

A modern, bright living room with a grey sofa, a wooden coffee table, and large windows. The room features a white ceiling with a fan, a white wall with a large abstract painting, and a wooden floor. The text "Frankston Marketplace Report July-September 2021" is overlaid on the top half of the image.

Frankston 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

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

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
8/33-35 Cranbourne Road	House	2	1	1	184	\$472,500	2-Aug-21
107/38 Playne Street	House	2	2	1	0	\$480,000	1-Sep-21
5/34 Coral Street	House	2	1	1	201	\$485,000	12-Sep-21
19A Addicott Street	House	2	1	1	236	\$508,000	10-Jul-21
162 Cranbourne Road	House	3	1	2	568	\$537,500	1-Aug-21
4 Frew Avenue	House	3	1	0	532	\$590,500	21-Aug-21
19 Karingal Drive	House	3	1	1	514	\$595,000	20-Jul-21
7 Olinda Place	House	3	2	0	651	\$605,000	30-Aug-21
2 Minno Court	House	3	2	2	554	\$615,000	20-Aug-21
2 Digby Court	House	3	1	1	569	\$616,000	5-Aug-21
34 Sassafras Drive	House	3	1	1	522	\$620,000	20-Jul-21
39 Karingal Drive	House	3	1	1	609	\$625,000	28-Sep-21
24 Paisley Drive	House	4	1	1	569	\$630,000	5-Jul-21
1/44 Bayview Road	House	2	1	2	315	\$635,000	27-Aug-21
15A Omaroo Road	House	3	2	1	237	\$635,000	21-Jul-21
99 Karingal Drive	House	3	1	0	549	\$638,000	2-Aug-21
30 Kurong Avenue	House	3	1	1	596	\$640,000	3-Aug-21
25 Kareela Road	House	0	2	2	309	\$645,000	13-Jul-21
9 Kitara Court	House	3	1	1	628	\$648,000	17-Jul-21
2 Bush Court	House	3	1	2	548	\$650,000	9-Sep-21
6 Fingal Drive	House	3	1	1	528	\$650,000	19-Jul-21
2 Wykeham Court	House	3	1	1	593	\$650,000	2-Sep-21
1A Wattle Drive	House	3	2	1	415	\$652,000	24-Jul-21
4 Boree Court	House	2	1	2	578	\$655,000	1-Sep-21
10 Campbell Street	House	3	1	1	330	\$655,000	21-Aug-21
178 Karingal Drive	House	3	1	1	624	\$657,500	15-Jul-21





ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
54 Finlay Street	House	3	1	1	500	\$660,000	31-Jul-21
2 Morley Court	House	3	2	2	580	\$660,000	2-Jul-21
3 Stanford Court	House	3	1	2	665	\$662,000	10-Jul-21
5 Camden Court	House	3	1	0	688	\$662,500	5-Jul-21
7 Wave Street	House	3	1	1	594	\$662,500	1-Sep-21
9 Catalina Court	House	3	1	2	575	\$665,000	8-Jul-21
252 Skye Road	House	3	1	2	603	\$665,500	23-Sep-21
109 Karingal Drive	House	3	2	1	549	\$666,500	17-Aug-21
18 Golconda Avenue	House	3	1	2	552	\$670,000	19-Aug-21
14 Wynden Drive	House	3	1	2	596	\$670,000	2-Sep-21
119 Wangarra Road	House	3	1	2	538	\$674,500	7-Jul-21
16 Bragge Street	House	2	2	3	393	\$675,000	10-Jul-21
5/55 Screen Street	House	4	2	2	169	\$675,000	14-Aug-21
9 Coral Street	House	3	2	2	534	\$680,000	3-Jul-21
4B Ropley Grange	House	3	2	2	274	\$680,000	1-Sep-21
169 Karingal Drive	House	3	1	4	585	\$683,000	15-Jul-21
26 Golconda Avenue	House	3	2	1	536	\$689,000	5-Sep-21
17 Hibiscus Avenue	House	3	1	2	552	\$690,000	20-Sep-21
72 Karingal Drive	House	3	1	2	605	\$690,000	16-Aug-21
38 Derna Crescent	House	3	1	1	713	\$699,500	1-Aug-21
7 Kanya Court	House	3	2	2	550	\$700,000	21-Jul-21
3 Carter Court	House	3	1	2	549	\$715,000	7-Jul-21
40 Lipton Drive	House	3	2	2	618	\$715,000	15-Jul-21
4 Elenya Court	House	3	1	4	626	\$725,000	10-Aug-21
131 Karingal Drive	House	3	1	1	605	\$725,000	8-Sep-21
18 Royle Street	House	3	1	1	659	\$725,000	17-Aug-21

Sales Results in Frankston

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
1 Valley Road	House	3	1	1	597	\$731,000	28-Sep-21
4 Anderson Street	House	3	1	5	768	\$732,000	20-Jul-21
2 Naroo Place	House	3	2	2	647	\$736,500	4-Aug-21
12 Parer Street	House	3	1	1	693	\$738,000	16-Sep-21
10 Anjaya Court	House	3	2	2	619	\$740,000	12-Jul-21
3/38 Heatherhill Road	House	3	2	2	157	\$740,000	15-Aug-21
4/65 Hillcrest Road	House	4	2	2	200	\$740,000	22-Jul-21
4 Alfred Place	House	3	1	2	689	\$745,000	22-Jul-21
4 Alicia Court	House	3	2	0	574	\$745,000	14-Aug-21
14 Ferndale Drive	House	3	1	2	606	\$745,000	6-Aug-21
10 Ellis Street	House	4	2	3	681	\$749,000	30-Sep-21
21 Dunsterville Crescent	House	3	1	1	578	\$750,000	10-Sep-21
37 Orwil Street	House	3	1	2	622	\$750,000	22-Jul-21
43 Orwil Street	House	4	1	1	937	\$750,000	11-Aug-21
10 Santa Barbara Drive	House	3	1	2	898	\$750,000	2-Sep-21
36 Stanley Street	House	3	1	2	580	\$750,000	28-Aug-21
14 Royle Street	House	3	1	2	642	\$752,000	21-Jul-21
57 Queen Street	House	3	2	1	458	\$753,000	16-Jul-21
78 Raphael Crescent	House	3	1	2	678	\$755,000	7-Jul-21
12 Cornell Court	House	3	1	1	590	\$756,500	10-Jul-21
15 Vera Street	House	3	1	1	674	\$760,000	17-Aug-21
7 Yarram Court	House	4	2	2	613	\$760,000	18-Jul-21
13 Bunarong Drive	House	3	2	2	534	\$767,000	10-Jul-21
33 Taketa Crescent	House	4	2	2	666	\$771,071	10-Aug-21
50 Dalpura Circuit	House	3	2	2	603	\$775,000	13-Sep-21
2 Genoa Court	House	4	2	2	578	\$775,000	22-Sep-21






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ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
66 Queen Street	House	3	1	1	574	\$778,000	13-Sep-21
19 Barwon Avenue	House	3	1	1	852	\$785,000	22-Aug-21
36 Leawarra Parade	House	3	1	2	696	\$790,000	7-Jul-21
21 Darius Avenue	House	3	2	1	649	\$794,000	3-Jul-21
3 Plover Close	House	4	2	2	617	\$795,000	22-Aug-21
13 Golf Links Road	House	3	2	2	652	\$800,000	4-Sep-21
10 Oxford Street	House	2	1	1	624	\$800,000	30-Aug-21
32 Queen Street	House	3	1	1	546	\$800,000	23-Sep-21
44 Bokissa Drive	House	4	2	2	585	\$803,000	2-Sep-21
4 Kenmore Court	House	2	2	2	554	\$815,000	17-Jul-21
48 Lipton Drive	House	3	2	2	809	\$815,000	7-Jul-21
18 Olympic Avenue	House	3	2	2	750	\$815,000	11-Aug-21
33 Nursery Avenue	House	5	2	2	887	\$826,000	27-Jul-21
6 Dunraven Court	House	4	2	2	534	\$830,000	11-Sep-21
195 Heatherhill Road	House	3	2	2	671	\$830,000	21-Aug-21
56 Bayview Road	House	1	1	4	643	\$831,000	5-Jul-21
53 Margate Avenue	House	3	2	1	783	\$835,000	7-Sep-21
6 Random Street	House	3	1	1	698	\$845,000	7-Sep-21
16 Frank Street	House	3	2	2	516	\$850,000	11-Jul-21
194 Heatherhill Road	House	3	2	2	693	\$850,000	14-Aug-21
4 Oxford Street	House	4	2	2	0	\$850,000	26-Sep-21
14 Mapiti Court	House	3	2	2	707	\$850,500	7-Jul-21
8 Dorchester Court	House	4	2	2	694	\$852,000	30-Sep-21
7 Murray Close	House	4	2	2	776	\$852,000	1-Sep-21
23 Lipton Drive	House	3	2	2	587	\$859,000	8-Jul-21
8 Verner Avenue	House	3	1	0	620	\$860,000	3-Aug-21






Sales Results in Frankston

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
3 Ashbrook Court	House	3	2	2	613	\$863,000	6-Sep-21
327 Heatherhill Road	House	4	2	3	659	\$865,000	14-Sep-21
13 Verner Avenue	House	3	1	1	595	\$874,000	9-Jul-21
2 Burgess Court	House	4	3	1	609	\$880,000	20-Aug-21
5 Marillac Court	House	3	2	2	771	\$880,000	1-Jul-21
48 Bayview Road	House	2	1	1	682	\$880,000	17-Sep-21
41 Fingal Drive	House	5	3	2	815	\$880,000	19-Aug-21
204 Heatherhill Road	House	3	2	2	595	\$890,000	4-Aug-21
25 Mincha Street	House	3	1	1	582	\$891,000	2-Sep-21
69 Bondi Avenue	House	3	2	1	693	\$900,000	11-Aug-21
38 Aquarius Drive	House	4	2	4	653	\$917,000	28-Sep-21
27 Highview Road	House	5	2	2	878	\$930,000	1-Sep-21
2 Woodlands Grove	House	3	1	1	653	\$940,000	23-Aug-21
40 Coogee Avenue	House	4	2	2	842	\$950,000	3-Jul-21
21 Schooner Bay Drive	House	4	2	1	631	\$961,000	17-Jul-21
5 Barwon Avenue	House	3	2	2	1024	\$980,000	25-Jul-21
37 Darius Avenue	House	4	2	2	651	\$986,000	23-Aug-21
25 Birdwood Street	House	3	1	2	581	\$992,000	30-Aug-21
3 Crathie Court	House	4	2	2	741	\$1,000,000	13-Sep-21
7 Melvin Street	House	4	3	2	535	\$1,020,000	19-Aug-21
569 Nepean Highway	House	0	0	1	607	\$1,020,000	18-Sep-21
8 Francesca Court	House	3	2	6	796	\$1,030,000	25-Sep-21
1 Charlton Place	House	3	2	2	749	\$1,040,000	30-Sep-21
7 Carnoustie Court	House	4	3	2	955	\$1,055,000	29-Jul-21
87 Frankston-Flinders Road	House	3	2	2	1104	\$1,070,000	30-Jul-21
2 Woodlea Court	House	3	1	2	1375	\$1,100,000	4-Aug-21






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ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
21 Castillon Square	House	4	2	6	884	\$1,120,000	22-Sep-21
82 Willow Road	House	3	2	2	564	\$1,125,000	7-Jul-21
20 Yuille Street	House	4	2	3	1180	\$1,260,000	17-Jul-21
94 Williams Street	House	3	1	1	786	\$1,265,000	4-Jul-21
28 Cliff Road	House	5	2	2	541	\$1,670,000	8-Jul-21
8 Cliff Road	House	4	2	1	755	\$1,999,000	16-Aug-21
19 Gweno Avenue	House	4	2	4	730	\$2,403,000	16-Sep-21
22 Sheridan Avenue	Land	0	0	0	677	\$2,365,000	29-Sep-21
4/337 Nepean Highway	Unit	2	1	1	1967	\$305,000	22-Sep-21
312/16 Clyde Street Mall	Unit	2	1	1	0	\$330,000	3-Aug-21
5/392-394 Nepean Highway	Unit	1	1	1	3569	\$345,500	18-Aug-21
1/9 Samada Street	Unit	1	1	2	176	\$346,578	1-Jul-21
5/10-12 Spray Street	Unit	2	1	1	114	\$348,888	4-Jul-21
4/1-3 Skye Road	Unit	2	1	1	79	\$349,000	1-Aug-21
6/74-76 Beach Street	Unit	2	1	1	1944	\$355,000	2-Jul-21
103/147 Beach Street	Unit	1	1	0	532	\$370,000	1-Jul-21
3/28 Lewis Street	Unit	2	1	1	88	\$380,000	25-Sep-21
12/47 Kars Street	Unit	2	1	1	250	\$390,000	3-Aug-21
8/18 Reservoir Road	Unit	2	1	1	95	\$395,000	10-Jul-21
413/16 Clyde Street Mall	Unit	3	1	0	1862	\$400,000	12-Jul-21
18/1 Foot Street	Unit	2	1	1	61	\$401,000	2-Aug-21
4/34 Birdwood Street	Unit	2	1	1	0	\$410,000	8-Jul-21
46/392-394 Nepean Hwy	Unit	2	1	1	49	\$422,500	20-Jul-21
17/63 Frankston-Flinders Rd	Unit	2	1	1	135	\$440,000	2-Sep-21
108/38 Playne Street	Unit	2	2	1	0	\$440,000	10-Aug-21
2/25 Frank Street	Unit	2	1	1	200	\$441,000	2-Jul-21






ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
2/4 Lewis Street	Unit	2	1	1	109	\$449,000	21-Sep-21
2 Elizabeth Street	Unit	2	1	1	236	\$450,000	29-Sep-21
2/3 Balcombe Street	Unit	2	1	1	127	\$455,000	23-Sep-21
1/51-53 Screen Street	Unit	0	1	1	187	\$455,000	2-Jul-21
1/89 McMahons Road	Unit	3	1	1	269	\$467,000	2-Aug-21
6/10-12 Denbigh Street	Unit	2	1	1	107	\$472,500	8-Aug-21
10 Addicott Lane	Unit	2	1	1	213	\$483,000	12-Jul-21
1/18 Hill Street	Unit	2	1	2	171	\$490,000	5-Aug-21
3/2 Jolly Street	Unit	2	1	1	193	\$490,000	31-Aug-21
1/24 Reservoir Road	Unit	2	1	1	164	\$490,000	3-Aug-21
14/2 Spray Street	Unit	3	1	1	220	\$490,000	8-Jul-21
17/54-58 Williams Street	Unit	2	1	1	219	\$491,500	1-Jul-21
1/52 Williams Street	Unit	2	1	1	96	\$495,000	16-Sep-21
3/1A Lee Street	Unit	2	1	1	266	\$504,800	28-Sep-21
3/3 Lorraine Street	Unit	2	1	1	206	\$510,000	7-Jul-21
3/36 Mereweather Avenue	Unit	2	2	1	47	\$510,000	28-Sep-21
12/95 Ashleigh Avenue	Unit	3	1	2	238	\$525,000	8-Jul-21
4/40 Lewis Street	Unit	2	1	1	242	\$525,000	1-Jul-21
1/11 Deane Street	Unit	2	1	2	192	\$530,000	23-Sep-21
23/95 Ashleigh Avenue	Unit	3	1	1	184	\$535,000	14-Jul-21
3/121 Lindrum Road	Unit	2	2	0	110	\$535,000	29-Aug-21
5/121 Lindrum Road	Unit	2	2	1	109	\$535,000	7-Sep-21
1/10 Cambridge Street	Unit	2	1	1	258	\$540,000	7-Jul-21
8/121 Lindrum Road	Unit	2	2	1	132	\$545,000	19-Jul-21
8/123 Lindrum Road	Unit	2	2	1	0	\$545,000	21-Jul-21
1/404-404A Nepean Hwy	Unit	2	1	2	229	\$545,000	4-Aug-21
1/121 Lindrum Road	Unit	3	2	0	155	\$550,000	10-Aug-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
8/190 Karingal Drive	Unit	3	1	1	342	\$565,000	1-Jul-21
1 Kareela Road	Unit	3	1	2	972	\$570,000	31-Jul-21
2/11 Colin Avenue	Unit	2	1	1	188	\$575,000	5-Jul-21
42 Heatherhill Road	Unit	2	1	1	315	\$578,250	15-Sep-21
4/78 McMahons Road	Unit	3	2	1	184	\$596,000	28-Jul-21
2/20 Foot Street	Unit	2	1	1	98	\$600,000	8-Jul-21
4/11 Kenilworth Avenue	Unit	2	2	1	170	\$607,052	5-Aug-21
1/37 Ashleigh Avenue	Unit	3	2	2	345	\$610,000	10-Aug-21
2/43 Heatherhill Road	Unit	3	1	1	316	\$611,000	24-Aug-21
2/26-28 Nolan Street	Unit	2	1	2	196	\$613,000	6-Sep-21
5/15 Reservoir Road	Unit	3	1	1	204	\$615,000	18-Aug-21
2/25 Kareela Road	Unit	3	0	0	288	\$626,000	29-Jul-21
10/20-24 Williams Street	Unit	2	1	1	152	\$627,824	24-Sep-21
1/84 High Street	Unit	2	1	1	204	\$630,000	6-Sep-21
1/12 Shaftesbury Street	Unit	2	1	2	308	\$635,000	20-Sep-21
16 Abelia Avenue	Unit	3	2	2	163	\$640,000	21-Aug-21
7/121 Lindrum Road	Unit	3	3	2	179	\$640,000	10-Aug-21
7/123 Lindrum Road	Unit	3	2	2	0	\$640,000	10-Aug-21
6/36 Mereweather Avenue	Unit	3	2	2	114	\$650,000	2-Sep-21
2/6 Forsyth Street	Unit	3	2	1	238	\$665,000	28-Sep-21
1/8 Nott Avenue	Unit	3	2	2	251	\$665,000	22-Aug-21
2/15 David Street	Unit	2	1	2	170	\$665,600	6-Aug-21
77 Dandenong Road East	Unit	3	1	1	316	\$677,500	3-Jul-21
1/16 Nolan Street	Unit	2	1	1	887	\$700,000	18-Jul-21
2B Vera Street	Unit	3	2	1	175	\$710,000	16-Sep-21
1/2 Inglis Avenue	Unit	3	2	2	247	\$765,000	4-Aug-21
2/5 Nolan Street	Unit	3	2	2	161	\$850,000	15-Jul-21



Sales Results in Frankston

ADRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
3/19 Denbigh Street	Unit	4	2	2	189	\$907,000	17-Aug-21
1/3 Cliff Road	Unit	4	2	2	342	\$1,310,000	29-Jul-21
4/6A Arabil Street	Unit	2	2	1	137	Not Disclosed	25-Aug-21
2/40 Bondi Avenue	Unit	2	2	1	180	Not Disclosed	17-Sep-21
3 Hood Street	Unit	2	1	1	199	Not Disclosed	6-Aug-21
9A Jasmine Court	Unit	2	1	3	239	Not Disclosed	30-Sep-21
1 Kenilworth Avenue	Unit	8	4	0	1503	Not Disclosed	18-Sep-21
2/6 Roberts Street	Unit	2	1	1	216	Not Disclosed	25-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.



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!

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