

MEDIA RELEASE

VMCH launches \$150m St. Francis retirement community in East Ivanhoe

VMCH is proud to announce the sales launch of St. Francis, a premium retirement living community in East Ivanhoe.

Designed by Jackson Clements Burrows Architects, the \$150 million development on Lower Heidelberg Road will include 57 premium apartments that complement the character of the surrounding neighbourhood.

Positioned opposite Ivanhoe Park, residents will enjoy sweeping views across Melbourne's leafy eastern suburbs, along with an extensive range of services and amenities rarely found in this tightly held area. These include a swimming pool, gymnasium, cinema, library and entertainment hub.

Years in planning, St. Francis responds to growing demand for high-quality retirement housing in Melbourne's inner east. The number of people aged 65 and over living in Ivanhoe and surrounding suburbs is forecast to increase from 29,000 to 34,035 by 2032. The Victorian Government's Ageing Well in Victoria Action Plan 2022-2026 recognises that retirees increasingly want to remain connected to the communities they know and love as they age.

VMCH Chief Executive Officer Sonya Smart said St. Francis would provide more opportunities for people to remain close to family, friends and local connections.

"Many people want to stay in the neighbourhoods where they've built their lives. St. Francis allows them to continue being part of the local community while enjoying a home designed for the next stage of life," Ms Smart said.

"Projects like St. Francis also play an important role in creating a healthy housing mix. They provide high-quality homes for downsizers while freeing up larger properties for younger families, helping communities remain vibrant, connected and intergenerational."

Ms Smart welcomed the appointment of Hacer Group to undertake the project's early works, which have now commenced.

The appointment follows Hacer Group's successful completion of VMCH's luxury retirement living community, St. Clare in nearby Kew, which opened in December 2025.

"Hacer Group delivered an exceptional result at St. Clare and we're pleased to continue our partnership on St. Francis. Their commitment to quality and understanding of premium retirement living gives us great confidence as the project progresses."

Following an exclusive VIP preview event for the project's focus group members on 6 August, residences were released to the broader market today (7 August).

The two-bedroom, two-bedroom plus study and three-bedroom residences are priced from \$1.09 million to \$4.65 million.

Boutique developments such as St. Francis also support VMCH's broader mission as a for-purpose organisation.

"Projects like St. Francis help us continue investing in the services and affordable housing that support people across Victoria to live well and with confidence at every stage of life," Ms Smart said.

The St. Francis site was previously home to VMCH affordable housing residents, who relocated to nearby Trinity Lane, a new and modern affordable housing community completed by VMCH in 2023.

St. Francis further strengthens VMCH's retirement living portfolio in Melbourne's inner east, building on successful communities in Camberwell, Hawthorn and Kew.

Construction on St. Francis is expected to be completed in mid-2028. To learn more, visit: stfrancis@vmch.com.au

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About VMCH

Here at VMCH, our services are as diverse as the people we support.

As a Catholic, for-purpose organisation, our values of love, joy, courage and hospitality aren't just words to us, they guide us in everything we do.

While we've been around for over a century, we're always moving forward. Always staying true to who we are by supporting people and families to live their best lives; providing a place to call home and spaces to learn and grow.

Our professional and compassionate teams are with you on your life journey; helping you with a wide range of support from early learning and therapy, specialist education, disability services, affordable homes, residential aged care, retirement living and at-home aged care.