



# Frankston Marketplace Report July - December 2020

Gold



“ Professional and personable and efficient.

**Who thought it would be a good idea to sell a house remotely during a pandemic.** Janice and Bec couldn't have been more helpful during all the stages of preparing the house for sale and Russell was invaluable for all the last-minute jobs. Janice was able to guide us in presenting the house for sale, even lending some items as we had already packed up the house. **We are extremely happy with the result** (selling within two weeks) which is in no small part due to Janice's knowledge of the local market. **Janice maintained an excellent line of communication with us and the buyers and we had no qualms about leaving everything in her hands as we returned to NSW.** Janice's attention to detail, her ability to go above what might be expected and her warm friendly personality (along with her fabulous family team) made choosing Janice Dunn Estate Agents **an easy decision.**” - Michael & Alison (Vendors)

## Curious as to what your property is worth?

Pop into the office and have a chat to one of our team members.

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Janice Dunn  
Estate Agents

A photograph of a wooden shelf with various potted plants and a wicker basket. The shelf is dark-colored with a light wood top. On it, there are several potted plants, including a large one with broad green leaves and orange variegation, and a smaller one with variegated leaves. A wicker basket with a blue lid is also on the shelf. Below the shelf, there is a large, rectangular wicker basket. The background is a plain white wall.

# Welcome to your Market update.

July to December End of Year  
Results for Frankston

## A word from Janice.

Wow, what a year 2020 has been!

Although the uncertainty in the world and the global pandemic has not ended, as we are slowly returning to the new normal, luckily the real estate market is still going strong.




After close to 3 months with no in-person real estate activity allowed and 4 months of the office being closed, we are back where we belong, and the market has picked back up and is HOT HOT HOT!

We have seen some exceptional sales results, with properties selling in a matter of days with multiple offers, some of them above the advertised price ranges.

If you are thinking of selling or would like to discuss the current real estate market, please give me a call on 0402 285 698 at any time to discuss.



## Sales Results in Frankston




ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
31/325 Nepean Highway	House	2	1	1	9600	\$155,000	31-Jul-20
7 Wolsley Avenue	House	3	1	2	604	\$445,000	5-Oct-20
19 Wangarra Road	House	2	1	0	649	\$460,000	29-Sep-20
52 Lipton Drive	House	3	1	2	573	\$460,000	28-Nov-20
77 Wangarra Road	House	3	1	1	588	\$464,000	9-Aug-20
1 Weigela Court	House	3	1	2	536	\$470,000	30-Sep-20
40 Karingal Drive	House	3	1	1	590	\$470,909	7-Dec-20
11 Paisley Drive	House	3	1	3	628	\$490,000	12-Oct-20
17 Karingal Drive	House	4	1	2	522	\$490,490	13-Nov-20
5 Coprosma Avenue	House	3	1	2	578	\$502,000	3-Jul-20
71 Queen Street	House	3	1	0	370	\$503,000	18-Jul-20
7 Frew Avenue	House	3	1	0	546	\$513,000	14-Dec-20
1 Kanya Court	House	4	1	2	531	\$515,000	23-Jul-20
12 Sassafras Drive	House	3	1	1	562	\$515,000	28-Oct-20
44 Stanley Street	House	3	1	1	460	\$515,000	24-Jul-20
2 Madeira Court	House	4	1	2	606	\$515,750	13-Jul-20
8 Napier Court	House	6	1	2	548	\$516,000	14-Oct-20
58 Cranbourne Road	House	3	1	6	656	\$517,500	9-Dec-20
120 Karingal Drive	House	3	1	2	602	\$517,500	23-Jul-20
27 Gretana Crescent	House	3	2	2	597	\$520,000	3-Jul-20
5 Logan Street	House	3	1	1	693	\$520,000	8-Jul-20
14 Coral Street	House	4	1	1	620	\$520,000	22-Dec-20
2 Highgate Court	House	3	2	2	625	\$525,000	29-Jul-20
7 Hill Street	House	3	1	2	591	\$525,000	18-Sep-20
123 Beach Street	House	3	2	2	325	\$525,777	22-Oct-20
90 Franciscan Avenue	House	3	1	1	646	\$527,000	20-Dec-20






ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
9A McAlister Street	House	3	2	1	314	\$528,500	6-Aug-20
6 Lomar Court	House	3	1	2	612	\$530,000	3-Aug-20
33 Lucerne Crescent	House	3	1	1	548	\$530,000	9-Nov-20
15 Swift Street	House	3	1	1	618	\$530,000	18-Oct-20
37 Taketa Crescent	House	5	2	0	647	\$532,000	28-Jul-20
84 Lipton Drive	House	3	1	1	528	\$534,000	11-Nov-20
34 Raphael Crescent	House	3	1	1	649	\$540,000	5-Jul-20
101 Wangarra Road	House	4	2	1	534	\$540,000	6-Jul-20
1 Lingi Court	House	3	1	1	587	\$540,000	7-Dec-20
6 Barkala Court	House	4	2	1	717	\$545,000	7-Oct-20
1 Chatterley Court	House	3	1	2	576	\$545,000	4-Dec-20
7 Dorning Way	House	3	1	3	644	\$545,000	26-Nov-20
27 Kareela Road	House	3	1	4	698	\$545,000	9-Sep-20
41 Leawarra Parade	House	3	1	2	686	\$545,000	10-Oct-20
75 Lindrum Road	House	3	2	4	585	\$545,000	12-Jul-20
4 Abor Court	House	4	1	2	567	\$550,000	29-Sep-20
3 Cullan Place	House	4	1	2	546	\$550,000	24-Oct-20
10 Pericoe Street	House	4	2	0	620	\$550,000	25-Jul-20
53 Wangarra Road	House	3	1	1	658	\$550,000	1-Jul-20
3 Hillcrest Road	House	3	1	1	535	\$552,500	19-Dec-20
35 Bradshaw Street	House	3	1	4	531	\$555,000	25-Jul-20
8 Greenbrier Court	House	3	2	2	579	\$555,000	27-Jul-20
5 Grace Court	House	3	2	2	609	\$557,000	5-Aug-20
2 Kenley Court	House	3	1	1	600	\$557,000	12-Nov-20
6 Garrylawn Court	House	3	2	2	566	\$560,000	11-Aug-20
8 Genoa Court	House	3	1	1	697	\$565,000	7-Oct-20



# Sales Results in Frankston




ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
94 Lindrum Road	House	3	1	2	547	\$568,000	5-Nov-20
8 Jasmine Court	House	3	2	2	589	\$570,000	29-Oct-20
47 Wangarra Road	House	3	1	2	649	\$570,000	14-Nov-20
50 Raphael Crescent	House	3	2	2	651	\$571,000	28-Oct-20
13 Kashmir Crescent	House	3	1	1	684	\$572,000	25-Nov-20
3 Quandong Court	House	3	1	2	731	\$572,000	18-Dec-20
94 Karingal Drive	House	3	1	1	578	\$575,000	4-Oct-20
97 Dandenong Road East	House	3	1	2	824	\$580,000	25-Nov-20
79 Franciscan Avenue	House	3	2	2	649	\$580,000	10-Jul-20
2/14 Pine Hill Drive	House	3	2	2	291	\$580,000	20-Sep-20
112 Wangarra Road	House	3	2	4	553	\$580,000	12-Aug-20
6 Benong Place	House	3	1	2	575	\$582,000	21-Oct-20
27 Meerlu Avenue	House	3	1	1	567	\$582,000	23-Dec-20
17 Leawarra Parade	House	3	2	0	680	\$583,000	19-Oct-20
52 Belar Avenue	House	3	1	1	651	\$585,000	24-Dec-20
15 Culburra Avenue	House	3	2	2	570	\$585,000	23-Oct-20
18 Lerwick Court	House	4	1	2	543	\$585,000	4-Oct-20
21 Nursery Avenue	House	5	1	2	737	\$585,000	14-Dec-20
17 Olympic Avenue	House	3	2	2	672	\$585,000	29-Sep-20
12 Kashmir Crescent	House	3	1	1	532	\$588,000	18-Nov-20
13 Lee Street	House	3	2	1	544	\$588,000	8-Jul-20
13 Inglenook Crescent	House	4	1	2	576	\$590,000	26-Nov-20
6 Paringa Court	House	3	1	2	620	\$592,500	23-Nov-20
16 Gairloch Drive	House	3	1	2	621	\$595,000	11-Dec-20
4 Meerlu Avenue	House	3	1	2	570	\$595,000	3-Aug-20
87 Willow Road	House	3	2	3	552	\$595,000	26-Nov-20



ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
17 Morley Court	House	3	1	3	563	\$595,950	19-Nov-20
6 Alexander Crescent	House	4	1	1	624	\$600,000	27-Sep-20
6 Chaucer Avenue	House	3	1	4	533	\$600,000	21-Jul-20
7 Dianella Court	House	3	2	2	917	\$600,000	3-Jul-20
110 Grimwade Crescent	House	3	3	3	601	\$600,000	18-Dec-20
6 Lerwick Court	House	3	1	2	541	\$600,000	7-Aug-20
16 Morley Court	House	3	1	1	553	\$600,000	25-Nov-20
1 Gomi Court	House	4	2	2	533	\$600,500	30-Nov-20
16 Arabil Street	House	2	1	1	609	\$601,000	15-Oct-20
7 Moola Court	House	4	2	2	530	\$602,000	14-Jul-20
25 Queen Street	House	4	1	1	626	\$602,000	10-Oct-20
132 Skye Road	House	3	2	2	547	\$602,000	16-Dec-20
113 Heatherhill Road	House	3	1	1	541	\$605,000	29-Oct-20
16 Raphael Crescent	House	3	1	2	648	\$605,000	6-Nov-20
80 Wangarra Road	House	3	1	2	572	\$605,000	19-Oct-20
4 Chevalier Place	House	3	2	2	639	\$607,000	6-Nov-20
30 Kelso Street	House	4	1	3	561	\$608,000	9-Nov-20
15 Bayview Road	House	3	1	1	651	\$610,000	6-Jul-20
26 Hudson Avenue	House	3	1	3	531	\$610,000	7-Jul-20
23 Kareela Road	House	3	1	1	710	\$610,000	20-Nov-20
29 Havana Crescent	House	4	0	0	577	\$613,500	19-Oct-20
11 Bokissa Drive	House	3	2	0	540	\$615,000	15-Jul-20
2 Carlisle Court	House	0	2	2	542	\$615,000	5-Aug-20
98 Frankston-Flinders Road	House	3	1	2	589	\$615,000	7-Jul-20
13A Nursery Avenue	House	3	2	2	358	\$615,000	19-Oct-20
2 Woorilla Court	House	4	1	2	766	\$615,000	5-Nov-20




# Sales Results in Frankston




ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
40 Havana Crescent	House	3	1	1	584	\$615,100	14-Oct-20
7 Elenya Court	House	3	2	2	578	\$617,000	27-Oct-20
51 Warrawee Circuit	House	2	2	2	664	\$617,000	30-Nov-20
41 Campbell Street	House	3	2	0	807	\$617,500	11-Sep-20
8 Wandella Road	House	3	1	2	610	\$618,500	6-Nov-20
1 Albert Court	House	3	1	2	673	\$620,000	30-Oct-20
50 Havana Crescent	House	3	2	2	546	\$620,000	1-Aug-20
181 Heatherhill Road	House	3	1	8	739	\$620,000	22-Jul-20
8 Narambi Crescent	House	3	1	2	552	\$620,000	24-Jul-20
1 Farrell Street	House	3	1	4	776	\$621,500	11-Jul-20
6 Highgate Court	House	4	2	2	686	\$625,000	1-Jul-20
3 Tralea Place	House	3	2	2	542	\$625,000	24-Nov-20
6 Gretel Court	House	3	2	2	794	\$627,000	15-Sep-20
93 Robinsons Road	House	4	2	2	658	\$628,000	28-Dec-20
82 Dunsterville Crescent	House	3	2	1	584	\$630,000	4-Aug-20
26 Ellis Street	House	4	3	2	539	\$630,000	15-Sep-20
62 Franciscan Avenue	House	3	1	2	654	\$630,000	21-Dec-20
37 Petrie Street	House	2	1	4	621	\$632,000	14-Dec-20
2 Rex Street	House	3	1	2	608	\$634,000	31-Oct-20
275 Heatherhill Road	House	4	2	0	739	\$635,000	29-Jul-20
10 Malcolm Court	House	3	2	3	534	\$635,000	26-Oct-20
98 McMahons Road	House	3	2	4	578	\$637,000	30-Jul-20
7 Reservoir Road	House	3	1	2	699	\$639,000	24-Sep-20
6 Glen Court	House	3	1	2	666	\$640,000	7-Oct-20
296 Heatherhill Road	House	3	2	2	650	\$640,000	18-Dec-20
10 Gavan Court	House	3	3	2	603	\$640,000	11-Dec-20



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ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
12 Lerwick Court	House	3	2	2	689	\$641,000	24-Nov-20
20 Hill Street	House	3	1	1	651	\$644,000	28-Sep-20
1B Balcombe Street	House	3	3	2	193	\$650,000	2-Oct-20
52 Lucerne Crescent	House	4	2	2	555	\$650,000	10-Oct-20
19 Yarrabee Court	House	4	2	2	543	\$650,000	5-Oct-20
10 Netherplace Drive	House	4	3	2	787	\$650,000	26-Oct-20
36 Franciscan Avenue	House	3	2	4	664	\$651,000	19-Oct-20
49 Highview Road	House	3	1	2	587	\$653,000	31-Dec-20
40 Murawa Street	House	3	1	2	579	\$655,000	8-Jul-20
1/46 Screen Street	House	3	0	0	297	\$655,000	2-Nov-20
15 Kildare Court	House	3	2	2	533	\$658,000	26-Nov-20
1 Lorraine Street	House	3	2	1	589	\$660,000	16-Nov-20
26 Raphael Crescent	House	3	2	2	682	\$660,000	29-Oct-20
85 Wangarra Road	House	3	2	4	534	\$660,000	26-Oct-20
8 Catherine Parade	House	3	2	3	391	\$660,000	17-Nov-20
6 Cherbourg Court	House	3	2	2	724	\$665,000	19-Oct-20
26A Queen Street	House	6	2	4	878	\$665,000	7-Nov-20
7 Carolyn Court	House	4	2	2	687	\$665,500	29-Nov-20
38 Darius Avenue	House	3	2	1	719	\$667,500	24-Oct-20
18 Yuluma Court	House	4	2	2	542	\$670,000	4-Aug-20
3 Zara Court	House	5	2	2	624	\$670,000	23-Oct-20
5 Jerome Court	House	3	2	2	819	\$671,000	12-Oct-20
9 Kenmore Court	House	3	2	2	844	\$672,000	12-Nov-20
60 Frankston-Flinders Road	House	3	1	2	592	\$675,000	2-Oct-20
41 McMurtry Way	House	3	1	2	652	\$675,000	24-Jul-20
18 Manorwoods Drive	House	4	2	2	749	\$679,000	26-Nov-20



ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
50 Campbell Street	House	5	2	1	696	\$680,000	10-Nov-20
38 McMurtry Way	House	4	2	1	644	\$680,000	3-Nov-20
2 Landsdowne Court	House	3	1	1	695	\$681,000	19-Oct-20
21 Partridge Crescent	House	3	2	6	652	\$682,000	15-Dec-20
28 Raphael Crescent	House	3	1	4	673	\$685,500	17-Dec-20
73 Dunsterville Crescent	House	3	2	2	571	\$690,000	12-Oct-20
10 Helvetia Court	House	4	2	2	595	\$690,000	3-Dec-20
7 John Street	House	5	2	2	646	\$690,000	16-Dec-20
4 Francesca Court	House	4	2	2	677	\$697,000	5-Oct-20
27 Isabella Crescent	House	4	2	2	669	\$700,000	7-Aug-20
21 McAlister Street	House	3	1	3	676	\$700,000	1-Dec-20
63 Queen Street	House	3	2	2	408	\$700,000	23-Oct-20
42 Yuille Street	House	3	1	3	600	\$700,000	11-Sep-20
44 Leawarra Parade	House	3	2	2	843	\$700,000	23-Nov-20
1 Balmerino Square	House	3	2	2	333	\$700,100	5-Dec-20
112 Heatherhill Road	House	4	2	4	978	\$705,000	22-Jul-20
6 Merlin Court	House	4	3	1	607	\$705,000	1-Dec-20
39 Partridge Crescent	House	4	2	2	665	\$705,000	4-Nov-20
13 Tooloomba Court	House	4	2	2	687	\$705,000	12-Dec-20
4 Devereaux Court	House	4	3	2	644	\$706,000	6-Jul-20
57 Leonard Street	House	4	2	4	725	\$707,000	17-Oct-20
27 Sheridan Avenue	House	3	1	4	662	\$707,000	6-Jul-20
74 Heatherhill Road	House	4	2	2	840	\$710,000	28-Oct-20
37 Margate Avenue	House	4	2	1	833	\$710,000	13-Nov-20
25 Foot Street	House	3	1	1	824	\$720,000	3-Sep-20
14 Hillcrest Road	House	4	1	3	584	\$720,000	28-Oct-20



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ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
12 Wandella Road	House	4	2	2	606	\$720,000	3-Dec-20
202 Karingal Drive	House	4	3	2	547	\$723,500	30-Nov-20
11 Kildare Court	House	3	2	2	607	\$725,000	9-Jul-20
12 Woodlands Grove	House	3	2	2	635	\$725,000	22-Oct-20
29 Kildare Court	House	3	1	2	677	\$727,000	8-Nov-20
2 Erica Street	House	4	2	1	751	\$730,000	7-Nov-20
8 Helsal Court	House	3	2	6	656	\$730,000	15-Oct-20
2 Milina Court	House	4	2	2	583	\$730,000	21-Dec-20
6 Rosewood Court	House	3	2	2	902	\$730,000	24-Oct-20
32 Darius Avenue	House	4	2	1	714	\$731,250	3-Jul-20
12 Meribah Court	House	4	2	1	580	\$735,000	9-Jul-20
62 Raphael Crescent	House	5	3	2	643	\$740,000	21-Oct-20
11 Melva Court	House	3	1	1	919	\$742,000	8-Oct-20
11 Kalmia Street	House	3	1	2	1225	\$745,000	9-Oct-20
18A Petrie Street	House	3	1	1	968	\$746,250	5-Oct-20
18 Petrie Street	House	3	2	1	967	\$746,250	5-Oct-20
36 Mincha Street	House	4	1	1	585	\$748,000	10-Aug-20
8 Olinda Place	House	3	2	1	622	\$749,500	16-Nov-20
8 Lerwick Court	House	4	2	2	734	\$751,000	10-Oct-20
8 Lalina Close	House	4	2	2	725	\$755,000	4-Dec-20
28 Mincha Street	House	4	1	1	583	\$755,000	7-Sep-20
41 Heatherhill Road	House	4	2	9	885	\$759,000	2-Aug-20
34 Bangor Drive	House	3	2	2	618	\$761,000	22-Dec-20
29 Kelso Street	House	2	1	2	610	\$766,000	14-Oct-20
6 Gweno Avenue	House	3	1	2	903	\$775,000	3-Dec-20
22 Manorwoods Drive	House	4	2	3	701	\$775,000	10-Nov-20



# Sales Results in Frankston

ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
247 Heatherhill Road	House	4	2	2	651	\$780,000	12-Sep-20
56 Kars Street	House	3	1	1	566	\$780,000	2-Aug-20
24 Warringa Road	House	3	1	1	800	\$780,000	7-Jul-20
26 Towerhill Road	House	3	2	4	784	\$783,000	5-Nov-20
5 Little Court	House	4	2	4	650	\$785,000	25-Oct-20
7 Abbeygate Court	House	3	2	2	828	\$813,000	31-Oct-20
39 Manorwoods Drive	House	5	2	2	756	\$817,500	28-Nov-20
2B Munica Court	House	4	2	2	647	\$840,000	7-Aug-20
7 Wallace Avenue	House	4	2	2	1116	\$843,000	14-Dec-20
6 Inglis Avenue	House	5	2	2	608	\$870,000	6-Oct-20
7 Parva Avenue	House	4	2	2	554	\$888,000	15-Dec-20
10 Bondi Avenue	House	6	3	1	1164	\$888,800	12-Dec-20
10 Kooluna Court	House	4	2	2	692	\$895,000	2-Aug-20
9 Lorikeet Court	House	5	2	0	1586	\$900,000	30-Sep-20
318 Nepean Highway	House	6	3	2	506	\$951,000	12-Dec-20
33A Gweno Avenue	House	3	3	4	505	\$960,000	10-Jul-20
29 Gweno Avenue	House	3	2	2	678	\$965,000	9-Oct-20
4 Geoffrey Street	House	5	3	1	701	\$1,030,000	17-Dec-20
17 Guildford Close	House	4	2	3	1194	\$1,147,500	26-Nov-20
541 Nepean Highway	House	3	2	4	216	\$1,200,000	5-Oct-20
9 Florence Avenue	House	5	5	4	524	\$1,320,000	25-Dec-20
25 Kareela Road	House	3	1	1	714	Not Disclosed	29-Jul-20
61 Raphael Crescent	House	4	2	2	661	Not Disclosed	9-Dec-20
2/103 Dunsterville Crescent	Land	0	0	0	400	\$245,000	3-Oct-20
22B Gweno Avenue	Land	0	0	2	461	\$440,000	5-Sep-20
20 Bangor Drive	Land	3	2	0	645	\$448,500	9-Nov-20






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ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
132 McMahons Road	Land	6	4	0	562	\$530,000	10-Jul-20
39 Dandenong Road East	Land	3	0	2	628	\$570,000	28-Aug-20
10 Wykeham Court	Land	3	1	4	956	\$598,000	1-Jul-20
12B Catherine Parade	Land	3	2	1	302	\$665,000	20-Oct-20
4 Woodlands Grove	Land	0	0	0	646	\$690,000	17-Nov-20
27 Hillcrest Road	Land	3	1	6	1129	\$750,000	20-Oct-20
21 Wallace Avenue	Land	3	1	1	1054	\$780,000	2-Jul-20
69-71 Yuille Street	Land	1	1	0	1213	\$928,000	14-Sep-20
78-80 Beach Street	Land	0	0	0	1390	\$1,100,000	13-Oct-20
24 Whitford Way	Land	0	0	0	1412	\$1,320,000	29-Oct-20
3/4-6 Foot Street	Unit	2	1	1	92	\$269,000	16-Jul-20
4/23 Fairway Street	Unit	2	1	1	767	\$270,000	15-Dec-20
6/23 Fairway Street	Unit	1	1	1	767	\$285,000	28-Dec-20
23/402 Nepean Highway	Unit	2	1	1	0	\$295,000	1-Oct-20
4/18 Lewis Street	Unit	2	1	1	117	\$295,000	23-Dec-20
3/9 Samada Street	Unit	2	1	1	119	\$303,500	20-Nov-20
10/15-19 Cricklewood Avenue	Unit	2	1	1	111	\$305,000	3-Jul-20
10/15-19 Cricklewood Avenue	Unit	2	0	0	935	\$305,000	3-Jul-20
15/388-390 Nepean Highway	Unit	2	1	1		\$305,000	20-Oct-20
1/17-19 Hill Street	Unit	2	1	1	150	\$305,000	20-Nov-20
2/21 Jolly Street	Unit	2	1	2		\$319,500	30-Oct-20
2/3-5 Inglis Avenue	Unit	2	1	1	91	\$320,000	16-Oct-20
3/77-79 Playne Street	Unit	2	1	1	124	\$320,000	2-Jul-20
16/15-19 Cricklewood Avenue	Unit	2	1	1	174	\$337,000	4-Nov-20
3/1 Ashleigh Avenue	Unit	2	1	1	97	\$340,000	19-Sep-20
3/1 Allenby Street	Unit	2	1	1	114	\$347,000	7-Jul-20

# Sales Results in Frankston


ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
307/5-7 Bragge Street	Unit	1	1	1	0	\$358,000	22-Sep-20
1/45 Dandenong Road East	Unit	2	1	1	154	\$368,000	16-Oct-20
206/15 Ebdale Street	Unit	2	2	1	0	\$370,000	16-Oct-20
6/19-21 Swift Street	Unit	2	1	1	111	\$370,000	25-Oct-20
3 Erskine Street	Unit	2	1	1	121	\$375,000	10-Sep-20
6/9 Reid Street	Unit	2	1	1	0	\$376,000	10-Nov-20
1/187 Beach Street	Unit	2	1	2	179	\$378,500	14-Oct-20
7/11 Clarendon Street	Unit	2	1	1	116	\$380,000	9-Oct-20
2/8 Ebdale Street	Unit	2	1	1	7	\$380,000	9-Nov-20
10/19 Burns Street	Unit	2	1	1	73	\$390,000	2-Nov-20
10/11 Clarendon Street	Unit	3	1	1	131	\$390,000	2-Nov-20
2/37-38 Heatherhill Road	Unit	2	1	1	223	\$390,000	9-Oct-20
303/15 Ebdale Street	Unit	2	2	1		\$394,000	9-Nov-20
3/4-6 Royle Street	Unit	2	1	1		\$395,000	2-Nov-20
3/40 Highview Road	Unit	2	1	1	197	\$400,000	5-Oct-20
23/242 Cranbourne Road	Unit	2	1	2	257	\$411,000	21-Sep-20
11/14-22 Mount View Court	Unit	2	1	1	113	\$412,500	15-Sep-20
4/380 Nepean Highway	Unit	3	1	1	85	\$414,000	17-Oct-20
17/392-394 Nepean Highway	Unit	2	1	1		\$418,000	29-Sep-20
5 Long Street	Unit	2	1	1	209	\$419,000	24-Nov-20
58/95 Ashleigh Avenue	Unit	2	1	1	172	\$420,000	8-Oct-20
8/44 Frank Street	Unit	2	1	1	180	\$420,000	14-Jul-20
7 Hilltop Mews	Unit	2	1	1	270	\$420,000	22-Jul-20
5/33 Nolan Street	Unit	2	1	1	123	\$422,000	20-Nov-20
5/95 Ashleigh Avenue	Unit	2	1	1	249	\$425,000	20-Nov-20
3/6 Nursery Avenue	Unit	2	1	1	169	\$427,300	8-Dec-20




ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
5/8 Hill Street	Unit	3	1	1	259	\$435,000	21-Oct-20
32/2 Spray Street	Unit	2	1	2	181	\$435,000	17-Nov-20
4/2 Cecil Street	Unit	2	1	1	106	\$440,000	7-Sep-20
2/5 Mena Street	Unit	2	1	1	368	\$440,000	1-Dec-20
3/11-13 Sheridan Avenue	Unit	2	1	1	211	\$440,000	21-Jul-20
16 Sandpiper Place	Unit	3	2	1	296	\$442,350	19-Oct-20
3/6 Hill Street	Unit	2	1	2	385	\$450,000	17-Dec-20
4/12 Screen Street	Unit	2	1	1	227	\$450,450	22-Jul-20
7 Screen Street	Unit	2	1	2	361	\$452,000	24-Dec-20
3/12 Screen Street	Unit	2	1	0	191	\$455,000	24-Jul-20
1/6-12 Hope Court	Unit	3	1	1	293	\$460,000	25-Aug-20
53A Orwil Street	Unit	3	1	1	243	\$460,000	8-Oct-20
3 Parer Street	Unit	2	1	0	293	\$460,000	10-Jul-20
2/13 Kalmia Street	Unit	2	1	1	246	\$461,300	28-Dec-20
1B Grevillia Court	Unit	3	2	2	272	\$470,000	8-Jul-20
2/39 Highview Road	Unit	3	1	2	228	\$470,000	28-Oct-20
6/11 Kenilworth Avenue	Unit	2	2	1	246	\$475,000	5-Aug-20
3/17-19 Heatherhill Road	Unit	2	1	1	348	\$476,000	22-Dec-20
7/85 Ashleigh Avenue	Unit	2	1	1	226	\$480,000	2-Oct-20
1/127 Beach Street	Unit	3	1	4	216	\$480,000	18-Oct-20
1/10 Finlay Street	Unit	3	2	1	269	\$483,000	24-Dec-20
1/102 Beach Street	Unit	2	1	1	298	\$490,000	25-Oct-20
8 Hilltop Mews	Unit	3	1	2	395	\$494,000	12-Dec-20
2/3 Brooklyn Avenue	Unit	2	1	1	167	\$495,000	15-Jul-20
3/74 Orwil Street	Unit	3	2	2	256	\$495,000	18-Sep-20
10/21-23 Williams Street	Unit	2	1	1	210	\$495,000	31-Oct-20



# Sales Results in Frankston

ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
5 Gladwyn Avenue	Unit	3	1	1	395	\$500,000	10-Nov-20
2/28 Nursery Avenue	Unit	2	2	1	181	\$503,000	28-Jul-20
1/39 Screen Street	Unit	2	1	1	220	\$510,000	20-Oct-20
2/16 Nursery Avenue	Unit	3	1	2	208	\$511,150	8-Oct-20
2/18 Nolan Street	Unit	2	1	1	128	\$512,500	3-Dec-20
1/68-70 Nolan Street	Unit	2	1	1	137	\$520,000	16-Nov-20
2/42 Frankston-Flinders Road	Unit	3	2	1	253	\$525,000	18-Nov-20
2/6 Jolly Street	Unit	3	2	1	130	\$532,500	9-Nov-20
2/53 Kenilworth Avenue	Unit	3	1	1	334	\$535,000	8-Oct-20
301/15 Ebdale Street	Unit	2	2	1	0	\$535,000	16-Oct-20
3/6 Jolly Street	Unit	3	2	1	161	\$545,000	21-Dec-20
1/26 Parer Street	Unit	3	1	0	329	\$546,000	14-Jul-20
2/3 Melville Avenue	Unit	2	1	1	186	\$550,000	1-Aug-20
6/9 Williams Street	Unit	2	1	1	108	\$550,000	21-Dec-20
4/3-17 Sassafras Drive	Unit	3	2	2	256	\$555,000	22-Dec-20
4/35-37 Nolan Street	Unit	3	1	2	146	\$560,000	27-Nov-20
3/55 Screen Street	Unit	3	3	1	182	\$575,000	30-Oct-20
303/38 Playne Street	Unit	2	2	1	0	\$576,500	15-Dec-20
2/17 Cliff Road	Unit	2	1	1	175	\$580,000	29-Oct-20
3/1A John Street	Unit	3	1	2	160	\$580,000	17-Nov-20
2/8 Reid Street	Unit	2	1	1	166	\$580,000	19-Oct-20
1/4 Robinia Street	Unit	3	2	2	344	\$580,000	1-Jul-20
6 Tower Avenue	Unit	2	2	1	325	\$582,458	25-Nov-20
2A Kenilworth Avenue	Unit	3	1	1	386	\$587,600	31-Dec-20
6/55 Screen Street	Unit	4	2	2	168	\$590,000	14-Oct-20
2/32 Gweno Avenue	Unit	2	2	2	357	\$600,000	12-Nov-20



ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
2/27 Denbigh Street	Unit	3	2	4	160	\$618,000	16-Oct-20
2/6 Denbigh Street	Unit	3	2	2	141	\$630,000	14-Aug-20
1/169 Beach Street	Unit	2	2	1	188	\$635,000	19-Dec-20
2/45 Screen Street	Unit	3	2	2	209	\$635,000	7-Aug-20
9 Sunningdale Retreat	Unit	3	2	2	298	\$640,000	21-Jul-20
1C Balcombe Street	Unit	3	2	2	219	\$650,000	11-Jul-20
1A Balcombe Street	Unit	3	3	2	187	\$652,500	8-Sep-20
56 Denbigh Street	Unit	3	2	2	218	\$655,000	8-Nov-20
1/83 McMahons Road	Unit	4	2	0	265	\$680,100	3-Aug-20
1/19 Denbigh Street	Unit	3	2	2	300	\$681,000	15-Oct-20
2/57 Bayview Road	Unit	3	2	2	179	\$705,000	28-Aug-20
5 Argyle Street	Unit	3	2	2	226	\$712,000	27-Oct-20
21 Inglis Avenue	Unit	3	4	2	615	\$745,000	28-Dec-20
1F/21 Inglis Avenue	Unit	3	4	2	0	\$745,000	28-Dec-20
61 Kars Street	Unit	3	2	3	628	\$999,999	23-Dec-20
30 Gweno Avenue	Unit	2	1	1	911	\$1,100,000	9-Jul-20
1/1 Royle Street	Unit	3	2	1	332	Not Disclosed	18-Dec-20
2C Vera Street	Unit	3	2	1	175	Not Disclosed	30-Nov-20

Information about this report: This report shows 6 months of sold properties (01/07/2020-31/12/2020), as reported on 4/01/2021. This report is based on third party data. Whilst care has been taken in the preparation of the report, neither the author nor the real estate agent takes any responsibility for any incorrect, misleading or inaccurate data. Please disregard this publication if your property is exclusively listed with another agent. Properties listed are those sold by multiple agents/agencies in the area. Not all properties have been sold by Janice Dunn Estate Agents.

Should your property be currently exclusively listed with another agent, please disregard this communication.



# Preparing for Sale To-Do List

## Checklist - Inside

- ☐ Check that all smoke detectors are working
- ☐ Clean and disinfect the dishwasher (running it on a empty cycle with bicarbonate soda in the detergent try and vinegar in the rinse holder is a great inexpensive way to do this).
- ☐ Give the oven and range hood the clean of their life. Make sure the light on the range hood is working.
- ☐ Check doors and windows for cracked seals and peeling paint - repair as needed.
- ☐ Inspect the tiles and sinks in your wet areas - reseal where necessary.
- ☐ Inspect bathroom mirrors for damage and replace if necessary.
- ☐ Inspect walls and ceilings for water damage - repair as needed.
- ☐ Check for plumbing leaks.
- ☐ Check for any signs of insect or rodent infestation - take appropriate action.
- ☐ Patch any holes in walls.
- ☐ Wash all of the windows - inside and out.
- ☐ Clean the light fittings and your skylights.
- If you have fluorescent lighting in any of your rooms, use "warm white" bulbs. Ensure all lights are working.
- ☐ Clean sliding door and window tracks.
- ☐ Clean ceiling fan blade and air conditioner fan blades.
- ☐ Check taps and showers for signs of leakage.
- ☐ Repair loose knobs, latches, or handles on doors
- ☐ Make the storage areas appear spacious and well-planned. Consider storing all out-of-season clothing. Remember, buyers WILL look through your cupboards.

- ☐ Steam clean all of the carpets, and if you choose not to repaint, consider washing your walls with liquid sugar soap to help freshen the existing paint work
- ☐ Clean the curtains and blinds. Always let as much natural light into your rooms as possible - perhaps consider replacing heavy curtains with something lighter and removing mesh curtains.

## Checklist - Outside

You never get a second chance to make a first impression - so the front of your home should be faultless.

- ☐ Sweep the driveway to ensure it is free of debris. If you have a concrete or paved driveway, consider pressure washing it to remove stains.
- ☐ Check the fence for any posts that are loose, broken or rotted, and replace as necessary.
- ☐ Clean out the gutters and check for any leaks or damage.
- ☐ Get the lawn looking as lush and green as possible - mow high and often.
- ☐ Trim the plants back
- ☐ Mulch the garden beds - this prevents the soil from drying out too quickly, and helps slow down weed growth (as well as making the garden beds appear lush and low-maintenance)
- ☐ Clean decks and consider re-staining.
- ☐ Cut back any trees that overhang the roof of your home.
- ☐ Repair/replace any damaged fly screen/security door mesh
- ☐ Inspect the outside of your home, taking note of the eaves lining around exterior lights for cobwebs.



# How to: Make the moving process easier on your kids

Selling a house and moving can be stressful for all members of your family. A bit of forward planning can help to minimise the disruption to routines and make the process easier on the youngest members of your family. Below are some tips that we hope will help your family.

## Don't delay on breaking the news!

Just like adults, kids need time to get used to the idea of moving, particularly if the move will involve changing schools/kindergarten/daycare, so we suggest you provide them with as much advanced warning as possible.

Provide them with as much age-appropriate information as you can, regarding why the family is moving, and what they can expect to experience in their new home and new suburb.

## Explore your new neighbourhood

Once you've chosen what suburb or town you're moving to, show your children maps and pictures of where you'll be living. Talk about local attractions that may be interesting (such as beaches or parks), and if you have the time take them for a day trip to the suburb to show them all of the highlights.

## Be cautiously optimistic

As with many life changes, your children's attitude to the move will likely mirror yours, so it's important to be optimistic and positive about the move. Keep in mind that even if the new house is perfect for your family, it will still take some time for everyone to adjust to living there.

## Involve them in the process

Depending on the age of the child, you may be able to involve them in the packing process, as this may help them to understand that even though they'll be living in a new home, all of their belongings will come with them. Once you've moved into your new home, get them to help unpack their things and decide how to arrange their bedroom. If funds permit, having your child decorate their own bedroom can go a long way in helping them settle in to their new home and new routines.

## Keep a routine

Routine is central to a child's world, so it's important to try and keep some normality and routine during this process (particularly if your home is on the market). We suggest that you continue with all of your regular weekend activities during this time.

If you have toddlers, perhaps consider delaying implementing changes such as commencing toilet training until you are settled into your new home.

**Thinking of Selling?**  
*Think Local.*  
**Think Janice Dunn Estate Agents.**



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