



# Frankston South Marketplace Report October-December 2021

Janice **Dunn**  
Estate Agents



**5 Eumeralla Court, Frankston South**

**Sold in 4 Days for \$2,250,000**

“ Janice at all times displayed exceptional service, advice and professionalism.

In uncertain times Janice provided confidence and understanding. Janice’s knowledge of the area and the current market was comforting and reassuring. Janice is friendly and outgoing which I also admire. I am pleased to recommend Janice and her team for the sale of your home. We are grateful and thankful for our outstanding result and experience, thanks to Janice.”

- Kris & Margaret ( Vendors)

“Very impressed. Straight talker, good attention to detail. Great to deal with”

- Buyers

**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.

October - December Quarter 4  
Results for Frankston South



## *A Note from Janice*

Time has certainly gone fast since our last report, with the real estate market in this wonderful neighbourhood still the strongest we have experienced in my time listing and selling Real Estate.

Buyer, as well as renter demand, doesn't appear to be slowing down at all - not surprising considering we have so much to offer in this amazing Beach Side neighbourhood.

We are continuing to achieve record sales, as well as strong rental returns for our investors, and it is amazing to see so many first home buyers paying close to the million dollar price bracket to get into our marketplace.




If you are wanting to know what your home might sell for in today's very strong Real Estate Market then make sure you pop into our office, or give us a call to discuss how we can help you in your Real Estate journey.

Looking forward to hearing from you.

# Sales Results in Frankston South




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
2/5 Poinciana Street	House	3	2	2	359	\$735,000	16-Nov-21
3 Robinsons Road	House	3	2	2	650	\$760,000	30-Oct-21
1 Erutta Place	House	3	1	1	653	\$810,000	26-Oct-21
52 Woolston Drive	House	3	1	2	844	\$825,000	26-Nov-21
21 Grosvenor Street	House	2	1	0	424	\$850,000	9-Nov-21
17 Nareen Court	House	3	2	2	557	\$850,000	5-Nov-21
75 Sycamore Road	House	3	2	2	664	\$857,500	26-Oct-21
36 Picnic Street	House	3	2	3	150	\$860,000	14-Oct-21
69 Casuarina Drive	House	4	2	2	675	\$880,000	13-Oct-21
35 Sycamore Road	House	3	1	2	535	\$890,000	19-Oct-21
8 Grady Court	House	3	2	2	614	\$900,000	17-Nov-21
31 Leslie Street	House	3	1	2	533	\$900,000	25-Oct-21
17 Christopher Drive	House	3	1	1	654	\$920,000	2-Dec-21
43 Pratt Avenue	House	4	1	2	543	\$940,000	11-Dec-21
57 Woolston Drive	House	3	1	1	536	\$950,000	16-Nov-21
68 Blaxland Avenue	House	4	2	2	656	\$950,000	14-Oct-21
30 Culcairn Drive	House	3	3	1	640	\$950,000	6-Oct-21
10 Highland Drive	House	3	2	2	599	\$965,000	10-Oct-21
2 Giles Court	House	3	2	2	737	\$969,000	1-Nov-21
4/23 Picnic Street	House	4	2	2	301	\$970,000	27-Oct-21
30 Overport Road	House	3	2	2	636	\$980,000	27-Oct-21
29 The Crest	House	4	2	2	673	\$985,000	13-Nov-21
70 Woolston Drive	House	3	1	3	535	\$995,000	24-Nov-21
30 Gowrie Avenue	House	3	1	3	670	\$997,000	15-Nov-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
5 Trafalgar Square	House	4	2	4	665	\$1,000,000	4-Nov-21
14 Correa Grove	House	4	2	3	653	\$1,005,000	11-Dec-21
18 Balmoral Court	House	3	2	2	615	\$1,030,000	24-Oct-21
5 The Crest	House	3	2	1	602	\$1,045,000	23-Oct-21
7 Luke Court	House	4	2	2	684	\$1,076,000	4-Oct-21
27 Genista Street	House	4	2	2	692	\$1,077,000	7-Dec-21
7 Sandalwood Retreat	House	7	4	2	751	\$1,080,000	7-Dec-21
18 Pratt Avenue	House	3	2	1	814	\$1,100,000	8-Dec-21
41 Gowrie Avenue	House	3	1	2	672	\$1,100,000	30-Oct-21
5 Genista Street	House	3	2	2	701	\$1,100,000	14-Oct-21
3 Warnoo Court	House	4	2	2	715	\$1,103,500	2-Oct-21
42 Christopher Drive	House	3	2	2	644	\$1,110,000	20-Oct-21
5 Wakefield Avenue	House	4	2	2	592	\$1,130,000	22-Dec-21
1 Colbert Court	House	4	2	4	946	\$1,130,000	18-Oct-21
16 Arkindale Place	House	4	2	2	664	\$1,151,500	3-Oct-21
12 Cornborough Court	House	4	2	4	903	\$1,165,000	8-Dec-21
11 Banyule Court	House	4	3	1	675	\$1,190,000	21-Oct-21
26 Ronald Avenue	House	3	2	0	870	\$1,200,000	25-Nov-21
15 Manuka Court	House	5	2	2	664	\$1,200,000	9-Nov-21
8 Sanders Road	House	4	2	2	663	\$1,200,000	17-Oct-21
34 Seaview Road	House	0	0	0	910	\$1,200,000	6-Oct-21
7 Maberley Crescent	House	5	2	2	1241	\$1,230,000	20-Oct-21
1/10 Gowrie Avenue	House	4	2	2	366	\$1,236,000	24-Dec-21
8 Menzies Close	House	3	2	2	805	\$1,260,000	15-Oct-21






# Sales Results in Frankston South




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4 Blaxland Avenue	House	4	2	6	661	\$1,265,000	18-Oct-21
16 Mount Erin Crescent	House	4	2	2	755	\$1,290,000	21-Oct-21
34 Bartlett Street	House	3	3	1	1517	\$1,305,000	10-Nov-21
44 Overport Road	House	4	1	2	999	\$1,311,000	14-Nov-21
23 Alicudi Avenue	House	3	2	4	1516	\$1,335,000	8-Dec-21
5 Woolston Drive	House	5	2	2	588	\$1,340,000	15-Dec-21
12 Blenheim Place	House	4	2	4	727	\$1,350,000	29-Nov-21
10 Tavistock Road	House	3	2	4	1138	\$1,350,000	23-Nov-21
5 Jubilation Court	House	5	2	3	733	\$1,365,000	10-Dec-21
45 Humphries Road	House	4	1	2	1009	\$1,375,000	7-Oct-21
3 Handley Court	House	3	2	2	787	\$1,377,000	19-Dec-21
16 Colbert Court	House	5	2	2	757	\$1,380,000	8-Dec-21
103 Woodside Avenue	House	6	3	2	1763	\$1,380,000	26-Nov-21
73 Lawson Avenue	House	3	2	2	1148	\$1,400,000	22-Dec-21
41 Manor Drive	House	4	2	3	773	\$1,400,000	15-Oct-21
102 Yuille Street	House	4	2	2	835	\$1,405,000	3-Nov-21
18 Harcourt Avenue	House	4	1	2	695	\$1,420,000	18-Dec-21
15 The Close	House	3	1	2	803	\$1,420,000	10-Dec-21
49 Humphries Road	House	3	2	1	1006	\$1,420,000	31-Oct-21
41 Mountain Avenue	House	4	2	2	2849	\$1,440,000	11-Oct-21
43 Maberley Crescent	House	4	2	2	1290	\$1,450,000	27-Oct-21
4 Rando Court	House	4	2	5	652	\$1,465,000	16-Oct-21
12 Balmoral Court	House	4	2	1	950	\$1,475,000	3-Nov-21
44 Moorooduc Highway	House	3	2	0	2726	\$1,475,000	16-Oct-21





ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
33 Derinya Drive	House	4	2	2	2924	\$1,491,000	3-Dec-21
667 Nepean Highway	House	4	2	2	873	\$1,495,000	3-Dec-21
26 Sundown Walk	House	5	2	8	917	\$1,573,000	23-Nov-21
21 Caladenia Circuit	House	4	2	2	1043	\$1,645,000	24-Nov-21
75 Woodside Avenue	House	5	3	4	2308	\$1,720,000	15-Dec-21
6 Ithaca Road	House	4	2	3	1006	\$1,760,000	15-Oct-21
23 Derinya Drive	House	4	2	5	3445	\$1,780,000	5-Nov-21
9 Wandana Court	House	4	4	2	2809	\$1,920,000	11-Nov-21
3 Parkland Close	House	4	2	2	2827	\$1,930,000	12-Nov-21
11 Kristen Close	House	4	2	4	2696	\$1,950,000	1-Nov-21
4 Minimbah Court	House	5	3	6	2687	\$1,955,000	13-Nov-21
5 Liddesdale Avenue	House	3	3	2	1002	\$2,005,000	2-Nov-21
113 Humphries Road	House	5	3	2	2474	\$2,050,000	28-Oct-21
3 Innichen Close	House	4	3	4	2717	\$2,200,000	25-Oct-21
18 Thames Street	House	5	3	4	1009	\$2,205,000	21-Oct-21
2/15 Rosedale Grove	House	5	3	3	2713	\$2,250,000	19-Nov-21
5 Eumeralla Court	House	4	2	3	2874	\$2,250,000	4-Oct-21
9 The Strand	House	5	3	2	3549	\$2,350,000	29-Nov-21
6 Tetragona Way	House	5	2	4	2527	\$2,400,000	1-Nov-21
26A Mountain Avenue	House	4	2	2	2541	\$2,400,000	8-Oct-21
17 Rosedale Grove	House	6	4	5	3492	\$2,442,500	18-Oct-21
11 Yamala Drive	House	4	3	2	2060	\$2,600,000	4-Dec-21
19-21 Gulls Way	House	5	4	4	3821	\$6,500,000	16-Dec-21
26 Chetwyn Court	House	4	3	4	2886	Not Disclosed	1-Dec-21

# Sales Results in Frankston South

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
G-01/5 Culcairn Drive	Unit	1	1	1	1200	\$420,000	20-Nov-21
2/101 Foot Street	Unit	2	1	1	303	\$663,000	2-Dec-21
7/55 Culcairn Drive	Unit	3	2	4	260	\$700,000	23-Dec-21
2/29 Mount Erin Crescent	Unit	3	2	2	0	\$730,000	15-Dec-21
3/22 Brighton Street	Unit	2	1	1	298	\$740,000	23-Dec-21
2/25 Culcairn Drive	Unit	2	2	1	223	\$740,000	29-Oct-21
5A Baden Powell Drive	Unit	4	2	2	275	\$745,000	1-Nov-21
3/127 Fleetwood Crescent	Unit	1	2	2	225	\$755,000	18-Dec-21
40A Overport Road	Unit	2	2	3	333	\$765,000	25-Oct-21
1/139 Fleetwood Crescent	Unit	3	1	1	417	\$800,000	1-Oct-21
2/81 McComb Boulevard	Unit	3	2	2	223	\$845,000	12-Nov-21
1/18 Brighton Street	Unit	2	2	1	348	\$860,000	7-Oct-21
7 Warringa Road	Unit	3	2	2	279	\$922,500	30-Oct-21
1/1 Sanders Road	Unit	3	2	2	253	\$975,000	15-Nov-21
94 Sycamore Road	Unit	3	2	2	279	\$980,000	6-Dec-21
2/8 Palmerston Crescent	Unit	3	2	3	600	\$1,061,500	6-Nov-21
2/139 Fleetwood Crescent	Unit	5	3	2	401	\$1,535,000	25-Oct-21

Information about this report: This report shows 3 months of sold properties (1/10/2021-31/12/2021), as reported on 22/01/2021.

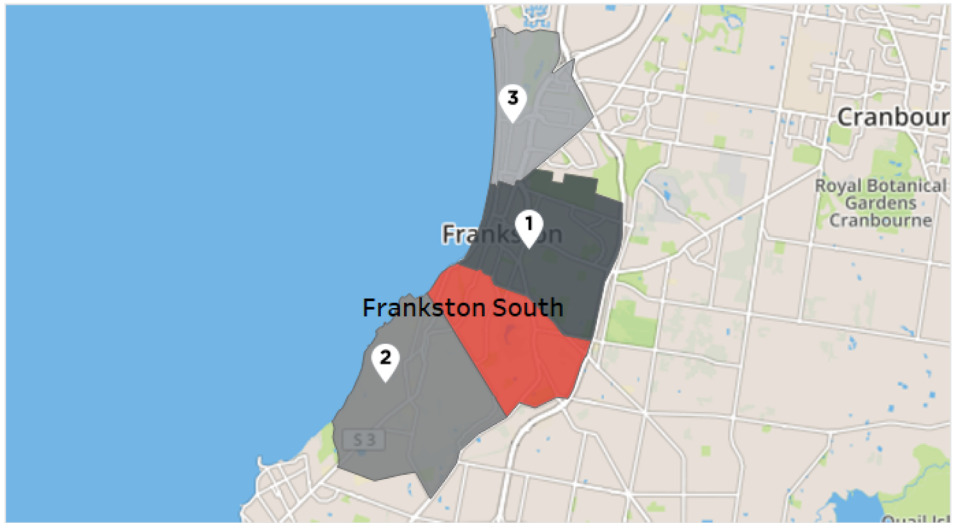
This report is based on third party data. Whilst care has been taken in the preparation of the report, neither the author nor the real estate agent takes any responsibility for any incorrect, misleading or inaccurate data.

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.



People are moving to Frankston South from the following suburbs:

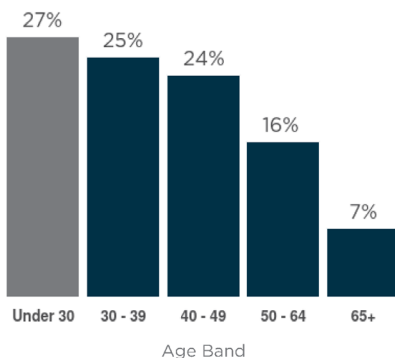


1. Frankston

2. Mount Eliza

3. Seaford

### Mover Age Profile



### Mover Characteristics

More likely:



Highly educated



Travellers

Less likely:



Vehicle owners



Newspaper readers

For a dictionary of characteristics, [click here](#)



# How to find a great renter for your investment property

**The goal is to attract renters who will treat your property as if it were their own.**

To capture these renters, make sure that your property is clean, well presented, and desirable. Ensure your property looks as good as if you were selling it.

Property for rent? The renter you choose could be just as important as the investment property you own or purchase.

Why? Well, a good renter can theoretically provide an ongoing income stream for the long term.

So, if you do not have the right renter, you could be risking your current and future income stream.

As a rental provider (landlord), you really want a renter that will stick around. The longer they stay in your property, the longer you go without losing money and the need to spend time replacing them. This means you will need to treat your renter well and deal promptly with any issues that arise.

The search to find the “right” renter for most people is an exercise in advertising and renter screening. Here are the top 5 warning signs we look for when choosing renters.

## **Income to Rent Ratio**

If the applicant's income shows a poor ratio, we know they are likely to struggle to pay the rent — no matter how keen they are on the property.

That ratio limit is generally viewed as rent being no more than 30% of a potential Renter's monthly income. If the ratio is above 30%, the renter will risk not being able to afford their monthly rent.

## **Stable Employment**

The employment landscape has become increasingly fluid in recent years. If the applicant



has a history of no more than three months in each job (and particularly if there are gaps in between) it pays to be cautious. We need to ensure the renter has a stable income so they can continue to pay their rent throughout the duration of the lease.

### **Proof of Income**

An income check is one of the easiest ways to verify if a tenant can afford their rent. A proper check is carried out to prove the potential renter earns the yearly income they have claimed to earn on their application.

We ask the applicant to provide three or more payslips — their current one and the two previous ones – to show continuity of income. This is the standard procedure when applying for a bank loan and is equally appropriate with tenancy applications.

### **Professional References**

Family and friends will usually provide a good reference to your applicant – we want an honest opinion that gives you all the good, bad, and ugly.

So, if the applicant lists only family or friends as references, we ask them to provide independent references, with phone numbers that are verified as belonging to a business.

We check the named business on the internet, call their main number and ask for the referee by job title.

### **Bond Payment**

The bond for your property is largely viewed as providing you with security if the renter causes damage to your property. But it is also a particularly useful indicator in filtering out inappropriate applicants.

If the renter cannot afford to pay their bond, it is highly likely they can't afford to pay their rent. They may have all kinds of reasons why they cannot pay the bond until after they move in, but standing our ground on this one is important, this is your investment we are looking after.



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



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Find us on  

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