



# Frankston South Marketplace Report July-September 2021

Janice **Dunn**

Estate Agents



“Fleetwood street record!

Janice and her team were **an absolute delight to deal with**, from first appraising our home to the daily communication throughout the campaign and post-sale.

She is an excellent communicator who is both professional and approachable. Yet, **it felt like dealing with family we could trust with the sale of our home.**

Not only is she the local expert for the Frankston South precinct every piece of advice she gave us came true, which is why **we would highly recommend and have complete trust in her services.**

We were lucky to list and sell our house between lockdown 5 and 6, and the extra opens in the short window of opportunity made all the difference and she helped us navigate an excellent result that achieved our street record.

Thank you Janice and team, for making the process of selling our home so seamless and stress free.” - Bec & Ray (Vendors)

## Curious as to what your property could be worth?

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

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Janice Dunn  
  
Estate Agents





# Welcome to your Market Update.

July-September Quarter 3  
Results for Frankston South

## *A Note from Janice*

Hello and welcome to the latest market report for your Neighbourhood.

As I write this introduction we are entering “New COVID-Safe Real Estate Guidelines” and excited to note that “Open for Inspections” as well as live “Appraisals” are finally allowed.

The property market has been kicking along nicely this year with some amazing local sales results being achieved.

We are seeing increased numbers of buyers coming from inner Melbourne suburbs with Glen Iris, Brighton, and Bentleigh bring the top 3 standouts.

According to CoreLogic (RPData) which are working off settled properties which is old data, statistically the top 3 suburbs for property settlements are:

- Frankston (Frankston South/Seaford/Langwarrin)
- Frankston South (Frankston/Mt Eliza/Seaford)
- Mt Eliza (Morningside/Frankston South/Frankston)




If you are interested in what your home might achieve in today's marketplace, give one of our team a call today.



# Sales Results in Frankston South

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
43 Overport Road	House	3	1	1	423	\$725,000	8-Jul-21
196 Frankston-Flinders Rd	House	4	1	2	968	\$747,500	10-Aug-21
11 Blaxland Avenue	House	4	1	2	654	\$749,999	6-Aug-21
17 Jasper Terrace	House	3	1	3	648	\$800,000	29-Sep-21
62A Blaxland Avenue	House	3	2	2	327	\$822,500	1-Aug-21
26 Overport Road	House	3	1	3	648	\$830,000	6-Aug-21
104 Rosedale Grove	House	3	2	2	785	\$850,000	15-Jul-21
37 Brighton Street	House	2	1	2	406	\$855,000	28-Sep-21
85 Yuille Street	House	3	1	2	558	\$860,000	27-Sep-21
5 Giles Court	House	3	2	3	833	\$880,000	22-Sep-21
6 Amberley Crescent	House	3	1	3	742	\$885,000	25-Aug-21
2/34 Ronald Avenue	House	3	2	2	171	\$900,000	28-Jul-21
65 Kars Street	House	3	1	2	599	\$900,000	27-Sep-21
6 Lawson Avenue	House	3	2	2	640	\$930,000	7-Aug-21
148 Frankston-Flinders Rd	House	4	3	1	639	\$950,000	8-Jul-21
11A Jasper Terrace	House	3	2	2	289	\$950,000	16-Aug-21
2/51 Humphries Road	House	2	2	1	533	\$950,000	7-Jul-21
9 Idon Avenue	House	3	2	1	826	\$963,000	7-Aug-21
8 Torrbay Court	House	3	1	2	622	\$970,000	17-Aug-21
20 Leslie Street	House	3	2	2	530	\$980,000	9-Sep-21
8 Charlotte Court	House	4	2	1	771	\$990,000	10-Sep-21
5 Palma Court	House	4	2	2	740	\$990,000	7-Jul-21
57A Baden Powell Drive	House	4	2	2	571	\$991,000	11-Aug-21
106 Foot Street	House	5	2	1	540	\$995,500	9-Jul-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
2 Gowrie Avenue	House	3	2	2	734	\$1,010,000	23-Jul-21
5 Cooida Court	House	3	2	3	593	\$1,015,000	11-Aug-21
6 Woolston Drive	House	3	2	1	640	\$1,025,000	28-Aug-21
91 Sycamore Road	House	3	1	2	1818	\$1,050,000	16-Sep-21
51 Woolston Drive	House	3	2	2	602	\$1,050,000	23-Aug-21
64 Picnic Street	House	3	2	2	315	\$1,075,000	13-Sep-21
168 Kars Street	House	3	2	2	531	\$1,115,000	28-Sep-21
8 Lauren Court	House	4	2	2	1525	\$1,150,000	5-Jul-21
77A Humphries Road	House	0	0	0	1906	\$1,165,000	20-Jul-21
4 Cooida Court	House	3	2	2	604	\$1,170,000	13-Sep-21
22 McComb Boulevard	House	3	2	2	963	\$1,200,000	22-Sep-21
34 Seaview Road	House	0	0	0	910	\$1,200,000	28-Sep-21
6 Paul Court	House	4	2	2	849	\$1,200,000	29-Sep-21
13 Baden Close	House	3	2	1	657	\$1,215,000	22-Sep-21
4 Sarah Place	House	4	2	2	720	\$1,218,500	14-Sep-21
3A Leslie Street	House	1	2	4	1019	\$1,220,000	17-Jul-21
29 Sanders Road	House	5	3	3	882	\$1,225,000	26-Aug-21
30 Dunstan Street	House	3	2	2	922	\$1,230,000	23-Jul-21
31 Manor Drive	House	4	2	2	630	\$1,242,000	14-Aug-21
25 Gowrie Avenue	House	4	2	5	888	\$1,245,000	30-Sep-21
10 Woolmer Court	House	4	2	2	917	\$1,250,000	31-Aug-21
2 Nareen Court	House	4	2	2	667	\$1,290,000	20-Aug-21
103 Rosedale Grove	House	5	3	2	740	\$1,300,000	14-Sep-21
14 Stansfield Court	House	4	3	4	999	\$1,300,000	10-Aug-21





# Sales Results in Frankston South

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4 Woodside Avenue	House	4	3	6	1426	\$1,300,000	21-Sep-21
29 Menzies Close	House	4	2	2	627	\$1,307,600	31-Jul-21
26 Hoadley Avenue	House	4	2	2	993	\$1,320,000	7-Jul-21
15 Blackwood Court	House	4	2	2	1338	\$1,335,000	21-Sep-21
195 Humphries Road	House	5	3	2	2675	\$1,343,000	5-Aug-21
13 Grosvenor Street	House	4	2	2	669	\$1,350,000	9-Sep-21
27 Picnic Street	House	4	2	3	1022	\$1,385,000	10-Jul-21
24 Mountain Avenue	House	4	2	2	2731	\$1,400,000	8-Jul-21
14 Menzies Close	House	4	2	2	869	\$1,420,100	4-Aug-21
137 Fleetwood Crescent	House	4	2	2	932	\$1,430,000	15-Sep-21
1 The Close	House	4	2	2	864	\$1,430,000	27-Aug-21
7 Violet Street	House	4	2	2	889	\$1,450,000	15-Sep-21
23 Pratt Avenue	House	4	2	1	1355	\$1,482,000	7-Sep-21
2 Plummer Avenue	House	3	2	2	464	\$1,500,000	5-Jul-21
27 Fleetwood Crescent	House	3	2	2	746	\$1,550,000	5-Aug-21
75 Kars Street	House	0	0	2	927	\$1,567,500	30-Jul-21
15 Hoadley Avenue	House	4	2	2	699	\$1,575,000	25-Aug-21
299 Humphries Road	House	4	3	4	3579	\$1,590,000	25-Sep-21
52B Moorooduc Highway	House	4	2	8	2958	\$1,601,000	25-Aug-21
14 Sweetwater Drive	House	4	2	2	1146	\$1,610,001	3-Jul-21
98-100 Kars Street	House	5	2	2	2342	\$1,650,000	10-Aug-21
38A Violet Street	House	4	2	2	556	\$1,650,000	1-Jul-21
3 Fontayne Court	House	3	2	2	2677	\$1,651,000	22-Jul-21
21 Derinya Drive	House	3	2	2	3618	\$1,700,000	10-Sep-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
161 Humphries Road	House	4	2	2	3760	\$1,750,000	14-Aug-21
16 Bruarong Crescent	House	4	3	2	996	\$1,800,000	7-Jul-21
8 Gowrie Avenue	House	4	2	2	712	\$1,880,000	9-Aug-21
18 Bangalay Avenue	House	4	1	3	2697	\$1,900,000	27-Aug-21
56 Rosedale Grove	House	4	2	7	2600	\$1,900,000	21-Sep-21
2 Kirkstall Close	House	5	3	2	2500	\$2,020,000	24-Aug-21
13 Sibyl Avenue	House	4	3	3	2868	\$2,070,000	20-Sep-21
13 Barriedale Grove	House	5	2	4	3239	\$2,300,000	29-Sep-21
3 Liddesdale Avenue	House	4	2	4	950	\$2,430,000	12-Aug-21
42-52 Stotts Lane	House	7	4	13	103498	\$5,045,000	9-Aug-21
11 Merrigal Court	Land	0	0	0	2954	\$800,000	9-Jul-21
5 Scenic Close	Land	0	0	0	4741	\$950,000	2-Jul-21
40 Liddesdale Avenue	Land	0	0	0	1011	\$1,120,000	31-Aug-21
21 Chetwyn Court	Land	0	0	0	2500	\$1,180,000	30-Jul-21
634A Nepean Highway	Land	0	0	0	2677	\$1,750,000	7-Jul-21
2/39-41 Jasper Terrace	Unit	2	1	1	188	\$568,000	12-Aug-21
2/86A Kars Street	Unit	2	1	1	329	\$575,000	6-Aug-21
8B Culcairn Drive	Unit	2	1	2	295	\$600,000	1-Jul-21
2/26 Nolan Street	Unit	2	1	1	82	\$613,000	6-Sep-21
3/13 Baileyana Street	Unit	3	2	2	276	\$765,000	1-Jul-21
1/5 McComb Boulevard	Unit	2	1	2	316	\$810,000	25-Aug-21
1/38 Genista Street	Unit	3	2	2	439	\$900,000	13-Sep-21

# Sales Results in Frankston South

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
13A Orchard Grove	Unit	3	2	2	229	\$980,000	3-Aug-21

Information about this report: This report shows 3 months of sold properties (01/07/2021-30/09/2021), as reported on 16/10/2021.

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.



**DUNN RIGHT**

HOME MAINTENANCE

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# Styling How To: Style a Bookshelf

Do you look at your bookshelves and think - WHAT'S GOING ON HERE?!

Does your bookshelf constantly distract you from reading a good book?

Is it messy, overflowing, and quite frankly – not very pleasant to look at?

If you said yes, you're not alone. Most people we meet need help to organise their bookshelves before photography, and once finished, tell us they'll never let them get disorganized again!

Bookshelves can take up a lot of real-estate space in our homes so our resident SUPER SHELF ORGANIZER Anne Linke-Waldron gives us the tips and tricks she uses to make her bookshelves, which she shares with 3 boys, calm and organised, ensuring that when she does have some quiet time to herself – there won't be the distraction of an overflowing bookshelf.

## Anne says...

At Janice Dunn Estate Agents we love giving our clients the tricks and tools to easily spruce up their homes. Whether you're looking at selling or simply wanting to create a more calming sanctuary to spend time in, we hope these simple steps can inspire you for an easy fun project at home that can be completed alone, or with the help of your little ones.

Where to start!

Before we start sorting anything, empty the bookshelves you will be working on and wipe them down. There is nothing more important than a clean workspace, and if you use a citrus smelling natural cleaning product you will have the added benefit of feeling alert, energised and inspired.

Bookshelves don't need to be just for books!

Time to decide what you want on your selves:

- Collect some objects that create a feeling of calm, pleasure, or joy, such as a candle, vase or any little mementos you have from holidays or special days with family and friends
- Choose your favourite framed photographs or artworks, ones that make you smile when you look at them
- Bring some nature in, find a nice pot plant to fit the shelf, not only will it be pleasing to the eye, multiple studies have proven that indoor plants keep you healthier, improve your mood, reduce fatigue, lower stress levels and much more



# Styling How To: Style a Bookshelf (Cont.)

•And of course collect books, whichever you want to organise into your bookshelf

Put everything else in a storage box – keep aside until you are certain you have chosen enough to make your bookshelf work for your space.

## Rainbow vs. classic?

Now that you see all the items in front of you its time to decide your theme:

a classic, structured, sort by theme/author. ....or a colour organised bookshelf creating a rainbow across the space.

Both ways work fantastic and will make your shelf a standout.

Colour co-ordinated theme:

Grab your books and focus on the colour of their “spine”

Put these into little mountains of their colours. Don’t worry if you have some odd ones, or if you don’t have all the rainbow colours present, it’s about grouping and harmony between the colours and books.

Classic theme:

If you prefer structure then you can sort by:

- Author
- Genre
- Size ( height)

## Everyone is different, whatever works for you!

Heavy and bulky items first:

A really important step is to put all the larger items such as heavy books, a basket or a chunky vase, at the bottom of the bookshelf.

These items will ground the bookshelf rather than overpower it.

Vary vertical and horizontal.

Start organising your shelves one at a time – this is where the fun starts!

We will be creating visually appealing shelves by alternating between a neat pile of books, to traditional vertical books then introducing objects to balance the space – always keeping in mind the principle of 3’s

- Place a neat pile of books vertically, lean them onto the side of the shelf so they don't fall
- Focus on going from taller to shorter creating balance.
- Now place a photo frame or a little meaningful item, or a sturdy vase next to it to mix it up a bit
- Another look can be a "pyramid" of books. What I mean by this is, choose a few books, stack them horizontal from big to small so they create a pyramid look. To finish off that pyramid put a little item on the top or even just put a special book vertical on top of it as a feature. We are trying to add height and a variation of interest to create interest for the eye.
- Another variation could be to slightly tilt the books and make them look "out of order". Start little and work your way through each shelf, don't be scared of mixing it up.
- Make it personal

Include a couple of meaningful items to the shelf, it will create a shelf full of warmth, harmony, and memories. This can be anything from a photo, to a stuffed animal, a candle, crystals or a souvenir, anything that you think might sync with the colours and display of your books. Round and cylinder-shaped items always work well, as they balance the book shapes and it's very soothing for the eye.

## Don't overthink, just have fun!

Make sure you step back in between, look at the progress, edit if you have to and mix it up where you can.

Adding some minimalist styled shelves between full shelves can create depth and visual space.

Try to have a minimalist shelf in between as it creates depth

A shelf is there to be used, so try and leave books that you might use more often accessible. A great example of this is making your favourite cookbook into a featured book, which can sit on top of one of the book pyramids.

Play around and mix it up.

In the end, your goal is that the bookshelf complements the rest of your homes' style.

You will be amazed at how calmer you will feel when you are looking for your next "weekend read" once your bookshelves are organised.

Need help styling your home for sale? Call one of our Team today!



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



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