# How we calculate indicative costs

Method v2.0 | 11 November 2026 | Mornington Peninsula

The aim is an informative starting budget, not a live quote. We use the prices and dates available, preserve their source context and calculate descriptive statistics. We do not wait for every provider to supply a current tariff before publishing useful information.

## The snapshot

24 aged-care homes with single-room private-ensuite accommodation price ranges; 10 village base-maintenance records; 4 further village profiles with no usable amount; and 18 wider Victorian village fee observations. Beachleigh is a proposed development and is not included as an operating-village fee record.

## Aged-care accommodation

Use the lowest recorded full refundable accommodation deposit (RAD) for a single room with a private ensuite at each home. Calculate the median, mean and quartiles across those home-level amounts. Summarise the upper end of each home's recorded range separately. Each physical home has one weight, regardless of how many room types it lists.

A lower-end record is not a guaranteed cheapest available room. Shared rooms, shared bathrooms, double suites and partial RAD-plus-DAP examples do not enter this comparison. A deposit reference is not an annual expense or a requirement to pay the whole amount upfront. Daily living and assessed care charges remain separate.

## Retirement-village maintenance

Use the recorded monthly base charge, or the midpoint of its range where there are several fee bands. Give each village one weight. The midpoint is a summary convention, not an actual quote. Show the original range and relevant inclusions beside the statistic. Entry payments, departure fees, household bills and optional services are not added to this base-fee benchmark.

## Dates are part of the information

We include older dated documents and undated operator webpages. Display their dates, or "undated", rather than label every amount current. The November research date is not a tariff's effective date. No inflation adjustment is applied. Missing values do not become zero.

Two care-home ranges are directory-reported: Andrew Kerr and Mercy Place Rosebud. Bentons Lodge and Calwell Manor use July 2025 documents. Rosebud Village uses July 2024 evidence. Mount Martha's $400/month is explicitly a statement worked example, not a separately confirmed tariff.

# Statistics you can reproduce

## Median, mean and the middle half

Sort the place-level observations. The median is the middle value, or the average of the two middle values for an even count. The mean is the sum divided by the count. Quartiles use linear interpolation at index (n - 1) x p, with p = 0.25 and 0.75. The middle 50% is the interquartile range; it is not a confidence interval.

Village ranges are reduced to one midpoint per village only for the summary calculations. Care-home lower and upper prices are not combined into one midpoint: lower-end and upper-end statistics answer separate questions. No weighting by beds, resident numbers, floor area or operator market share is implied.

## Units and rounding

Annual comparison equivalents use weekly x 52, fortnightly x 26, monthly x 12 or quarterly x 4. Monthly equivalents are annual equivalents divided by 12. Fifty-two weeks is 364 days, not an exact dated invoice year. Original amounts and billing periods remain available. Calculate before rounding; round headline numbers for readability.

## Sensitivity checks

The guide also recalculates care-home lower-end figures without the two directory-reported ranges and the two July 2025 records. For villages it shows the result without the July 2024 Rosebud Village fee and the Mount Martha worked example. These checks show how the chosen evidence affects the result; they do not turn the narrower sample into a current-offer survey.

## What the guide does and does not establish

This is a descriptive sample of recorded prices, not a representative Peninsula census. Village inclusions, room features and source dates differ. The guide supports initial budgeting and questions to ask; it does not establish care quality, value, personal affordability, future refunds or a regional price premium. The wider Victorian collection is background context, not a statewide estimate.

## Data, sources and corrections

Every row links to its price source. Download the table and calculated summaries to reproduce or narrow the sample. Material changes are recorded in a future dated snapshot; older research is preserved. Updates are editorial and manual, not automatic live monitoring.

Indicative cost guide

CSV source table

Data and statistics JSON

My Aged Care accommodation guidance

Consumer Affairs Victoria ongoing-charge guidance

Corrections: contact@beyondthebrochure.com.au. Include the page, exact claim and original dated source. Published by Tom Le Cerf.