空間。

60+	年設計經驗	7	全球工作室
500+	全球專業人員	450+	國際獎項



Rod Laver Arena
澳洲網球公開賽中央球場



Sapphire by the Gardens
墨尔本香格里拉

開發商

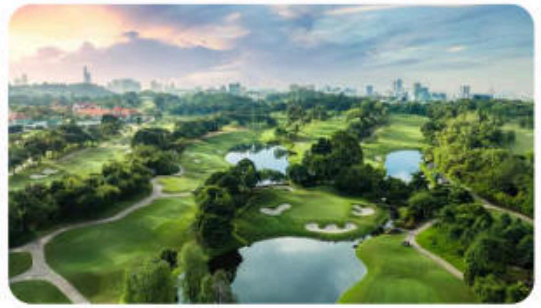
Sime Darby Property

馬來西亞上市房地產集團，具備大型城市更新、住宅社區及永續開發經驗。AURUM 為其首個澳洲項目。

50+	年開發經驗	100K+	已建住宅
27	已開發/ 開發中項目	馬幣 100億	市值 35.1億澳幣



Battersea Power Station
英國倫敦巴特西發電站



Kuala Lumpur Golf & Country Club, Bukit Kiara
吉隆坡高爾夫鄉村俱樂部綜合社區


AURUM
MELBOURNE
藝術區
墨爾本中央購物中心
阿爾伯特公園湖
南岸
皇冠娛樂城
伯克街
南墨爾本
維多利亞女王市場
濱海港區
旗桿花園
漫威體育場
墨爾本港
海港濱海大道
市場廣場
（即將落成）



墨爾本近在咫尺

餐飲美食

01 Rose Garden BBQ
02 Caretaker's Cottage
03 279
04 Code Black Coffee
05 Market Lane Coffee
06 QVM Deli
07 Romantica
08 Manze Korean BBQ
09 Phoenix Kitchen
10 Kimbap Melbourne
11 Boyd
12 David's Hotpot
13 Mamak Melbourne
14 Whitehart Bar
15 Wonder Garden
16 Da Qin Yin
17 Rice Paper Scissors
18 The Hardware Club
19 Such Melbourne
20 Hopetoun Tea Rooms
21 ARU Restaurant
22 Brunetti Oro Swanston
23 Bomba
24 Hector's Deli
25 Chin Chin
26 Lee Ho Fook
27 Gimlet
28 Sunda
29 Universal Restaurant

公園・休閒

40 Kaya Health Club CBD
41 Fitness First Melbourne Central Platinum
42 Carlton Gardens
43 Flagstaff Gardens
44 Alexandra Gardens
45 Melbourne Cricket Ground
46 Fitzroy Gardens
47 RMIT A' Beckett Urban Square

教育資源

48 墨爾本大學
49 RMIT 皇家墨爾本理工大學
50 墨爾本城市校區
51 維多利亞大學 Queen Campus
52 LaTrobe University City Campus
53 Southern Cross University Melbourne Campus
54 Torrens University Australia
55 Flinders Street Campus

零售購物

30 皇后維多利亞市場
31 Myer Melbourne
32 David Jones
33 QV Melbourne
34 Melbourne's GPO
35 Melbourne Walk
36 Galleria Melbourne
37 80 Collins Street
38 Louis Vuitton
39 Spencer Outlet Centre

藝文・文化

56 State Library Victoria
57 National Gallery of Victoria
58 Royal Exhibition Building
59 Melbourne Museum
60 Rod Laver Arena
61 The Ian Potter Centre: NGV Australia
62 City Gallery
63 NGV
64 Marvel Stadium

交通

步行 6 分鐘
至州立圖書館站

市中心
免費電車區

零售購物

步行 5–12 分鐘
可達墨爾本核心零售商圈

步行 4 分鐘
至墨爾本中央購物中心

咖啡與餐飲

500 公尺範圍內
超過 50 間咖啡廳與餐廳

步行 3 分鐘
至女王市場美食館

自然綠意

步行 15 分鐘內
可達 5 座主要公園

步行 12 分鐘
至亞拉河河岸公園









維多利亞市場

每週約 15.9 萬人次*

市場廣場

AURUM MELBOURNE

250M

500M

旗桿花園

旗桿車站

每週約 6.6 萬人次*

州立圖書館站

墨爾本中央車站

墨爾本中央購物中心

每週約 21.5 萬人次*

州立圖書館

皇后街咖啡街區

女王市場美食館

女王市場熟食區

女王市場餐飲區

特里街

維多利亞街

高爾斯林街

伊麗莎白街餐飲區

阿貝克特街

拉瑟伯街

皇后街

墨爾街

小喬斯代爾街

斯旺斯頓街餐飲區

Emporium 購物中心

中國城

韓國城

亞拉河 / 河岸公園

卡爾頓花園

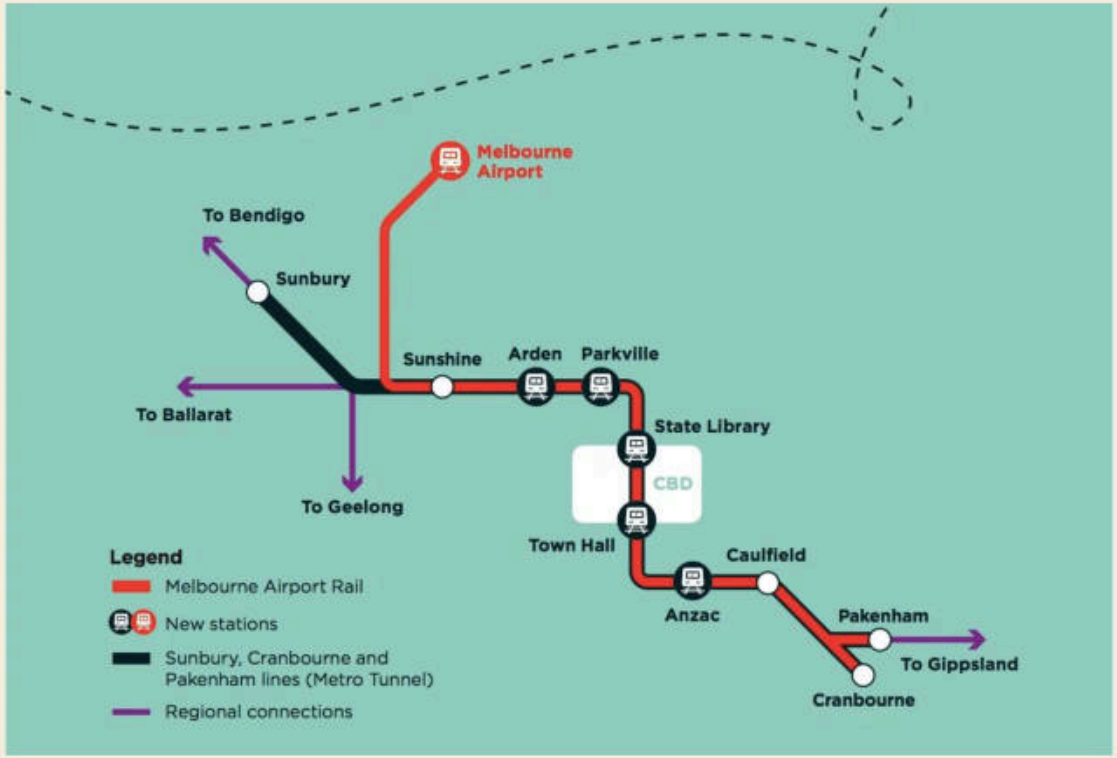
財政花園

QV 墨爾本

費茲洛伊花園

ELLA

全新州立圖書館站
串聯三所大學生活圈



墨爾本機場鐵路

規劃經 Sunshine 轉乘樞紐及 Metro Tunnel
銜接墨爾本機場

AURUM｜坐落三所大學生活圈之間

Metro Tunnel 教育 × 生活黃金軸線

帕克維爾站 Parkville — 墨爾本大學

AURUM

RMIT — 州立圖書館站 State Library
地下通道直通
Melbourne Central

市政廳站 Town Hall
市中心 / 弗林德斯街車站轉乘

澳紐軍團站 Anzac
St Kilda Road 就業生活圈

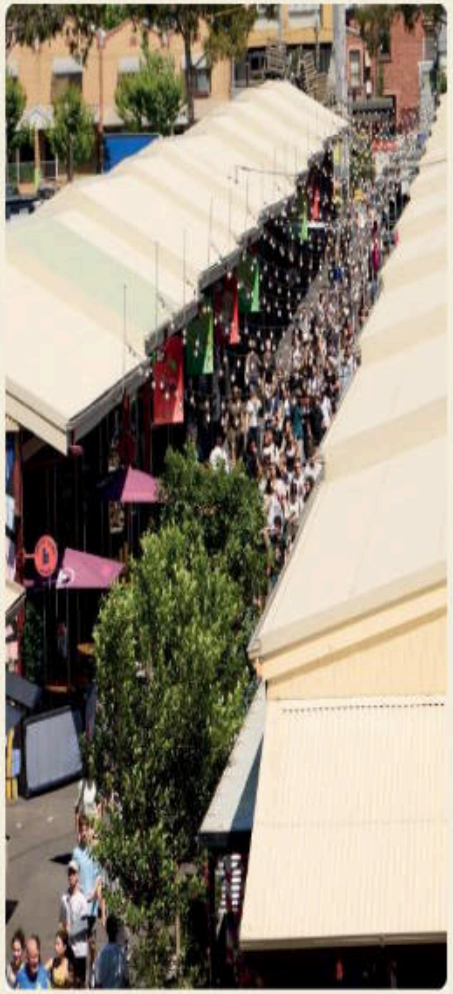
考菲爾德站 Caulfield — 蒙納士大學

註：機場鐵路為規劃中的未來連線，目前尚未營運；圖示僅呈現部分主要車站。

一個被 QV × 中國城驗證過的城市復興公式
如今，正在 AURUM ×維多利亞市場再次上演







生鮮、美食、伴手禮與夜市

市場更新計畫

修復百年市場，加入公園、廣場與全新餐飲空間

澳幣 2.68 億

市場更新工程

新增約 1.8 公頃公園

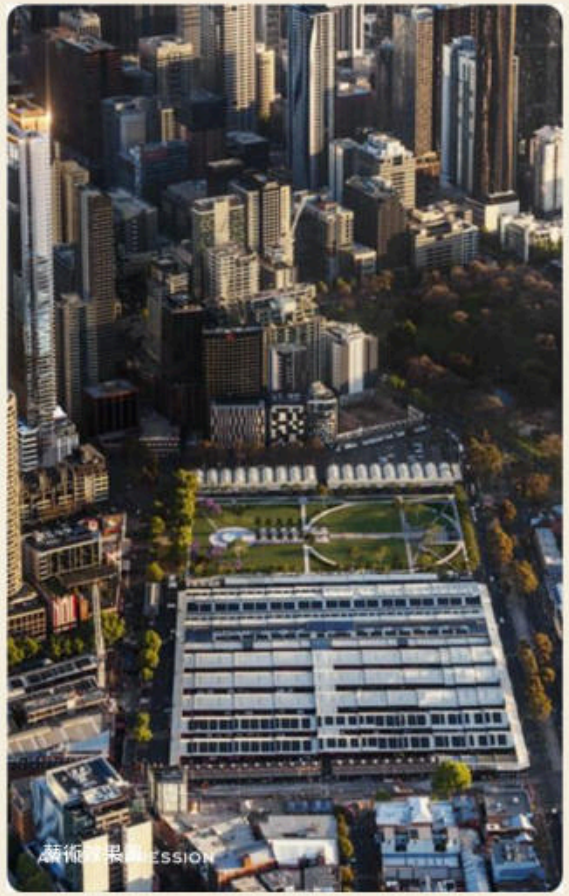
翻新歷史市場棚架及設施

打造皇后街公共廣場

新增餐廳、酒吧與零售空間

旅客：墨爾本旅遊經典打卡點

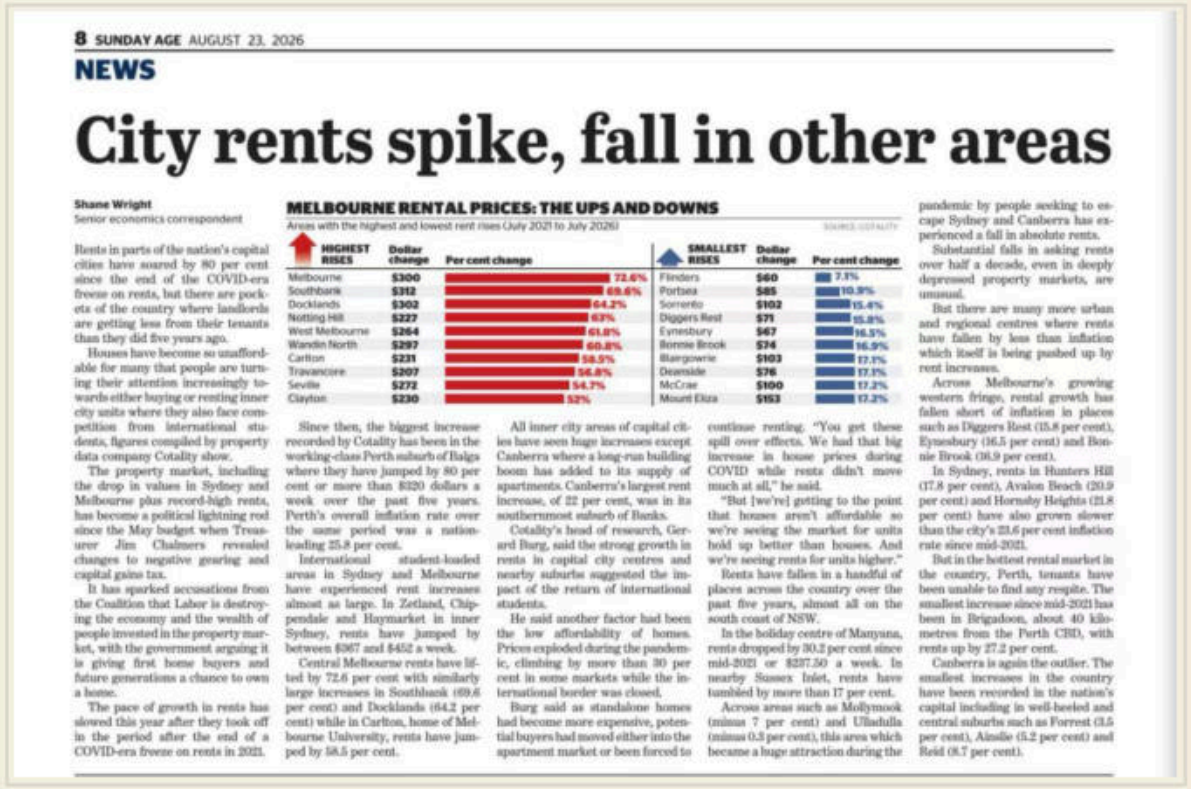
未來公共公園



預計 2028 年完工

《週日世紀報》· 2026年8月23日

CBD 租金強勢上升，核心地段正在被重新定價



8 SUNDAY AGE AUGUST 23, 2026

NEWS

City rents spike, fall in other areas

Shane Wright
Senior economics correspondent

Rents in parts of the nation's capital cities have soared by 80 per cent since the end of the COVID-era freeze on rents, but there are pockets of the country where landlords are getting less from their tenants than they did five years ago.

Houses have become so unaffordable for many that people are turning their attention increasingly towards either buying or renting inner city units where they also face competition from international students, figures compiled by property data company Cotality show.

The property market, including the drop in values in Sydney and Melbourne plus record-high rents, has become a political lightning rod since the May budget when Treasurer Jim Chalmers revealed changes to negative gearing and capital gains tax.

It has sparked accusations from the Coalition that Labor is destroying the economy and the wealth of people invested in the property market, with the government arguing it is giving first home buyers and future generations a chance to own a home.

The pace of growth in rents has slowed this year after they took off in the period after the end of a COVID-era freeze on rents in 2021.

MELBOURNE RENTAL PRICES: THE UPS AND DOWNS

Areas with the highest and lowest rent rises (July 2021 to July 2026)

HIGHEST RISES	Dollar change	Per cent change
Melbourne	$300	72.6%
Southbank	$312	69.6%
Docklands	$302	64.2%
Notting Hill	$227	63%
West Melbourne	$264	61.8%
Wandin North	$297	60.8%
Carlton	$231	59.5%
Travancore	$207	56.8%
Seville	$272	54.7%
Clayton	$230	52%

SMALLEST RISES	Dollar change	Per cent change
Flinders	$60	7.1%
Portsea	$85	10.9%
Sorrento	$102	15.4%
Diggers Rest	$71	15.8%
Eynesbury	$67	16.5%
Bonnie Brook	$74	16.9%
Blairgowrie	$103	17.1%
Deanside	$76	17.1%
McCrae	$100	17.2%
Mount Eliza	$153	17.2%

Since then, the biggest increase recorded by Cotality has been in the working-class Perth suburb of Balga where they have jumped by 80 per cent or more than $320 dollars a week over the past five years. Perth's overall inflation rate over the same period was a nation-leading 25.8 per cent.

International student-loaded areas in Sydney and Melbourne have experienced rent increases almost as large. In Zetland, Chippendale and Haymarket in inner Sydney, rents have jumped by between $367 and $452 a week.

Central Melbourne rents have lifted by 72.6 per cent with similarly large increases in Southbank (69.6 per cent) and Docklands (64.2 per cent) while in Carlton, home of Melbourne University, rents have jumped by 58.5 per cent.

All inner city areas of capital cities have seen huge increases except Canberra where a long-run building boom has added to its supply of apartments. Canberra's largest rent increase, of 22 per cent, was in its southernmost suburb of Banks.

Cotality's head of research, Gerard Burg, said the strong growth in rents in capital city centres and nearby suburbs suggested the impact of the return of international students.

He said another factor had been the low affordability of homes. Prices exploded during the pandemic, climbing by more than 30 per cent in some markets while the international border was closed.

Burg said as standalone homes had become more expensive, potential buyers had moved either into the apartment market or been forced to continue renting. "You get these spill over effects. We had that big increase in house prices during COVID while rents didn't move much at all," he said.

"But [we're] getting to the point that houses aren't affordable so we're seeing the market for units hold up better than houses. And we're seeing rents for units higher."

Rents have fallen in a handful of places across the country over the past five years, almost all on the south coast of NSW.

In the holiday centre of Manyana, rents dropped by 30.2 per cent since mid-2021 or $237.50 a week. In nearby Sussex Inlet, rents have tumbled by more than 17 per cent.

Across areas such as Mollymook (minus 7 per cent) and Ulladulla (minus 0.8 per cent), this area which became a huge attraction during the pandemic by people seeking to escape Sydney and Canberra has experienced a fall in absolute rents.

Substantial falls in asking rents over half a decade, even in deeply depressed property markets, are unusual.

But there are many more urban and regional centres where rents have fallen by less than inflation which itself is being pushed up by rent increases.

Across Melbourne's growing western fringe, rental growth has fallen short of inflation in places such as Diggers Rest (15.8 per cent), Eynesbury (16.5 per cent) and Bonnie Brook (16.9 per cent).

In Sydney, rents in Hunters Hill (17.8 per cent), Avalon Beach (20.9 per cent) and Hornsby Heights (21.8 per cent) have also grown slower than the city's 23.6 per cent inflation rate since mid-2021.

But in the hottest rental market in the country, Perth, tenants have been unable to find any respite. The smallest increase since mid-2021 has been in Brigadoon, about 40 kilometres from the Perth CBD, with rents up by 27.2 per cent.

Canberra is again the outlier. The smallest increases in the country have been recorded in the nation's capital including in well-heeled and central suburbs such as Forrest (3.5 per cent), Ainslie (5.2 per cent) and Reid (8.7 per cent).

+72.6%

墨爾本租金｜2021年7月 → 2026年7月

根據《 週日世紀報 》報導

Shane Wright〈City rents spike, fall in other areas〉引用 Cotality（房地產數據分析機構）數據指出：Melbourne 在五年間錄得 72.6% 的租金升幅；南岸 Southbank 為 69.6%，港區 Docklands 為 64.2%。

黃金地段不會再生。

當 CBD 租金已經走出如此強勢的成長軌跡，真正難得的，是在城市核心還有一個可以把握的位置。

資料來源：The Sunday Age · 23 Aug 2026；Cotality。歷史租金變化不代表未來表現。

LIV MUNRO



AURUM 黃金租賃地段

隔壁的租金
就是最直接的證明

高租金，來自真需求

LIV MUNRO 現有租金

套房	1房	2房 + 書房
A$650–810	**A$850**	**A$1,550**
每週	每週	每週

AURUM 未來租金預估

套房及 Studio Plus	**A$860–920**
1房1衛	**A$900–950**
1房 + 多功能空間	**A$1,100–1,300**
2房2衛	**A$1,500–1,800**
2房2衛 + 多功能空間	**A$1,800–2,000**
3房2衛2車位	**A$2,500–3,500**

每週租金，單位：澳幣

LIV Munro 租金依原資料；AURUM 為預估租金，實際租金依市場與房況而異。

SCAPE
AURORA



1 BED SUITE

Rooms from
A$869/WK
Per person

2 Person | 1 Bathroom | Approx 38 m²

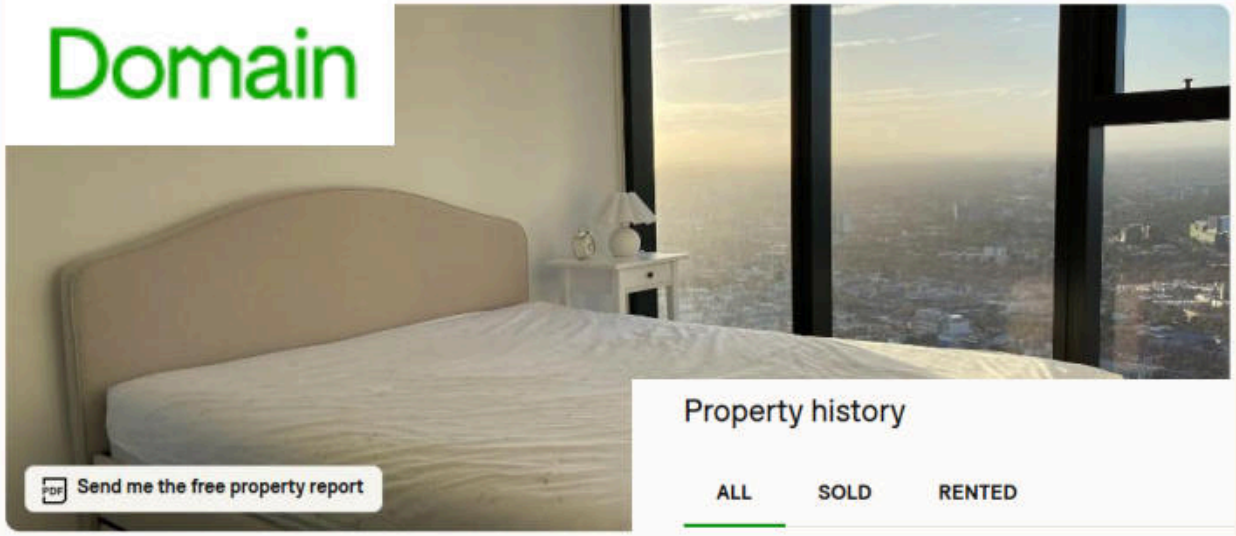


SIGNATURE
PLUS
STUDIO
SUITE

Rooms from
A$779/WK
Per person

1 Person | 1 Bathroom | Approx 21 m²

Domain

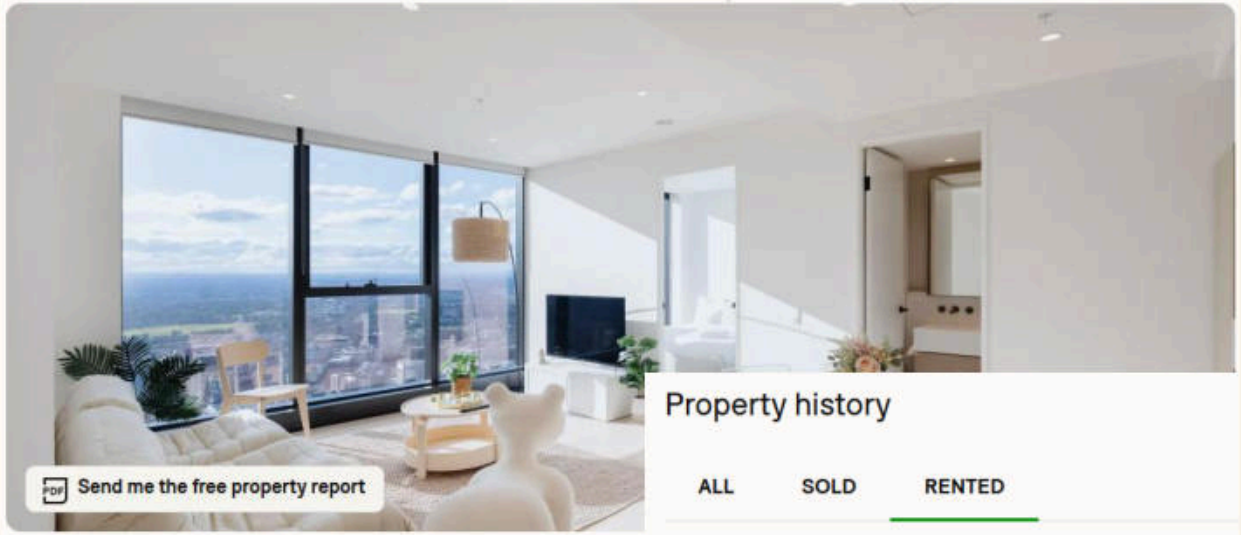


Property history

ALL SOLD RENTED

5604/370 Queen Street,
Melbourne VIC 3000
1 1 – • Apartment

OCT 2024
Rented $800 PER WEEK
Listed by (agency unknown)



Property history

ALL SOLD RENTED

6402/370 Queen Street,
Melbourne VIC 3000
2 2 – • Apartment

MAY 2026
Rented $1,200 PER WEEK
Listed by (agency unknown)

CHAPTER TWO

歡迎來到 AURUM

AURUM 垂直生活版圖

住宅、休閒、零售與日常生活機能，整合於同一棟建築

29–63F

精品住宅

1、2及3房公寓

64F

空中會所

Sky Club Lounge、共享工作空間、私人廚房、遊戲室、音樂室、酒窖及影院

8F

住戶休閒會所

20米泳池、桑拿、蒸氣室、健身房、室內外休憩空間及理療室

G–1F

零售與生活機能

約2,200平方米零售空間，共10間商舖，規劃引入大型全線超市

地面層

城市巷道

連接 皇后街與周邊街區，延續墨爾本巷道文化



CHAPTER TWO

公共設施


皇后街與亞貝克特街轉角
ARTIST IMPRESSION

皇后街立面



ARTIST IMPRESSION


零 售 廣 場
ARTIST IMPRESSION



ARTIST IMPRESSION


8 樓　健 身 房
ARTIST IMPRESSION


8 樓　游 泳 池
ARTIST IMPRESSION


8 樓　泳 池 休 憩 亭
ARTIST IMPRESSION

Colliers

8樓　露臺水療池




8 樓　桑 拿 室
ARTIST IMPRESSION


8樓　燒烤區及私人宴會廳
ARTIST IMPRESSION


8 樓　室內露臺
ARTIST IMPRESSION

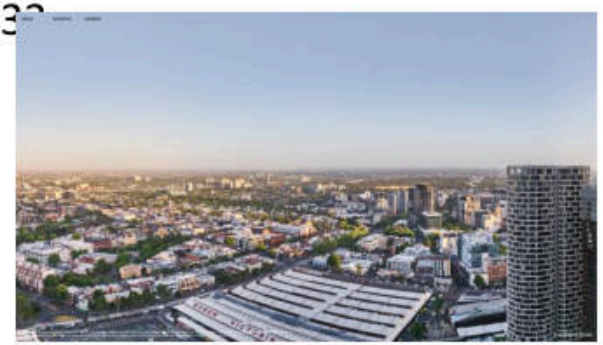

6 4 樓 宴 會 廚 房
ARTIST IMPRESSION


64樓　空中酒吧
ARTIST IMPRESSION


64樓 私人影廳
ARTIST IMPRESSION

CHAPTER FOUR

戶型推薦

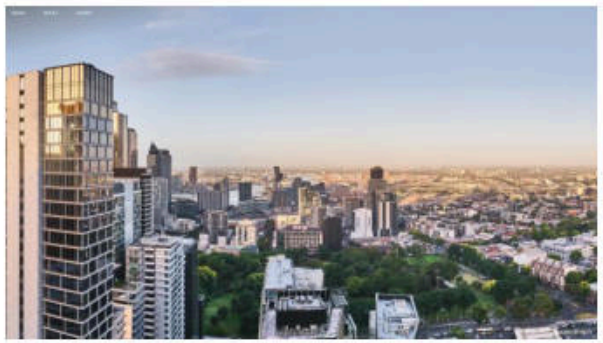




朝東
城市景觀

朝北
永久景觀視野

朝西
旗杆公園與水景
視野



3516 (CS1)
2B 2B + MPR
73m²

3517 (BS5)
1B 1B + MPR
59m²

3518 (BS2.1)
1B 1B + MPR
62m²

3501 (BS6)
1B 1B + MPR
60m²

3502 (BS7)
1B 1B + MPR
63m²

3503 (BS3)
1B 1B + MPR
56m²

3504 (A2)
STUDIO
34m²

3505 (A3.1)
STUDIO
41m²

3506 (A4)
STUDIO
36m²

3507 (A5)
STUDIO
39m²

3508 (A6)
STUDIO
34m²

3509 (CS3)
2B 2B + MPR
79m²

3510 (BS)
1B 1B
51m²

3511 (A7)
STUDIO
36m²

3512 (C3)
2B 2B
78m²

3513 (B3)
1B 1B
60m²

3514 (B4)
1B 1B
51m²

3515 (C2)
2B 2B
75m²

A'BECKETT STREET

QUEEN STREET

AURUM
MELBOURNE

LEVEL 35–41

- STUDIO
- STUDIO PLUS
- 1 BED + 1 BATH
- 1 BED + 1 BATH + MPR
- 2 BED + 2 BATH
- 2 BED + 2 BATH + MPR
- 3 BED + 2 BATH + MPR
- HALO (PENTHOUSE)

DEVELOPER
Sime Darby Property


LEVEL 34 朝西
6 MARCH 2026


LEVEL 34 朝北
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Views depicted are indicative only, not guaranteed and may be affected by existing or future development, planning controls or other factors beyond the developer's control.
6 MARCH 2026

LEVEL 34 朝東



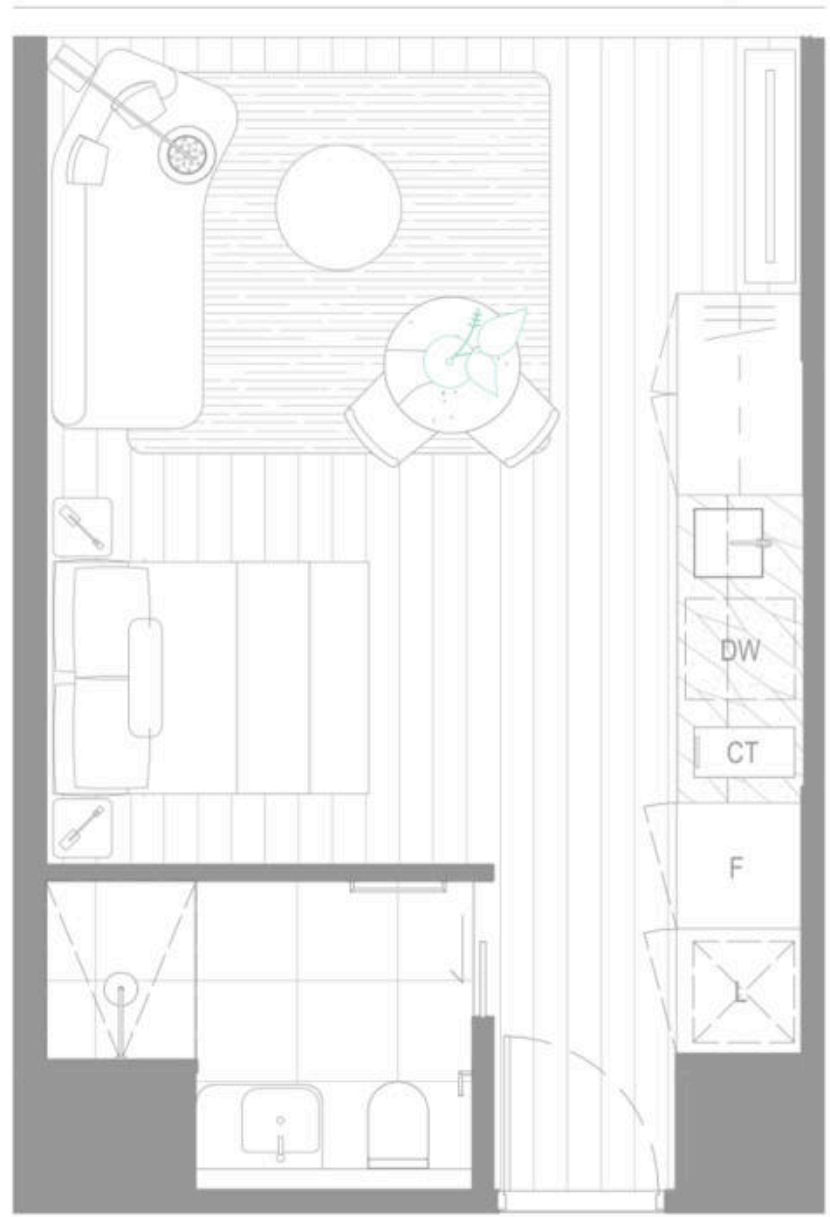
6 MARCH 2026

3104 | 開放式套房

售價	A$606,000
室內面積	34 sqm
預估月租	A$3,727–A$3,987 / 月
預估租金報酬率	**7.4%–7.9%**

未扣管理費、空置期及其他持有成本





租金預估依據 PRD Real Estate 提供的租金評估及現有市場資料，僅供參考，
實際租金將視交屋時的市場狀況、房屋條件及租賃需求而定，並不構成任何租金保證

A2.1 開放式套房廚房及書房



ARTIST IMPRESSION

A 2 . 1　景 觀 飄 窗



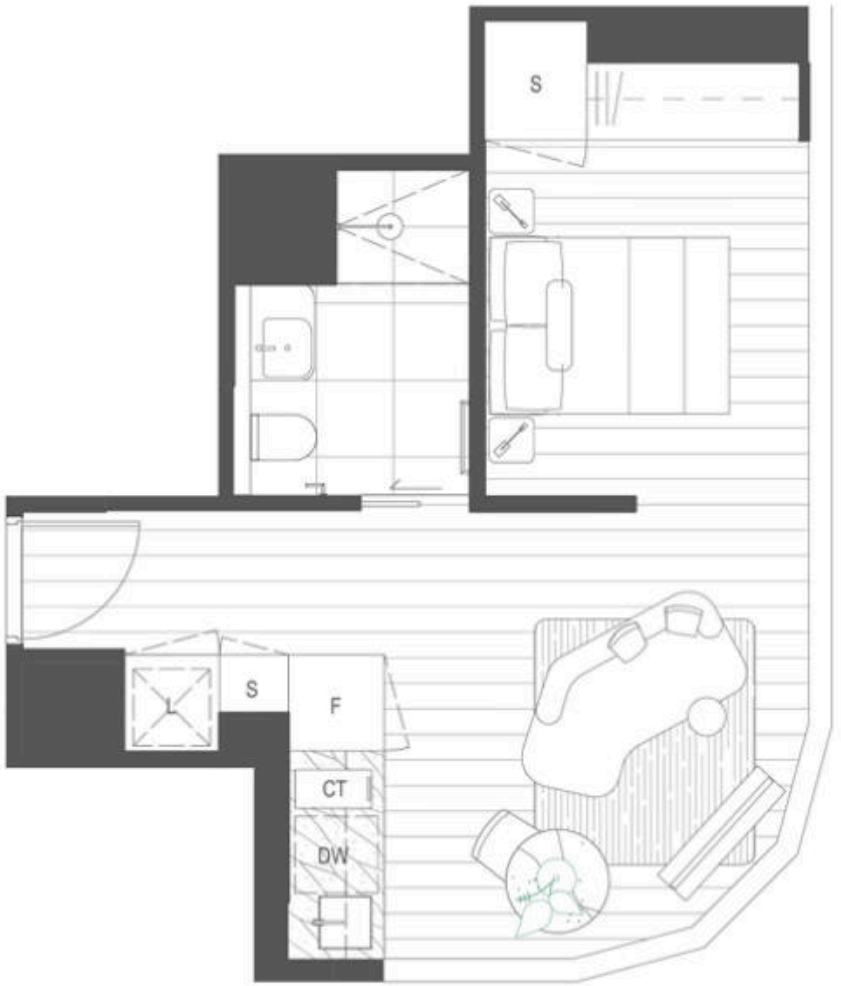
ARTIST IMPRESSION

5006 | 加大開放式套房

售價	A$ 635,000
室內面積	36 sqm
預估月租	A$3,727–A$3,987 / 月
預估年租金回報率	7.0%–7.5%

未扣管理費、空置期及其他持有成本





租金預估依據 PRD Real Estate 提供的租金評估及現有市場資料，僅供參考，
實際租金將視交屋時的市場狀況、房屋條件及租賃需求而定，並不構成任何租金保證。


5006 SOUTH DAWN
TAL
6 MARCH 2026

50樓

三面城市景觀

WEST · NORTH · EAST







景觀示意｜實際視野依樓層及戶型為準

3510 | 一房一衛

售價	A$808,500
室內面積	51 sqm
預估月租	A$3,900–A$4,117 / 月
預估年租金回報率	5.8%–6.1%

未扣管理費、空置期及其他持有成本





租金預估依據 PRD Real Estate 提供的租金評估及現有市場資料，僅供參考。
實際租金將視交屋時的市場狀況、房屋條件及租賃需求而定，並不構成任何租金保證。

B1.1 廚房及客廳



ARTIST IMPRESSION


B 1 . 1 卧 室
ARTIST IMPRESSION


B1.1 套房衛浴
ARTIST IMPRESSION

3109 | 2房2衛 + 多功能室

售價	A$1,518,000
室內面積	76 sqm
預估月租	A$7,800–A$8,667 / 月
預估年租金回報率	約 6.2%–6.9%

未扣管理費、空置期及其他持有成本





租金預估依據 PRD Real Estate 提供的租金評估及現有市場資料，僅供參考。
實際租金將視交屋時的市場狀況、房屋條件及租賃需求而定，並不構成任何租金保證。

C2.1 客廳



ARTIST IMPRESSION


D1.1 廚房
ARTIST IMPRESSION

LIMITED
OFFERS

限时礼遇

活动期间专属加码，把握窗口期，
省下更多，拿到更多。

FIRB费用支持
海外买家前期成本更友好

期房印花税优势
越早锁定，优势越明显

簽約禮 | 送整套家具
活動當天簽約，即享家具禮遇

房子可以慢慢比较，限时权益不会一直等

AURUM MELBOURNE · 380 QUEEN STREET



LIMITED OFFER 01

海外买家，FIRB费用全免

FIRB FREE

海外身份买房，前期成本能省大一笔

活动期间购入，海外买家可享 FIRB 费用全免

现在买，不只是选到好房源，
连前期购房成本都一起省下来

限时礼遇

LIMITED OFFER 02

期房印花税减免

OFF-THE-PLAN DUTY CONCESSION

现在买期房，印花税能省很多

同样一套房，现在买和以后买，前期成本差很多

越早锁定，能享受到的期房印花税优势越明显

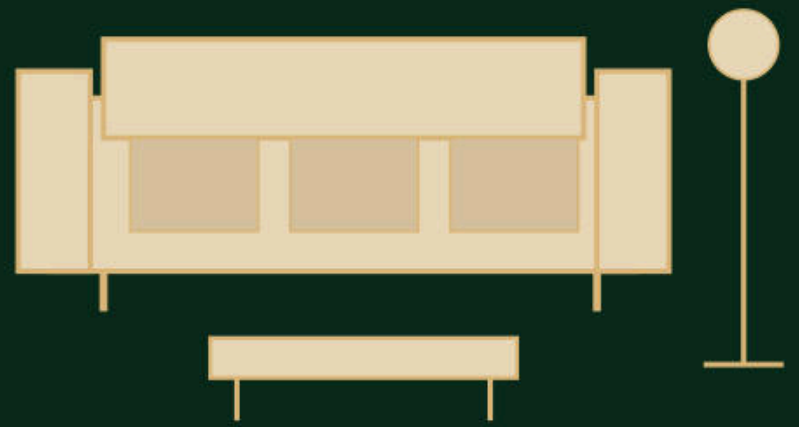
限时礼遇

LIMITED OFFER 04

活動當天簽約｜送整套家具

EVENT EXCLUSIVE

活動當天簽下心儀房源，
把居家美好一同帶回



AURUM 私享品鑑會｜限時簽約禮遇

送整套家具

好房源值得細選，限時禮遇也別錯過

限时礼遇



THANK YOU

感谢聆听

A NEW OUTLOOK FOR
MELBOURNE