

Mount Eliza 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 Mount Eliza

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 (Morrington/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 Mount Eliza

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4/1-3 Betty Avenue	Unit	2	1	1	1442	\$457,499	25-Aug-21
6/168 Canadian Bay Road	Unit	2	1	1	939	\$496,000	31-Aug-21
3/121-123 Mount Eliza Way	Unit	2	1	1	80	\$550,000	21-Sep-21
16/193-197 Mount Eliza Way	Unit	2	1	1	106	\$600,000	29-Jul-21
6/131-133 Mount Eliza Way	Unit	2	1	1	134	\$615,000	16-Jul-21
4/7-9 Coonara Avenue	Unit	2	1	1	231	\$650,000	9-Aug-21
1/154 Canadian Bay Road	Unit	2	1	1	81	\$660,000	1-Jul-21
5/12-14 Clarkestown Avenue	Unit	2	1	2	251	\$840,000	4-Aug-21
1/4 Leicester Avenue	Unit	2	2	1	292	\$860,000	15-Jul-21
145 Mount Eliza Way	Unit	3	2	2	361	\$1,051,000	5-Jul-21
3/9 Dalsten Grove	Unit	2	2	2	291	Not Disclosed	29-Sep-21
74 Two Bays Road	Land	0	0	0	4248	\$760,000	9-Aug-21
2/153 Mount Eliza Way	Land	2	1	1	356	\$830,000	4-Jul-21
Lot 7, 17 The Ridge	Land	0	0	0	2068	\$1,030,000	28-Sep-21
25 Wooralla Drive	Land	0	0	0	45588	\$1,130,000	21-Jul-21
84A Allison Road	Land	0	0	0	2530	\$1,200,000	8-Sep-21
40 Shotton Road	Land	6	3	4	40404	\$4,600,000	24-Sep-21
2/10 Leicester Avenue	House	2	1	2	328	\$737,500	5-Jul-21
1336 Nepean Highway	House	4	2	2	873	\$905,000	2-Aug-21
21 Bundara Crescent	House	1	1	2	741	\$1,080,000	19-Aug-21
1331 Nepean Highway	House	4	1	2	960	\$1,150,000	22-Sep-21
28 Eliza Drive	House	3	2	2	793	\$1,160,000	14-Aug-21
2 Boxmoor Court	House	4	2	1	1065	\$1,170,000	10-Aug-21
19 Acheron Avenue	House	3	2	2	483	\$1,235,000	24-Jul-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
22 Bundara Crescent	House	3	2	2	697	\$1,270,000	24-Aug-21
33 Brighton Crescent	House	3	2	2	799	\$1,320,000	17-Sep-21
31 Millbank Drive	House	3	2	2	3604	\$1,338,000	10-Jul-21
9 Bonito Street	House	3	2	2	1012	\$1,350,000	11-Jul-21
12 Coonara Avenue	House	4	2	2	1222	\$1,350,000	9-Jul-21
66 Koornalla Crescent	House	4	2	4	970	\$1,361,000	17-Aug-21
344 Canadian Bay Road	House	4	2	2	1658	\$1,370,000	23-Jul-21
124 Mount Eliza Way	House	3	1	3	848	\$1,400,000	3-Jul-21
107 Bellbird Road	House	3	2	4	2864	\$1,400,000	1-Jul-21
12 Roborough Avenue	House	3	1	2	793	\$1,440,000	10-Jul-21
10-12 Station Street	House	3	2	3	1404	\$1,550,000	6-Jul-21
26 Koetong Parade	House	4	3	3	968	\$1,552,000	24-Sep-21
91 Quinns Parade	House	3	2	2	1394	\$1,590,000	21-Jul-21
91 Koornalla Crescent	House	4	3	2	1289	\$1,622,000	11-Sep-21
82 Wimborne Avenue	House	3	2	2	930	\$1,631,000	4-Jul-21
5 Kogia Street	House	4	2	2	1002	\$1,636,500	21-Aug-21
9 Burong Court	House	4	3	2	1281	\$1,650,000	12-Jul-21
16 Rowsley Road	House	4	2	2	1030	\$1,660,000	21-Sep-21
18 Walkers Road	House	4	2	2	2691	\$1,670,000	5-Aug-21
56 Volitans Avenue	House	5	2	4	1301	\$1,675,000	15-Aug-21
17A St Johns Lane	House	3	2	2	2035	\$1,700,000	31-Aug-21
21 Old Mornington Road	House	3	1	2	1518	\$1,700,000	10-Jul-21
80 Wimborne Avenue	House	3	2	2	1021	\$1,700,000	6-Jul-21
59 Bellbird Road	House	4	2	5	2691	\$1,725,000	11-Aug-21

Sales Results in Mount Eliza

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
113-115 Mountain View Rd	House	5	3	2	1388	\$1,750,000	2-Aug-21
51 Granya Grove	House	4	2	2	987	\$1,800,000	2-Jul-21
30 Gillards Road	House	4	2	4	2893	\$1,820,000	27-Aug-21
19 Mohilla Street	House	4	2	4	961	\$1,825,000	15-Sep-21
121 Winona Road	House	5	3	3	3172	\$1,840,000	12-Sep-21
115 Kunyung Road	House	3	2	2	1039	\$1,857,000	19-Sep-21
31 Gillards Road	House	5	3	2	3080	\$1,897,000	11-Aug-21
27 Two Bays Road	House	3	2	2	4126	\$1,925,000	30-Sep-21
20 Rowsley Road	House	4	2	2	1034	\$2,020,000	18-Sep-21
16 Glen Shian Lane	House	4	3	2	1485	\$2,025,000	14-Jul-21
26 Matong Road	House	5	3	3	1032	\$2,050,000	5-Jul-21
105 Bellbird Road	House	5	3	2	2844	\$2,155,000	4-Aug-21
103 Winona Road	House	4	3	2	3023	\$2,250,000	3-Jul-21
8 Mount Eliza Way	House	5	2	2	2720	\$2,260,000	21-Jul-21
10 Koetong Parade	House	4	3	4	1038	\$2,300,000	24-Sep-21
15 Winona Road	House	6	4	2	2750	\$2,425,000	5-Aug-21
7 Barton Drive	House	4	2	2	1485	\$2,485,000	25-Aug-21
17A Gillards Road	House	4	2	3	5175	\$2,500,000	17-Jul-21
62 Rutland Avenue	House	4	3	2	863	\$2,500,000	7-Jul-21
53 The Ridge	House	5	3	2	1762	\$2,735,000	3-Sep-21
10 Canadian Bay Road	House	4	2	2	847	\$3,000,000	27-Sep-21
58 Watts Parade	House	4	4	3	1436	\$3,000,000	18-Sep-21
50 Old Mornington Road	House	5	2	2	2826	\$3,150,000	24-Aug-21
3 Granya Grove	House	4	3	2	741	\$3,300,000	1-Aug-21



JD

Think Local

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
31 Jacksons Road	House	4	4	3	2600	\$5,795,000	13-Aug-21
42 Jacksons Road	House	4	3	2	2733	\$6,250,000	11-Jul-21
56 The Ridge	House	4	2	2	1207	Not Disclosed	26-Sep-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

Russell Dunn

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Meet Your Sales 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.



Anne Linke-Waldron
Sales Associate
Agents Representative
0404 924 827

Anne's enthusiasm is infectious, her customer service is spot on, and once you meet her she will make a lasting impression.

A Qualified teacher in a previous life, specializing in Language and Religion, Anne is skilled in communication and able to relate with all nationalities, demographics and family situations.



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

A photograph of a modern bookshelf with a dark metal frame and a light wood shelf. On the shelf, there are several books of various colors (green, white, blue, brown) standing upright. To the left of the books is a small, empty wooden frame. To the right is a small, green, prickly cactus in a bright yellow pot. The background is a plain, light grey wall.

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?
Think Local.
Think Janice Dunn Estate Agents.



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Find us on  

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