

Frankston South Marketplace Report January - March 2021



Janice **Dunn**

Estate Agents



Gold

“From first contact and throughout the whole process of selling, Janice and her amazing team have been amazing. She dispels any preconceived opinions you may have of Real Estate Agents. We had several nearby local agents through before we engaged Janice, all of whom fitted the usual stereotypical views of Real Estate Agents.

Not Janice though. She was very personable, genuine and knowledgeable, immediately putting us at ease and giving us great confidence right throughout the process.

Five Stars!” Glen & Mony (Vendors)

Curious what your property could be worth?

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

Janice Dunn - Director
0402 285 698
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50 Norman Ave Frankston South

Janice Dunn

Estate Agents

A photograph of a modern, single-story house with light-colored horizontal siding and a dark roof. A large, glass-enclosed pergola structure extends from the back of the house, creating an outdoor living area with wooden decking and lounge chairs. The house is surrounded by a well-maintained garden with various plants, including a large green bush on the left, a tall spiky plant in the foreground, and a stone path leading through the garden. The sky is blue with some light clouds.

Welcome to your Market update.

January to March Quarter One
Results for Frankston South

Hello and welcome

to our latest edition of “your market report” where we identify the latest sales in our Neighbourhood so you too can get an understanding of what really is happening to property prices in our wonderful place we call home.

For myself, and the Team at Janice Dunn Estate Agents, 2021 has been full of excitement, growth and new beginnings. Our Team has grown, and our services have evolved to include Property Management!

With the introduction of the new legislation around Property Management in Victoria the industry has had a big shakeup, making it even more important to engage the right property manager to help protect your hard-earned investments, ensure the renter (new name for tenant) and Rental Provider (new name for Landlord) are perfectly matched, and all parts of the new legislation are read, understood and acted upon.




Thank you so much to those who have already switched your properties across to us, your business is very much appreciated, and to those who are curious as to how we can serve you better - please get in touch with me, or feel free to give Tina Melas a call on 0439 415 022 - we are ready to help!



Sales Results in Frankston South




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
66 Picnic Street	House	2	1	0	257	\$555,000	28-Jan-21
117 Rosedale Grove	House	4	2	2	672	\$700,000	15-Feb-21
23 Jasper Terrace	House	2	1	0	658	\$720,000	16-Jan-21
72 Sycamore Road	House	3	2	4	256	\$720,000	23-Jan-21
2 Japonica Grove	House	3	1	2	421	\$726,000	9-Mar-21
4 Geebung Avenue	House	3	2	2	567	\$735,000	11-Mar-21
16 Wentworth Avenue	House	3	1	2	651	\$738,000	2-Feb-21
54 Pratt Avenue	House	3	1	1	613	\$745,000	18-Feb-21
28A Brighton Street	House	3	2	3	429	\$746,000	19-Jan-21
45 Mount Erin Crescent	House	5	3	2	680	\$760,000	19-Mar-21
42 Pratt Avenue	House	2	1	2	522	\$767,000	22-Jan-21
10 Lawson Avenue	House	4	1	4	649	\$770,000	21-Jan-21
282 Frankston-Flinders Rd	House	3	2	3	862	\$777,500	1-Feb-21
5 Wakefield Avenue	House	3	2	2	592	\$780,000	12-Jan-21
117 Casuarina Drive	House	4	2	1	661	\$786,000	4-Feb-21
7 Eyre Court	House	3	2	2	679	\$786,200	19-Jan-21
35 Christopher Drive	House	3	1	2	685	\$790,000	19-Mar-21
154 Frankston-Flinders Rd	House	3	2	3	634	\$792,000	12-Jan-21
14 Grady Court	House	3	2	2	634	\$795,000	15-Jan-21
18 Genista Street	House	3	2	2	694	\$800,000	22-Mar-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
17 Watson Street	House	4	1	2	675	\$812,000	29-Jan-21
19 Baden Powell Drive	House	2	1	1	700	\$821,000	23-Mar-21
20 Poinciana Street	House	3	2	2	295	\$825,000	13-Jan-21
4 Banksia Court	House	4	3	2	814	\$826,000	6-Feb-21
3 Tristania Street	House	3	1	1	736	\$841,500	17-Mar-21
42 Overport Road	House	4	2	2	819	\$870,000	10-Feb-21
15 Shearer Court	House	4	2	2	612	\$880,000	4-Mar-21
22 Grady Court	House	4	2	2	623	\$888,800	10-Feb-21
16 Norman Avenue	House	0	2	2	885	\$900,000	21-Jan-21
26 Seaview Road	House	3	1	1	958	\$900,000	12-Feb-21
43 Woolston Drive	House	3	2	1	610	\$915,000	5-Jan-21
24A Bembridge Avenue	House	3	1	2	656	\$923,000	20-Mar-21
19 Gregory Avenue	House	5	3	2	686	\$930,000	15-Jan-21
27 Alicudi Avenue	House	4	2	3	1558	\$935,000	18-Feb-21
38 Brighton Street	House	3	2	2	885	\$938,000	12-Feb-21
4 Rylett Court	House	4	2	2	664	\$940,000	26-Feb-21
21 Harcourt Avenue	House	3	1	2	575	\$966,000	28-Mar-21
16 Brompton Close	House	4	2	2	671	\$981,000	19-Mar-21
4 Barmah Court	House	4	2	2	2693	\$985,000	25-Feb-21
9 Wineview Lane	House	4	2	2	580	\$991,000	29-Jan-21



Sales Results in Frankston South




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
59 Escarpment Drive	House	4	2	2	615	\$995,000	10-Mar-21
8 Heathwren Close	House	4	2	2	670	\$995,000	6-Mar-21
4 Woolston Drive	House	4	2	2	576	\$998,500	4-Mar-21
5 Torrbay Court	House	5	2	3	965	\$1,000,000	28-Mar-21
5 Woolmer Court	House	4	2	2	702	\$1,000,000	4-Mar-21
3 St Mirins Close	House	4	2	2	1505	\$1,055,000	25-Mar-21
10 Marcus Road	House	2	1	0	2958	\$1,075,000	27-Feb-21
40 McComb Boulevard	House	4	2	2	923	\$1,093,000	3-Mar-21
11A Norman Avenue	House	3	2	4	491	\$1,100,788	12-Feb-21
45 Picnic Street	House	3	2	2	690	\$1,101,000	16-Mar-21
20 Thames Street	House	2	1	2	1013	\$1,120,000	28-Feb-21
50 Bartlett Street	House	4	2	2	1484	\$1,136,000	5-Mar-21
20 Norman Avenue	House	4	3	3	681	\$1,165,000	10-Mar-21
35 Jasper Terrace	House	3	2	2	1319	\$1,200,000	19-Feb-21
22 Plummer Avenue	House	4	2	2	700	\$1,200,000	16-Feb-21
14 Woodside Avenue	House	4	2	4	1560	\$1,230,000	27-Jan-21
5 Ambleside Close	House	4	2	1	2850	\$1,233,000	25-Jan-21
57 Derinya Drive	House	4	2	2	2947	\$1,240,000	11-Feb-21
62 Baden Powell Drive	House	4	2	2	1084	\$1,255,000	27-Feb-21
12 Harrow Hill Court	House	5	2	6	2678	\$1,285,000	22-Mar-21






ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
13A Mulgra Street	House	3	2	6	3123	\$1,341,000	20-Mar-21
45 Derinya Drive	House	4	2	2	2809	\$1,350,000	17-Mar-21
5A Canning Street	House	4	2	3	779	\$1,354,000	15-Jan-21
23 Marcus Road	House	3	2	3	2707	\$1,391,500	22-Mar-21
114 Overport Road	House	4	3	2	2719	\$1,455,000	9-Feb-21
138 Overport Road	House	4	2	2	2688	\$1,470,000	21-Jan-21
26 Maberley Crescent	House	4	2	4	1571	\$1,495,000	30-Mar-21
13 Harrow Hill Court	House	4	2	6	2613	\$1,525,000	6-Jan-21
53 Cliff Road	House	4	3	3	1012	\$1,550,000	13-Jan-21
12 Derinya Drive	House	4	3	4	2692	\$1,550,000	13-Jan-21
68 Cliff Road	House	5	2	2	1453	\$1,585,000	2-Mar-21
182 Overport Road	House	5	3	2	2706	\$1,600,000	21-Mar-21
183 Overport Road	House	4	2	5	2239	\$1,600,000	26-Feb-21
6 Chetwyn Court	House	4	4	3	2695	\$2,210,000	26-Mar-21
2 Merrigal Court	House	6	3	2	2642	\$2,750,000	18-Feb-21
122 Overport Road	House	6	3	4	6164	\$2,875,000	15-Mar-21
191 Humphries Road	House	5	3	2	3660	\$3,300,000	19-Feb-21
6 Bembridge Avenue	House	5	1	1	1834	Not Disclosed	16-Feb-21
51 Christopher Drive	House	3	1	0	661	Not Disclosed	5-Feb-21
15 Kristen Close	House	5	3	2	2697	Not Disclosed	5-Feb-21



Sales Results in Frankston South

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
139 Overport Road	House	4	3	4	2704	Not Disclosed	11-Mar-21
19 Stradbroke Avenue	House	4	2	3	600	Not Disclosed	21-Mar-21
24 The Ridge	House	4	2	2	548	Not Disclosed	3-Mar-21
8 The Strand	House	5	5	5	2500	Not Disclosed	9-Feb-21
21 Bangalay Avenue	House	4	2	1	4047	Not Disclosed	10-Mar-21
19 Rock Lodge Court	House	4	4	3	2500	Not Disclosed	25-Feb-21
6 Fleetwood Lane	Land	0	0	0	795	\$445,000	12-Feb-21
6A Orchard Grove	Land	0	0	0	228	\$450,000	23-Feb-21
1 Lyons Avenue	Land	0	0	0	593	\$745,000	5-Mar-21
40 Liddesdale Avenue	Land	0	0	0	1003	\$950,000	18-Jan-21
2/642A Nepean Highway	Land	0	0	0	2482	\$1,810,600	15-Mar-21
2/8 Brighton Street	Land	0	0	0	401	Not Disclosed	16-Jan-21
2/93 McComb Boulevard	Land	0	0	0	416	Not Disclosed	30-Jan-21
2/15 Pratt Avenue	Unit	2	1	1	160	\$525,000	16-Feb-21
1/3 Albany Place	Unit	3	1	1	265	\$530,000	4-Jan-21
2/9 Baden Powell Drive	Unit	3	2	2	301	\$600,000	23-Feb-21
4/34 Dunstan Street	Unit	2	2	1	188	\$615,000	14-Feb-21
35 Brighton Street	Unit	2	2	1	163	\$621,000	12-Feb-21

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
1A Scoble Street	Unit	2	1	2	258	\$645,100	23-Jan-21
1/3 Villiers Street	Unit	3	2	1	221	\$705,000	28-Jan-21
68A Yuille Street	Unit	3	2	2	278	\$708,000	3-Mar-21
4/33 Culcairn Drive	Unit	4	2	2	205	\$747,000	21-Jan-21
2/55 Baileyana Street	Unit	3	2	2	212	\$765,000	29-Jan-21
1/35 McComb Boulevard	Unit	3	2	2	388	\$765,000	9-Jan-21
3/34 Ronald Avenue	Unit	3	2	2	189	\$793,000	27-Mar-21
2/7 McComb Boulevard	Unit	4	2	2	271	\$950,000	27-Jan-21
2/51 Warringa Road	Unit	3	2	3	374	\$1,280,000	20-Mar-21
1/31 Culcairn Drive	Unit	3	2	2	357	Not Disclosed	5-Mar-21
2/68 Brighton Street	Unit	3	2	2	328	Not Disclosed	14-Jan-21

Information about this report: This report shows 3 months of sold properties (01/01/2021-31/03/2021), as reported on 10/04/2021.

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.

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.



Why Lease with Janice Dunn Estate Agents?

Boutique Agency

As an independent, boutique agency, our team are able to quickly adjust to changes in the local market, State Legislation and best practice.

Experience

With over 18 years of experience in residential rentals, our Operations Manager Tina Melas is a property management guru and a wealth of information for our Rental Providers.

Our Clients Love Us!

Feedback from clients is that we are “not your typical real estate agents” – and we are bringing this same attitude to our rentals department. Our Rental Providers and Renters are more than just a number to us – and we will take care of your property like our own.

Communication, Transparency & Personalised Service

We pride ourselves on our open communication with clients, attending to all queries and concerns in a timely manner. Being a small team, you will always know who your property manager is - to us, you are more than just a property.

Maintenance & Repairs

Our team will identify areas for improvement, take preventative measures to avoid serious damage and act fast when repairs are required ensuring the property and Renters are safe. All maintenance requests are handled professionally and promptly - we only engage qualified, licenced and insured tradespeople.

Arrears

We have a zero tolerance policy for arrears, and are proactive in our communications with Renters to avoid late or missed payments.

Attention to Detail

Tina is meticulous with her attention to detail, ensuring every detail is noticed when reporting to you.



Meet the Team



Janice Dunn
Director & Sales
Licensed Estate Agent
0402 285 698

Janice is the Director at Janice Dunn Estate Agents and loves all things real estate. With an unrivalled knowledge of Frankston South and Mount Eliza, Janice is at the forefront of the real estate market here.

As a local business owner who is passionate about the local market, Janice always goes the extra mile to help ensure you achieve your real estate goals.



Tina Melas
Rentals
Licensed Estate Agent
0439 415 022

With over 18 years of experience in the real estate industry, Tina is an expert in her field.

A local Frankston resident, Tina has a passion for property renovation, and brings this wealth of knowledge and a solid understanding of market trends for residential real estate to her clients, enabling her to provide sound advice at all times.



Anne Linke-Waldron
Sales Associate
Agents Representative
0404 924 827

Born & raised in Germany, Anne was a secondary school teacher with a passion for linguistics.

After falling in love with an Aussie, she made the big move to Australia and is now a wife, proud mother of two and calls Australia home. Anne's people skills, property obsession and bubbly personality make her perfect for real estate.

Thinking of Selling or Leasing?
Think Local.
Think Janice Dunn Estate Agents.



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