



Mount Eliza 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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www.janicedunn.com.au
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 metal pergola over the back deck. The deck has two lounge chairs and potted plants. The house is surrounded by a lush green lawn and various plants, including a large spiky plant in the foreground and a large tree on the left. The sky is blue with some 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 Mount Eliza

ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
27 Dolphin Street	House	3	2	2	522	\$750,000	13-Jan-21
55 Beluga Street	House	3	1	1	646	\$870,000	3-Feb-21
100 Koetong Parade	House	4	2	4	788	\$905,000	1-Jan-21
19 Acunha Street	House	3	2	2	1008	\$999,000	18-Feb-21
16A Coonara Avenue	House	4	2	2	641	\$1,031,000	27-Feb-21
22 Kardella Lane	House	3	2	4	1014	\$1,035,000	23-Mar-21
64 Volitans Avenue	House	4	3	2	1565	\$1,050,000	19-Feb-21
49 Eliza Drive	House	4	2	2	700	\$1,080,000	5-Feb-21
77 Banool Crescent	House	4	2	2	1292	\$1,105,000	11-Feb-21
4 Stevenson Court	House	3	2	2	522	\$1,115,000	27-Feb-21
5 Narrung Road	House	4	2	2	1038	\$1,130,000	9-Feb-21
39 Bareena Drive	House	3	2	3	2724	\$1,200,000	9-Feb-21
42 Kolora Crescent	House	3	1	2	1118	\$1,200,000	15-Mar-21
7 Boxmoor Court	House	3	2	3	948	\$1,210,000	16-Mar-21
23 Davis Drive	House	3	2	2	694	\$1,215,000	24-Mar-21
5 Spero Avenue	House	3	2	2	578	\$1,250,000	21-Feb-21
5 Beluga Street	House	3	2	2	1171	\$1,270,000	16-Mar-21
5 Brighton Crescent	House	4	2	2	762	\$1,270,000	1-Feb-21
9 Acheron Avenue	House	4	2	2	1080	\$1,295,000	1-Feb-21
16 Dolphin Street	House	4	3	2	1006	\$1,300,000	13-Jan-21
4 Murralinga Place	House	4	2	4	1424	\$1,300,000	6-Feb-21
13 Allen Drive	House	2	1	2	1164	\$1,370,000	21-Mar-21






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ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
46 Redbourne Avenue	House	3	2	3	1000	\$1,375,000	22-Jan-21
8 Stevenson Court	House	3	2	2	532	\$1,375,000	16-Mar-21
9 Berkeley Court	House	4	2	1	2691	\$1,390,000	9-Mar-21
5 Darvell Lane	House	5	2	3	3084	\$1,390,000	25-Feb-21
20 Mohilla Street	House	5	4	1	1023	\$1,400,000	4-Feb-21
224 Moorooduc Hwy	House	4	2	4	3842	\$1,400,000	25-Jan-21
33 Station Street	House	3	2	2	1465	\$1,400,000	13-Jan-21
12 Humphries Road	House	4	2	2	3939	\$1,435,000	28-Mar-21
12 Mather Road	House	3	2	2	2867	\$1,451,000	12-Feb-21
3-5 St Kilda Street	House	4	3	4	1380	\$1,477,500	23-Mar-21
125 Rutland Avenue	House	3	2	2	843	\$1,560,000	4-Jan-21
4 The Ridge	House	4	2	2	1976	\$1,560,000	21-Jan-21
29 Kolora Crescent	House	3	2	2	1062	\$1,580,000	15-Jan-21
18A Volitans Avenue	House	3	3	2	687	\$1,625,088	17-Jan-21
7 Gunyong Creek Ln	House	4	2	2	678	\$1,630,000	7-Mar-21
11 Hamersley Court	House	3	2	3	2687	\$1,633,000	28-Jan-21
95 Winona Road	House	4	2	6	2753	\$1,650,000	19-Jan-21
17 Fernshaw Place	House	5	3	2	1903	\$1,670,000	6-Feb-21
70 Winona Road	House	4	3	2	2765	\$1,700,000	29-Jan-21
198 Moorooduc Hwy	House	4	2	3	3553	\$1,810,000	27-Jan-21
206 Moorooduc Hwy	House	4	2	2	2539	\$1,840,000	27-Mar-21
24 Maddison Avenue	House	4	2	2	1426	\$1,950,000	5-Jan-21






Sales Results in Mount Eliza




ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
7 Murralinga Place	House	4	3	2	1522	\$1,980,000	24-Mar-21
33 Koornalla Crescent	House	4	4	2	1251	\$2,100,000	24-Feb-21
4 Volitans Avenue	House	4	2	2	826	\$2,100,000	15-Feb-21
27 Glen Shian Lane	House	5	2	10	4259	\$2,220,000	21-Jan-21
45 Glen Shian Lane	House	4	2	2	2278	\$2,270,000	3-Feb-21
14 Kunyung Road	House	3	3	1	1017	\$2,460,000	13-Jan-21
64 Old Mornington Rd	House	4	2	2	1403	\$2,565,000	14-Jan-21
73 Wimborne Avenue	House	4	2	2	832	\$2,600,000	24-Mar-21
26 Kunyung Road	House	4	4	3	1006	\$2,710,000	12-Jan-21
33 Wimbleton Ave	House	5	3	4	882	\$2,720,000	24-Mar-21
30 Glen Shian Lane	House	6	3	2	1488	\$2,750,000	6-Feb-21
31-33 Ravenscourt Cr	House	4	3	4	1721	\$2,750,000	19-Jan-21
77 Wimborne Avenue	House	3	2	2	810	\$2,888,467	4-Feb-21
5 Canadian Bay Road	House	3	2	2	3522	\$2,930,000	19-Jan-21
3 Granya Grove	House	4	2	2	741	\$3,000,000	11-Jan-21
8 Darvell Lane	House	7	3	2	4074	\$3,100,000	21-Jan-21
33 Glen Shian Lane	House	5	2	2	4024	\$3,400,000	25-Feb-21
1 Watts Crescent	House	4	4	3	2439	\$3,400,000	16-Jan-21
5 Bay Avenue	House	5	5	4	2619	\$3,550,000	26-Jan-21
11 Pelican Place	House	6	4	4	2382	\$4,750,000	13-Mar-21
70A Glen Shian Lane	House	5	4	2	2661	\$5,850,000	13-Mar-21
41Canadian Bay Rd	House	5	3	2	4631	\$6,150,000	19-Mar-21






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ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
29 Canadian Bay Rd	House	6	4	4	2481	\$7,080,000	22-Feb-21
29 Attunga Way	House	4	2	3	2028	Not Disclosed	17-Mar-21
19 Barmah Street	House	4	2	2	1047	Not Disclosed	23-Mar-21
17 Barton Drive	House	3	2	2	1483	Not Disclosed	26-Feb-21
15 Berkeley Court	House	4	2	2	2707	Not Disclosed	2-Mar-21
3 Cummins Lane	House	5	2	5	4011	Not Disclosed	16-Mar-21
15 Fernshaw Place	House	4	2	3	2230	Not Disclosed	16-Mar-21
13 Glen Shian Cres	House	4	2	4	2934	Not Disclosed	19-Mar-21
24 Glen Shian Cres	House	5	3	2	1035	Not Disclosed	15-Feb-21
4 Hamersley Court	House	4	2	2	2708	Not Disclosed	23-Mar-21
36 Humphries Road	House	5	3	2	2332	Not Disclosed	23-Feb-21
37 Maughan Road	House	4	2	2	851	Not Disclosed	25-Mar-21
52 Millbank Drive	House	4	2	4	2769	Not Disclosed	31-Mar-21
550 Moorooduc Hwy	House	8	4	12	112853	Not Disclosed	10-Mar-21
1 Penny Lane	House	4	2	3	1918	Not Disclosed	13-Feb-21
37 Rendlesham Ave	House	4	2	4	756	Not Disclosed	18-Mar-21
7 Rosserdale Crescent	House	3	2	2	836	Not Disclosed	17-Mar-21
9 Roy Court	House	3	2	2	430	Not Disclosed	8-Mar-21
4 Rutland Avenue	House	4	3	2	667	Not Disclosed	17-Feb-21
99 Rutland Avenue	House	3	2	2	1586	Not Disclosed	31-Mar-21
38 Wimbledon Ave	House	3	2	4	991	Not Disclosed	29-Jan-21
52 Wimbledon Ave	House	4	3	4	832	Not Disclosed	22-Feb-21

Sales Results in Mount Eliza

ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
112 Wimbledon Ave	House	3	2	2	845	Not Disclosed	26-Feb-21
126 Wimbledon Ave	House	5	2	0	850	Not Disclosed	20-Mar-21
1 Millbank Drive	House	6	4	4	3083	Not Disclosed	24-Mar-21
18 Stewart Street	House	4	2	2	692	Not Disclosed	18-Mar-21
27 Winona Road	House	4	2	2	3091	Not Disclosed	14-Mar-21
16 Pennington Close	House	4	2	2	2683	Not Disclosed	27-Feb-21
10 Jacksons Road	House	4	4	2	2908	Not Disclosed	18-Mar-21
24 Colstan Court	Land	0	0	0	2186	\$758,000	25-Feb-21
4 Marathon Drive	Land	0	0	4	3645	\$1,230,000	18-Feb-21
6 Rendlesham Ave	Land	4	2	2	812	\$2,100,000	9-Feb-21
78-80 Rutland Avenue	Land	0	0	0	727	\$2,800,000	5-Feb-21
27A Cummins Lane	Land	0	0	0	5163	Not Disclosed	11-Feb-21
1 Daveys Bay Road	Land	0	0	0	1674	Not Disclosed	19-Mar-21
46 Volitans Avenue	Land	0	0	0	907	Not Disclosed	5-Mar-21
7/151 Mt Eliza Way	Unit	1	1	1	46	\$350,000	17-Mar-21
3/125 Mt Eliza Way	Unit	2	1	1	122	\$554,999	29-Jan-21
1/149 Mt Eliza Way	Unit	3	1	1	418	\$697,000	4-Feb-21
5/23-25 Clarkestown	Unit	2	2	1	391	\$710,500	25-Mar-21
2/5 Baden Powell Pl	Unit	3	1	1	222	\$720,000	1-Mar-21
2/109 Canadian Bay	Unit	3	2	1	200	\$770,000	24-Mar-21

ADDRESS	TYPE				LAND	SALE PRICE	SALE DATE
23 Beluga Street	Unit	2	1	2	595	\$875,000	30-Jan-21
18 Mount Eliza Way	Unit	3	2	4	762	\$1,050,000	1-Jan-21
6 Glen Shian Crescent	Unit	4	3	2	907	\$3,150,000	3-Mar-21
7 Kenaud Avenue	Unit	3	2	2	460	Not Disclosed	23-Mar-21
3/100-102 Wimborne Ave	Unit	3	2	2	380	Not Disclosed	24-Mar-21

Information about this report: This report shows 3 months of sold properties (01/01/2021-31/03/2021), as reported on 17/04/2021.

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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