

# Frankston 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

## *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

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
1/44 Bayview Road	Unit	2	1	2	315	\$635,000	17-Aug-21
15/29 Fairway Street	House	2	1	1	4225	\$305,000	7-Dec-21
3/28 Lewis Street	House	2	1	1	88	\$380,000	28-Sep-21
6/428 Nepean Highway	House	2	1	1	2106	\$410,000	5-Nov-21
17/63 Frankston-Flinders Road	House	2	1	1	135	\$440,000	2-Sep-21
10/47 Kars Street	House	2	1	1	1627	\$455,000	15-Dec-21
8/33-35 Cranbourne Road	House	2	1	1	184	\$472,500	2-Aug-21
2/10 Hillcrest Road	House	2	1	1	153	\$480,000	28-Sep-21
5/34 Coral Street	House	2	1	1	201	\$481,800	9-Sep-21
10 Addicott Lane	House	4	1	1	213	\$483,000	12-Jul-21
19A Addicott Street	House	2	1	1	236	\$508,000	10-Jul-21
7/14 Hope Court	House	2	1	1	182	\$510,000	4-Sep-21
162 Cranbourne Road	House	3	1	2	568	\$537,500	1-Aug-21
18 Escabon Grove	House	3	2	2	538	\$580,000	1-Oct-21
1/13 Kars Street	House	2	1	1	251	\$580,000	13-Nov-21
4 Frew Avenue	House	3	1	0	532	\$590,500	21-Aug-21
8 Sassafras Drive	House	3	1	2	561	\$600,000	30-Nov-21
6 Yuille Street	House	2	1	1	266	\$600,000	2-Oct-21
2 Wingham Court	House	3	1	1	541	\$603,000	18-Dec-21
7B Clarendon Street	House	3	2	1	298	\$605,000	6-Dec-21
7 Olinda Place	House	3	2	1	651	\$605,000	28-Jul-21
29 Joy Street	House	2	1	2	234	\$608,000	11-Nov-21
11/36-38 Denbigh Street	House	3	1	1	179	\$610,000	29-Oct-21
2 Minno Court	House	3	2	2	554	\$615,000	10-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
3 Gaynor Court	House	3	1	0	586	\$625,000	15-Oct-21
39 Karingal Drive	House	3	1	1	609	\$625,000	14-Sep-21
24 Paisley Drive	House	5	1	1	570	\$630,000	5-Jul-21
23 Wattle Tree Lane	House	3	1	0	539	\$632,000	15-Oct-21
220 Cranbourne Road	House	3	1	1	220	\$635,000	27-Nov-21
15A Omaroo Road	House	3	2	1	237	\$635,000	21-Jul-21




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
68 Orwil Street	House	2	1	0	647	\$635,000	20-Sep-21
99 Karingal Drive	House	3	1	0	549	\$638,000	2-Aug-21
1 Havana Crescent	House	3	1	1	597	\$640,000	11-Sep-21
1/21-25 Denbigh Street	House	2	1	1	311	\$641,000	1-Dec-21
7 Woorilla Court	House	3	1	1	592	\$642,000	19-Dec-21
2 Alfred Place	House	3	1	2	408	\$645,000	20-Oct-21
9 Kitara Court	House	3	1	1	628	\$648,000	17-Jul-21
2 Bush Court	House	3	1	2	548	\$650,000	5-Sep-21
6 Fingal Drive	House	3	1	1	528	\$650,000	19-Jul-21
2/30 Glenelg Avenue	House	2	1	1	289	\$650,000	12-Oct-21
88 Lipton Drive	House	3	1	2	534	\$650,000	29-Nov-21
2 Wykeham Court	House	3	1	1	593	\$650,000	2-Sep-21
85 Dandenong Road East	House	3	1	1	518	\$652,000	25-Oct-21
4 Boree Court	House	2	1	2	579	\$655,000	1-Sep-21
10 Campbell Street	House	3	1	1	326	\$655,000	21-Aug-21
8 St George Court	House	4	2	2	701	\$655,000	12-Nov-21
178 Karingal Drive	House	3	1	1	624	\$657,500	15-Jul-21
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
40 Washington Drive	House	3	1	2	541	\$660,000	15-Dec-21
1 Rhonda Court	House	3	2	2	376	\$662,000	27-Nov-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	2-Sep-21
9 Catalina Court	House	3	1	2	575	\$665,000	8-Jul-21
7 Coonac Place	House	3	1	2	577	\$665,000	26-Oct-21
6 Grevillia Court	House	4	2	1	566	\$665,000	8-Nov-21
193 Karingal Drive	House	3	1	4	590	\$665,000	2-Oct-21
252 Skye Road	House	3	1	5	596	\$665,500	8-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
2A Hardwicke Court	House	3	2	2	343	\$670,000	14-Dec-21

# Sales Results in Frankston




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
14 Wynden Drive	House	3	1	2	596	\$670,000	31-Aug-21
4 Raymond Avenue	House	2	1	1	641	\$670,000	20-Dec-21
6 Netherbrae Road	House	3	1	1	649	\$672,000	22-Nov-21
82 Ashleigh Avenue	House	3	1	4	523	\$673,000	13-Sep-21
119 Wangarra Road	House	3	1	2	538	\$674,500	7-Jul-21
16 Bragge Street	House	2	2	3	381	\$675,000	10-Jul-21
30 Frew Avenue	House	3	1	2	542	\$675,000	3-Nov-21
1 Heatherhill Road	House	3	2	1	378	\$675,000	23-Dec-21
5/55 Screen Street	House	4	2	2	169	\$675,000	14-Aug-21
83 Grimwade Crescent	House	3	1	2	541	\$677,000	26-Oct-21
25 Carramar Drive	House	4	1	2	550	\$677,500	4-Dec-21
4 Akora Court	House	3	1	2	592	\$680,000	14-Oct-21
9 Coral Street	House	3	2	2	534	\$680,000	3-Jul-21
10 Faygate Court	House	3	1	2	580	\$680,000	28-Sep-21
1 Glenelg Avenue	House	4	2	1	552	\$680,000	17-Sep-21
4B Ropley Grange	House	3	2	2	274	\$680,000	2-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	11-Sep-21
20 Hibiscus Avenue	House	3	1	2	571	\$690,000	30-Oct-21
72 Karingal Drive	House	3	1	2	605	\$690,000	16-Aug-21
2/19 Kenilworth Avenue	House	3	2	2	233	\$690,000	4-Oct-21
2B Hood Street	House	3	2	1	304	\$691,000	7-Oct-21
29 Wynden Drive	House	3	1	1	574	\$698,000	4-Oct-21
18 Wave Street	House	2	1	2	587	\$698,800	27-Nov-21
38 Derna Crescent	House	3	1	1	713	\$699,500	1-Aug-21
66 Gairloch Drive	House	2	2	1	548	\$700,000	29-Nov-21
9 Golconda Avenue	House	3	1	1	533	\$700,000	4-Oct-21
82 Grimwade Crescent	House	3	2	1	760	\$700,000	1-Oct-21
160 Heatherhill Road	House	3	1	2	582	\$700,000	19-Dec-21
5 Helsal Court	House	4	2	4	685	\$700,000	22-Oct-21
7 Kanya Court	House	3	2	2	550	\$700,000	21-Jul-21

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
57 Lindrum Road	House	3	1	1	598	\$700,000	19-Oct-21
8 Madeira Court	House	3	1	1	804	\$700,000	17-Dec-21
2 Farrell Street	House	3	1	2	588	\$706,000	9-Oct-21
5 Carter Court	House	3	1	3	656	\$707,000	13-Dec-21
2 Hope Court	House	3	1	1	612	\$708,000	8-Dec-21
3 Alonzo Court	House	2	2	1	579	\$710,000	22-Oct-21
10 Gairloch Drive	House	3	1	1	722	\$710,000	6-Nov-21
2 Raymond Avenue	House	3	1	1	612	\$710,000	1-Dec-21
4 Tulum Court	House	3	1	1	648	\$710,000	1-Oct-21
2B Vera Street	House	3	2	1	175	\$710,000	15-Sep-21
9 Kildare Court	House	4	2	3	746	\$712,000	12-Dec-21
3 Carter Court	House	3	1	2	549	\$715,000	7-Jul-21
6 Corowa Place	House	3	2	2	562	\$715,000	5-Nov-21
40 Lipton Drive	House	3	2	2	618	\$715,000	15-Jul-21
6 Nurla Court	House	3	1	1	610	\$715,000	29-Dec-21
4 Oleosa Court	House	3	1	1	534	\$715,000	1-Oct-21
20 Frank Street	House	3	2	2	422	\$717,000	28-Sep-21
46 Carramar Drive	House	3	1	0	533	\$718,000	12-Oct-21
54 Havana Crescent	House	4	1	5	555	\$718,000	6-Nov-21
31 Warrawee Circuit	House	3	1	2	648	\$720,000	6-Oct-21
23 Paisley Drive	House	3	2	2	583	\$723,333	23-Oct-21
4 Elenya Court	House	3	1	4	626	\$725,000	3-Aug-21
131 Karingal Drive	House	3	1	1	605	\$725,000	5-Sep-21
6 Rhonda Court	House	4	2	4	569	\$725,000	9-Oct-21
18 Royle Street	House	3	1	1	659	\$725,000	22-Jul-21
7 Quandong Court	House	2	1	2	620	\$725,400	7-Oct-21
28 Whitford Way	House	3	1	1	573	\$728,795	8-Sep-21
127 Karingal Drive	House	3	1	3	561	\$730,000	22-Oct-21
9 Minton Drive	House	3	1	2	566	\$730,000	31-Dec-21
31 Orwil Street	House	4	1	1	610	\$730,000	23-Dec-21
7 St Clere Court	House	3	1	1	534	\$730,000	3-Dec-21
18 Frallon Crescent	House	3	1	2	536	\$731,000	28-Oct-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	2	2	768	\$732,000	20-Jul-21
11 Hope Court	House	3	1	1	588	\$732,000	5-Nov-21
1 Ashbrook Court	House	3	2	2	615	\$733,000	16-Dec-21
2/7 Campbell Street	House	3	2	2	417	\$735,000	12-Nov-21
29 Olympic Avenue	House	3	2	2	732	\$735,000	20-Oct-21
2 Naroo Place	House	3	2	2	647	\$736,500	4-Aug-21
25 Hudson Avenue	House	3	1	2	541	\$737,000	20-Oct-21
7 Wattle Drive	House	4	2	4	715	\$737,000	27-Nov-21
12 Parer Street	House	3	1	1	696	\$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
37 Sassafras Drive	House	3	1	3	587	\$740,000	16-Nov-21
49 Sassafras Drive	House	3	1	2	609	\$740,000	9-Dec-21
23 Hudson Avenue	House	3	1	2	536	\$741,000	4-Oct-21
29 Willow Road	House	3	2	2	688	\$742,500	20-Nov-21
4 Alfred Place	House	2	1	2	688	\$745,000	17-Jul-21
4 Alicia Court	House	3	2	0	574	\$745,000	14-Aug-21
7 Charon Court	House	3	1	1	557	\$745,000	7-Oct-21
14 Ferndale Drive	House	3	1	2	606	\$745,000	6-Aug-21
5 Benanee Drive	House	4	3	1	550	\$747,500	14-Oct-21
10 Ellis Street	House	4	2	3	681	\$749,000	29-Sep-21
21 Dunsterville Crescent	House	3	1	1	579	\$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 Plover Close	House	3	1	3	586	\$750,000	13-Dec-21
10 Santa Barbara Drive	House	3	1	2	897	\$750,000	27-Aug-21
36 Stanley Street	House	3	1	2	580	\$750,000	28-Aug-21
6 Callender Court	House	4	1	1	606	\$750,000	17-Dec-21
71 Stanley Street	House	4	1	0	693	\$750,000	11-Dec-21
46 Ferndale Drive	House	3	2	2	616	\$750,500	23-Oct-21





ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
3 Nukara Court	House	3	1	2	529	\$751,000	7-Dec-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
13 Dalpura Circuit	House	4	2	1	663	\$755,000	25-Nov-21
73 Franciscan Avenue	House	3	1	1	642	\$755,000	1-Nov-21
9 Quamby Avenue	House	3	2	3	697	\$755,000	25-Oct-21
78 Raphael Crescent	House	3	1	2	678	\$755,000	7-Jul-21
1 Wattle Drive	House	4	2	2	425	\$755,000	2-Oct-21
10 Willis Street	House	2	1	0	593	\$755,000	28-Oct-21
12 Cornell Court	House	3	1	1	590	\$756,500	10-Jul-21
15 Oaklands Crescent	House	3	2	2	581	\$757,000	21-Oct-21
15 Vera Street	House	3	1	1	673	\$760,000	17-Aug-21
7 Yarram Court	House	4	2	2	613	\$760,000	18-Jul-21
1/15 George Street	House	3	2	2	299	\$762,500	14-Oct-21
8 Gavan Court	House	3	1	2	550	\$765,000	1-Sep-21
62 Karingal Drive	House	3	2	4	594	\$765,000	28-Sep-21
2 Bragge Street	House	3	3	2	565	\$767,000	13-Oct-21
13 Bunarong Drive	House	3	2	2	534	\$767,000	10-Jul-21
10 Havana Crescent	House	4	2	2	542	\$767,000	12-Nov-21
73 Willow Road	House	3	2	1	692	\$768,000	20-Oct-21
39 Dalpura Circuit	House	3	2	2	710	\$770,000	4-Nov-21
11 Cliveden Avenue	House	3	2	2	573	\$770,000	16-Oct-21
14 Russett Court	House	3	1	2	561	\$770,000	19-Oct-21
6 Lorikeet Court	House	3	1	2	705	\$770,000	18-Dec-21
29 Santa Barbara Drive	House	5	2	2	719	\$771,000	20-Dec-21
33 Taketa Crescent	House	3	2	2	666	\$771,071	4-Aug-21
9 Carmel Court	House	3	1	4	531	\$775,000	14-Oct-21
50 Dalpura Circuit	House	3	2	2	603	\$775,000	13-Sep-21
2 Genoa Court	House	3	2	2	578	\$775,000	17-Sep-21
33 Wynden Drive	House	4	2	3	576	\$775,200	16-Sep-21
1 Gatum Court	House	3	1	3	544	\$775,500	26-Oct-21
11 Benong Place	House	4	2	2	670	\$777,000	5-Oct-21




# Sales Results in Frankston

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
25 Gulwa Avenue	House	3	2	2	644	\$777,000	23-Oct-21
13 Yarrabee Court	House	3	2	2	573	\$777,000	26-Nov-21
66 Queen Street	House	3	1	1	574	\$778,000	13-Sep-21
31 Barclay Avenue	House	3	2	1	682	\$780,000	20-Sep-21
53 Karingal Drive	House	5	2	2	573	\$780,000	14-Oct-21
36 Berberis Crescent	House	3	2	2	652	\$780,500	12-Oct-21
4 Nowa Court	House	3	1	2	857	\$781,000	29-Sep-21
19 Barwon Avenue	House	3	1	1	852	\$785,000	20-Aug-21
65 Frankston-Flinders Road	House	3	1	1	758	\$785,000	19-Oct-21
5 Prestwick Court	House	4	2	4	585	\$785,000	27-Oct-21
1/3 Deane Street	House	3	2	2	423	\$787,000	12-Oct-21
48 Franciscan Avenue	House	3	2	2	646	\$790,000	19-Oct-21
36 Leawarra Parade	House	3	1	2	696	\$790,000	7-Jul-21
2 Oleosa Court	House	3	1	4	566	\$790,000	21-Sep-21
21 Kashmir Crescent	House	3	1	3	561	\$791,000	19-Nov-21
35 Queen Street	House	3	1	1	583	\$792,000	8-Oct-21
21 Darius Avenue	House	3	2	1	649	\$794,000	1-Jul-21
105 Dunsterville Crescent	House	4	2	5	629	\$795,000	16-Oct-21
5 Inglenook Crescent	House	3	2	2	571	\$795,000	27-Nov-21
18 Lee Street	House	2	2	5	746	\$795,000	6-Nov-21
3 Plover Close	House	4	2	2	617	\$795,000	22-Aug-21
7 Rassay Court	House	4	2	2	570	\$795,000	24-Dec-21
26 Tara Drive	House	2	1	1	586	\$795,000	7-Oct-21
20 Warrain Street	House	3	1	2	588	\$795,000	4-Dec-21
12 Bokissa Drive	House	3	2	2	528	\$796,000	23-Oct-21
13 Golf Links Road	House	3	2	2	653	\$800,000	4-Sep-21
3 Hartwell Court	House	3	2	3	536	\$800,000	16-Nov-21
12 Lewis Street	House	3	1	0	619	\$800,000	26-Nov-21
15 Mirang Court	House	4	2	1	558	\$800,000	3-Dec-21
10 Oxford Street	House	2	1	0	624	\$800,000	30-Aug-21
32 Queen Street	House	3	1	1	546	\$800,000	17-Sep-21
20 Taketa Crescent	House	3	2	5	614	\$800,000	8-Oct-21

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4 Lorraine Street	House	3	1	2	733	\$801,111	2-Sep-21
44 Bokissa Drive	House	4	2	2	585	\$803,000	2-Sep-21
4 Regent Court	House	3	1	2	564	\$805,000	4-Nov-21
30 Joy Street	House	2	1	1	683	\$805,500	16-Oct-21
18 Bradshaw Street	House	3	1	1	765	\$808,800	7-Oct-21
16 Ebdale Street	House	2	1	3	557	\$810,000	28-Jul-21
55 Ferndale Drive	House	4	2	4	566	\$810,000	19-Oct-21
30 Kurong Avenue	House	3	2	3	596	\$810,000	7-Dec-21
4 Kenmore Court	House	2	2	2	555	\$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
3 Gavan Court	House	4	2	2	656	\$820,000	22-Nov-21
3 Miranda Place	House	4	2	2	663	\$820,000	5-Nov-21
33 Whitford Way	House	4	2	2	556	\$820,000	15-Nov-21
49 Aquarius Drive	House	4	2	2	673	\$822,000	16-Oct-21
2 Baillie Court	House	4	2	2	527	\$822,500	19-Nov-21
22 Gattinara Drive	House	3	1	2	654	\$825,000	16-Nov-21
75 Franciscan Avenue	House	3	2	8	647	\$826,000	28-Oct-21
11 Kurong Avenue	House	3	2	2	600	\$826,000	21-Nov-21
33 Nursery Avenue	House	4	2	2	887	\$826,000	23-Jul-21
5 Cassia Grove	House	4	2	2	607	\$830,000	21-Oct-21
6 Dunraven Court	House	4	2	2	534	\$830,000	11-Sep-21
195 Heatherhill Road	House	3	2	2	671	\$830,000	13-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
12 Navarre Street	House	3	1	2	652	\$836,500	16-Jul-21
2 Kenmore Court	House	3	2	1	547	\$838,750	8-Oct-21
14 Casale Court	House	3	2	2	677	\$840,000	29-Oct-21
11 Kareela Road	House	3	1	4	705	\$840,000	11-Oct-21
45 Partridge Crescent	House	3	2	2	716	\$840,000	11-Nov-21
15 Pembroke Avenue	House	4	2	2	572	\$840,000	28-Oct-21
24 Coogee Avenue	House	2	1	0	820	\$842,000	6-Oct-21




# Sales Results in Frankston




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
7 Ferndale Drive	House	4	3	2	630	\$843,000	22-Dec-21
20 McAlister Street	House	3	2	3	693	\$844,000	25-Sep-21
9 Bangor Drive	House	3	2	2	595	\$845,000	9-Oct-21
6 Random Street	House	3	1	1	698	\$845,000	3-Sep-21
14 Naroo Place	House	4	2	2	602	\$846,000	11-Dec-21
65 Fingal Drive	House	3	2	2	804	\$850,000	12-Oct-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	623	\$850,000	26-Oct-21
14 Mapiti Court	House	3	2	2	707	\$850,500	7-Jul-21
8 Dorchester Court	House	4	2	2	693	\$852,000	26-Sep-21
7 Murray Close	House	4	2	2	776	\$852,000	1-Sep-21
11 Benanee Drive	House	4	2	2	598	\$855,000	4-Nov-21
23 Lipton Drive	House	3	2	2	587	\$859,000	8-Jul-21
19 Russett Court	House	3	2	2	556	\$860,000	30-Nov-21
8 Verner Avenue	House	3	2	2	620	\$860,000	3-Aug-21
3 Ashbrook Court	House	3	2	2	613	\$863,000	1-Sep-21
327 Heatherhill Road	House	4	2	3	659	\$865,000	4-Sep-21
36 Santa Barbara Drive	House	3	2	3	751	\$865,000	21-Oct-21
10 Minton Drive	House	5	2	2	560	\$865,000	4-Dec-21
7 Glenora Court	House	4	3	6	815	\$866,000	8-Oct-21
44 Leonard Street	House	3	1	4	798	\$870,000	11-Sep-21
13 Verner Avenue	House	3	1	1	596	\$874,000	9-Jul-21
7 Kandy Court	House	3	1	4	877	\$875,000	18-Nov-21
96 Dunsterville Crescent	House	4	2	2	582	\$875,000	25-Nov-21
48 Bayview Road	House	2	1	1	682	\$880,000	13-Sep-21
2 Burgess Court	House	5	3	3	609	\$880,000	20-Aug-21
41 Fingal Drive	House	5	3	2	815	\$880,000	19-Aug-21
5 Marillac Court	House	3	2	2	771	\$880,000	1-Jul-21
47 Schooner Bay Drive	House	4	2	2	670	\$880,000	17-Nov-21
2 Kooluna Court	House	3	2	4	646	\$880,000	19-Nov-21
35 Gattinara Drive	House	3	2	2	738	\$886,000	10-Nov-21

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4 Eton Court	House	3	1	1	713	\$890,000	26-Oct-21
204 Heatherhill Road	House	3	2	2	595	\$890,000	4-Aug-21
4 Willis Street	House	3	1	1	607	\$890,000	31-Dec-21
25 Mincha Street	House	3	1	2	582	\$891,000	1-Sep-21
38 Belar Avenue	House	4	2	4	631	\$892,000	17-Oct-21
2 Wattle Drive	House	3	1	3	751	\$893,000	13-Nov-21
1 Tabor Mews	House	3	2	2	638	\$895,000	15-Oct-21
9 Yuluma Court	House	4	2	2	1251	\$896,500	17-Dec-21
7 Yuluma Court	House	4	2	2	1251	\$896,500	17-Dec-21
69 Bondi Avenue	House	3	2	1	693	\$900,000	11-Aug-21
69 Brooklyn Avenue	House	3	2	2	652	\$900,000	12-Oct-21
2 Ikara Place	House	5	3	2	801	\$900,000	19-Oct-21
68 Coogee Avenue	House	3	1	2	775	\$900,000	2-Dec-21
2 Challenge Court	House	5	2	2	647	\$905,000	18-Dec-21
28 Willow Road	House	4	3	3	627	\$905,000	30-Nov-21
116A Gould Street	House	3	2	1	187	\$910,000	12-Oct-21
7 Mapiti Court	House	4	2	2	627	\$915,000	3-Oct-21
74 Willow Road	House	3	2	2	641	\$915,500	22-Nov-21
38 Aquarius Drive	House	4	2	4	653	\$917,000	15-Sep-21
7 Castillon Square	House	3	2	4	854	\$920,000	27-Aug-21
57 Heatherhill Road	House	3	1	1	843	\$920,000	4-Dec-21
135 Aquarius Drive	House	4	2	2	649	\$925,000	30-Oct-21
27 Highview Road	House	5	2	2	878	\$930,000	1-Sep-21
14 Roberts Street	House	4	2	2	909	\$930,000	12-Oct-21
52 Roberts Street	House	3	1	1	926	\$930,000	12-Nov-21
54 Roberts Street	House	3	1	1	918	\$930,000	14-Oct-21
9 Warrain Street	House	3	1	1	589	\$935,000	17-Oct-21
2 Woodlands Grove	House	3	1	1	652	\$940,000	19-Aug-21
23 Screen Street	House	4	1	2	930	\$940,000	20-Dec-21
3 Campbell Street	House	3	1	0	820	\$945,000	25-Nov-21
40 Coogee Avenue	House	4	2	2	843	\$950,000	3-Jul-21
69 Coogee Avenue	House	3	1	1	779	\$950,000	22-Oct-21






# Sales Results in Frankston

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
15 Inglis Avenue	House	3	1	2	613	\$950,000	30-Oct-21
47 Manorwoods Drive	House	4	2	2	763	\$950,000	7-Dec-21
32 Nolan Street	House	3	2	1	353	\$960,000	1-Dec-21
21 Schooner Bay Drive	House	4	2	1	631	\$961,000	17-Jul-21
55 Robinsons Road	House	4	2	3	659	\$962,000	29-Nov-21
72 Roberts Street	House	4	2	2	549	\$962,500	14-Oct-21
2 Burns Street	House	3	2	1	618	\$970,000	7-Dec-21
17 David Street	House	3	1	1	881	\$975,000	9-Nov-21
6 Queen Street	House	7	5	0	628	\$980,000	6-Dec-21
5 Barwon Avenue	House	3	2	2	1024	\$980,000	25-Jul-21
4 Burleigh Court	House	4	2	4	719	\$980,000	12-Nov-21
10 Winton Avenue	House	5	2	1	637	\$980,000	20-Nov-21
213 Heatherhill Road	House	4	2	2	662	\$984,500	20-Oct-21
37 Darius Avenue	House	4	2	2	651	\$986,000	18-Aug-21
29 Bayview Road	House	4	1	2	797	\$989,000	21-Dec-21
5 Lawrey Street	House	3	2	2	616	\$990,000	24-Aug-21
25 Birdwood Street	House	3	1	2	581	\$992,000	26-Aug-21
3 Crathie Court	House	4	2	2	741	\$1,000,000	13-Sep-21
67 Fingal Drive	House	4	2	2	797	\$1,005,000	10-Nov-21
1 Victoria Parade	House	2	1	1	610	\$1,006,000	11-Dec-21
238 Heatherhill Road	House	4	2	2	654	\$1,015,000	22-Dec-21
7 Melvin Street	House	4	3	2	535	\$1,020,000	14-Aug-21
14 Netherplace Drive	House	4	2	2	1126	\$1,020,000	10-Oct-21
7 Warrain Street	House	3	2	4	588	\$1,022,500	16-Oct-21
4 Callantina Court	House	4	2	2	664	\$1,025,000	18-Dec-21
8 Francesca Court	House	4	2	6	796	\$1,030,000	22-Sep-21
7 Leawarra Parade	House	4	2	1	670	\$1,030,000	26-Nov-21
14 Balmerino Square	House	6	3	2	653	\$1,030,000	18-Dec-21
44 Schooner Bay Drive	House	4	2	3	669	\$1,033,000	16-Oct-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

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
42 Raphael Crescent	House	4	2	3	654	\$1,080,000	23-Oct-21
1 Kenilworth Avenue	House	8	4	0	1503	\$1,080,000	18-Sep-21
2 Woodlea Court	House	3	1	2	1375	\$1,100,000	4-Aug-21
21 Castillon Square	House	4	2	6	884	\$1,120,000	22-Sep-21
16 Balmerino Square	House	3	2	2	728	\$1,125,000	2-Dec-21
82 Willow Road	House	3	2	2	565	\$1,125,000	7-Jul-21
16 Tara Drive	House	3	1	3	746	\$1,137,000	30-Sep-21
9 Murawa Street	House	4	2	4	576	\$1,150,000	18-Dec-21
10 Kooluna Court	House	4	2	2	692	\$1,150,000	6-Dec-21
44 Kenilworth Avenue	House	5	5	2	1006	\$1,160,000	21-Nov-21
23 Hillcrest Road	House	2	1	1	1333	\$1,200,000	5-Jul-21
8 Summit Road	House	5	2	2	643	\$1,230,000	19-Nov-21
20 Yuille Street	House	5	3	3	1180	\$1,260,000	17-Jul-21
94 Williams Street	House	3	1	1	774	\$1,265,000	4-Jul-21
15 Kars Street	House	4	2	2	581	\$1,280,000	18-Oct-21
29 Victoria Parade	House	4	1	3	1053	\$1,300,000	8-Dec-21
35 Williams Street	House	3	2	1	1166	\$1,545,000	23-Oct-21
29 Wattle Drive	House	3	2	4	959	\$1,600,000	22-Nov-21
122 Gould Street	House	3	2	2	519	\$1,630,000	14-Nov-21
4 Ebdale Street	House	6	3	3	575	\$1,660,000	1-Dec-21
28 Cliff Road	House	5	2	2	541	\$1,670,000	8-Jul-21
8 Cliff Road	House	4	2	1	804	\$1,999,000	1-Jul-21
24 Sheridan Avenue	House	5	1	2	674	\$2,365,000	30-Sep-21
19 Gweno Avenue	House	4	2	4	721	\$2,403,000	10-Sep-21
17 Gweno Avenue	House	5	4	2	659	\$2,650,000	9-Oct-21
2 Somme Avenue	House	6	5	7	781	\$3,725,000	26-Nov-21
2/6 Lochaber Avenue	Land	0	0	0	185	\$250,000	23-Sep-21
7 Naroo Place	Land	0	0	0	630	\$540,000	8-Sep-21
569 Nepean Highway	Land	0	0	0	598	\$1,020,000	18-Sep-21
302-308 Nepean Highway	Land	0	0	0	2133	\$2,000,000	14-Oct-21
22 Sheridan Avenue	Land	0	0	0	677	\$2,365,000	29-Sep-21
106 Dandenong Road West	Land	0	0	0	7844	Not Disclosed	23-Dec-21

# Sales Results in Frankston

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4/337 Nepean Highway	Unit	2	1	1	1967	\$305,000	15-Sep-21
2/25 Fairway Street	Unit	2	1	1	64	\$311,000	8-Oct-21
2/46 Skye Road	Unit	2	1	1	103	\$320,000	14-Dec-21
312/16 Clyde Street Mall	Unit	2	1	1	0	\$330,000	3-Aug-21
8/17-19 Hill Street	Unit	2	1	1	96	\$330,000	14-Nov-21
7/8 Ebdale Street	Unit	1	1	1	0	\$340,000	28-Sep-21
209/38 Playne Street	Unit	1	1	1	0	\$345,000	29-Sep-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
13/4 Barak Court	Unit	1	1	1	102	\$350,000	5-Oct-21
6/19 Bradshaw Street	Unit	2	1	1	914	\$350,000	9-Nov-21
6/74-76 Beach Street	Unit	2	1	1	1944	\$355,000	2-Jul-21
1/16 Petrie Street	Unit	1	1	1	85	\$362,499	13-Nov-21
7/26-28 Wave Street	Unit	2	1	1	63	\$365,000	20-Oct-21
14/388-390 Nepean Highway	Unit	2	1	1	3871	\$369,500	10-Oct-21
103/147 Beach Street	Unit	1	1	0	532	\$370,000	1-Jul-21
4/28 Orwil Street	Unit	2	1	1	840	\$375,000	21-Nov-21
24/402 Nepean Highway	Unit	2	1	1	3562	\$375,999	10-Nov-21
1/428 Nepean Highway	Unit	2	1	1	4213	\$389,000	2-Sep-21
5/27 Deane Street	Unit	2	1	1	174	\$390,000	28-Nov-21
6/2-4 James Street	Unit	2	1	0	161	\$390,000	28-Oct-21
12/47 Kars Street	Unit	2	1	1	1627	\$390,000	3-Aug-21
11/8 Ebdale Street	Unit	2	1	1	0	\$392,000	6-Oct-21
6/10-12 Mount View Court	Unit	1	1	1	1202	\$395,000	9-Nov-21
9/396 Nepean Highway	Unit	2	1	1	2162	\$395,000	2-Nov-21
8/18 Reservoir Road	Unit	2	1	0	95	\$395,000	10-Jul-21
1/75 Frankston-Flinders Road	Unit	2	1	1	785	\$397,500	22-Dec-21
4/6 Lewis Street	Unit	3	1	1	82	\$397,500	13-Oct-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

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4/34 Birdwood Street	Unit	2	1	1	0	\$410,000	8-Jul-21
5/9 Samada Street	Unit	2	1	1	124	\$410,000	3-Nov-21
201/15 Ebdale Street	Unit	2	1	1	0	\$412,000	25-Oct-21
46/392-394 Nepean Highway	Unit	2	1	1	49	\$422,500	20-Jul-21
104/38 Playne Street	Unit	2	1	1	0	\$425,000	2-Aug-21
1/27 Deane Street	Unit	2	1	1	187	\$431,250	8-Oct-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
2/4 Lewis Street	Unit	2	1	1	109	\$449,000	17-Sep-21
2 Elizabeth Street	Unit	2	1	1	236	\$450,000	27-Sep-21
2A Elizabeth Street	Unit	2	1	1	198	\$450,000	27-Sep-21
2/3 Balcombe Street	Unit	2	1	1	127	\$455,000	23-Sep-21
1/51-53 Screen Street	Unit	2	1	1	187	\$455,000	2-Jul-21
11/47 Kars Street	Unit	2	1	1	1627	\$460,000	16-Oct-21
1/89 McMahons Road	Unit	3	1	1	269	\$467,000	2-Aug-21
1/74 High Street	Unit	2	1	2	94	\$468,000	21-Aug-21
1/74 High Street	Unit	2	1	1	611	\$468,000	21-Aug-21
2/2-4 James Street	Unit	2	1	1	143	\$470,500	22-Nov-21
205/38 Playne Street	Unit	2	1	1	0	\$471,000	1-Nov-21
6/10-12 Denbigh Street	Unit	2	1	1	107	\$472,500	8-Aug-21
32/392-394 Nepean Highway	Unit	2	1	1	3569	\$475,000	5-Nov-21
107/38 Playne Street	Unit	2	2	1	0	\$480,000	1-Sep-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	2	96	\$495,000	16-Sep-21
16/44 Frank Street	Unit	2	1	1	180	\$498,000	11-Dec-21
2/6 Alvina Court	Unit	2	1	1	156	\$500,000	8-Oct-21
2/125 Lindrum Road	Unit	2	1	2	457	\$500,000	20-Oct-21
3/1A Lee Street	Unit	2	1	1	266	\$504,800	2-Sep-21




# Sales Results in Frankston




ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4/19 Ebdale Street	Unit	2	1	1	142	\$510,000	26-Oct-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	20-Aug-21
4/36 Mereweather Avenue	Unit	2	2	1	47	\$510,000	11-Nov-21
2/6 Roberts Street	Unit	2	1	1	216	\$510,000	7-Aug-21
5 Hood Street	Unit	2	1	1	141	\$510,100	7-Oct-21
19 Addicott Street	Unit	2	1	1	216	\$514,000	18-Sep-21
3/81-83 Playne Street	Unit	2	1	2	272	\$514,500	13-Dec-21
4/16-17 Bloom Street	Unit	3	1	1	266	\$520,000	23-Aug-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
16/256 Cranbourne Road	Unit	3	1	1	151	\$529,600	13-Sep-21
1/11 Deane Street	Unit	2	1	2	192	\$530,000	20-Sep-21
1B Hope Court	Unit	3	1	1	300	\$530,000	30-Sep-21
2/6 Nursery Avenue	Unit	2	1	1	107	\$531,000	29-Sep-21
6/36-38 Denbigh Street	Unit	2	1	1	406	\$531,050	4-Oct-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
2/121 Lindrum Road	Unit	2	2	0	116	\$545,000	14-Sep-21
8/121 Lindrum Road	Unit	2	2	1	132	\$545,000	19-Jul-21
1/404-404A Nepean Highway	Unit	2	1	2	229	\$545,000	4-Aug-21
2/27 Parer Street	Unit	2	1	1	683	\$547,500	3-Dec-21
1/121 Lindrum Road	Unit	3	2	0	155	\$550,000	10-Aug-21
3/41 Glenview Crescent	Unit	2	1	1	218	\$551,250	8-Oct-21
1/126 Lindrum Road	Unit	3	1	1	125	\$559,000	8-Oct-21
1/13 George Street	Unit	2	1	1	123	\$560,000	8-Jul-21
2/76 High Street	Unit	2	1	1	442	\$560,000	17-Nov-21
63/85 Ashleigh Avenue	Unit	2	1	1	224	\$565,000	28-Oct-21
8/190 Karingal Drive	Unit	3	1	1	342	\$565,000	1-Jul-21
2/36 Lewis Street	Unit	2	1	1	158	\$567,000	17-Oct-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
4/60 McMahons Road	Unit	2	2	1	129	\$567,000	2-Sep-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	1-Sep-21
13 Kars Street	Unit	2	1	2	595	\$580,000	13-Nov-21
11/104 Hillcrest Road	Unit	3	1	2	178	\$581,000	23-Dec-21
3/29-31 Kars Street	Unit	2	1	1	167	\$596,000	15-Nov-21
4/78 McMahons Road	Unit	3	2	1	184	\$596,000	28-Jul-21
2/64 Bondi Avenue	Unit	2	1	2	261	\$600,000	2-Oct-21
2/20 Foot Street	Unit	2	1	1	370	\$600,000	8-Jul-21
4/63 Frankston-Flinders Road	Unit	2	1	1	137	\$600,000	13-Nov-21
1/11-13 Sheridan Avenue	Unit	2	1	1	203	\$600,000	23-Oct-21
60/95 Ashleigh Avenue	Unit	3	1	2	338	\$603,000	25-Oct-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	5-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	3-Sep-21
5/15 Reservoir Road	Unit	3	1	1	204	\$615,000	12-Aug-21
1/61-63 Hillcrest Road	Unit	2	1	1	320	\$618,585	20-Oct-21
8/40-42 Williams Street	Unit	2	1	2	111	\$620,000	18-Oct-21
2/40 Bondi Avenue	Unit	2	2	1	180	\$620,000	17-Sep-21
9A Jasmine Court	Unit	2	1	3	239	\$620,000	22-Sep-21
5/36 Mereweather Avenue	Unit	3	2	2	62	\$620,000	29-Oct-21
6/3-17 Sassafras Drive	Unit	3	2	2	214	\$623,000	2-Oct-21
5/58-60 McMahons Road	Unit	4	2	2	0	\$625,000	20-Sep-21
5/60 McMahons Road	Unit	4	2	2	153	\$625,000	20-Sep-21
2/25 Kareela Road	Unit	3	2	2	288	\$626,000	29-Jul-21
10/20-24 Williams Street	Unit	2	1	1	152	\$627,824	22-Sep-21
4/40 Frome Avenue	Unit	2	1	1	160	\$628,000	3-Dec-21
1/84 High Street	Unit	2	1	1	204	\$630,000	6-Sep-21
7/238 Cranbourne Road	Unit	3	1	2	355	\$635,000	22-Nov-21
1/12 Shaftesbury Street	Unit	2	1	2	309	\$635,000	19-Sep-21

# Sales Results in Frankston

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
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
1/25 Kareela Road	Unit	3	2	2	309	\$645,000	13-Jul-21
6/18 Nolan Street	Unit	2	1	2	176	\$645,000	9-Oct-21
4/21 Cranbourne Road	Unit	3	1	2	321	\$650,000	28-Oct-21
6/36 Mereweather Avenue	Unit	3	2	2	114	\$650,000	2-Sep-21
1A Wattle Drive	Unit	3	2	1	415	\$652,000	24-Jul-21
7/71 Gould Street	Unit	2	1	1	131	\$661,000	16-Nov-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	2-Aug-21
2/3 Ashleigh Street	Unit	4	2	1	171	\$670,000	9-Dec-21
4/192 Beach Street	Unit	3	2	2	316	\$670,000	24-Oct-21
1/14 Shaftesbury Street	Unit	2	1	1	318	\$675,000	20-Dec-21
77 Dandenong Road East	Unit	3	1	1	316	\$677,500	3-Jul-21
2/8 Kenilworth Avenue	Unit	2	2	1	633	\$678,000	10-Oct-21
1/1 Redgdon Avenue	Unit	3	1	1	327	\$695,000	29-Aug-21
3 Magnolia Court	Unit	3	2	2	197	\$699,500	18-Aug-21
1/16 Nolan Street	Unit	2	1	1	887	\$700,000	18-Jul-21
1/67 Wangarra Road	Unit	3	1	2	321	\$700,000	9-Dec-21
2/3-5 Kars Street	Unit	2	1	1	175	\$710,000	17-Oct-21
2/13 Gairloch Drive	Unit	3	2	2	206	\$715,000	5-Nov-21
3/50 Skye Road	Unit	3	2	2	0	\$716,250	26-Nov-21
2/12 Cambridge Street	Unit	4	2	2	692	\$730,000	8-Oct-21
1/31 Deane Street	Unit	3	2	2	399	\$745,000	2-Oct-21
3/12 Ashleigh Avenue	Unit	3	2	4	266	\$750,000	4-Oct-21
1/109 Frankston-Flinders Road	Unit	3	2	2	0	\$750,000	6-Sep-21
1/2 Wettenhall Road	Unit	3	2	2	394	\$750,000	6-Dec-21
2/9 Beaconsfield Avenue	Unit	3	2	2	165	\$759,000	29-Nov-21
1/2 Inglis Avenue	Unit	3	2	2	247	\$765,000	4-Aug-21
2/34 Leawarra Parade	Unit	3	2	2	0	\$765,000	18-Dec-21
1/13 Foot Street	Unit	3	2	2	199	\$779,000	21-Oct-21

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
67 Coogee Avenue	Unit	3	2	4	311	\$790,000	19-Nov-21
3/4 Victoria Parade	Unit	3	2	1	190	\$790,000	24-Nov-21
4/18 Denbigh Street	Unit	3	2	1	188	\$791,150	25-Nov-21
2 Ebdale Street	Unit	4	2	2	547	\$800,000	1-Dec-21
1/13 Swift Street	Unit	3	2	1	307	\$835,000	23-Nov-21
2/10 Bayview Road	Unit	3	2	2	386	\$840,000	6-Nov-21
1/6 Denbigh Street	Unit	3	2	1	242	\$850,000	29-Nov-21
2/5 Nolan Street	Unit	3	2	2	161	\$850,000	15-Jul-21
2/11 McAlister Street	Unit	4	2	2	410	\$855,000	9-Sep-21
4/21 Nolan Street	Unit	3	3	2	189	\$855,000	5-Nov-21
3/19 Denbigh Street	Unit	4	2	2	189	\$907,000	17-Aug-21
2/27 Williams Street	Unit	3	2	2	0	\$943,000	11-Dec-21
3/39 Yuille Street	Unit	4	2	3	274	\$975,000	30-Oct-21
106A Williams Street	Unit	3	2	1	345	\$1,005,000	9-Oct-21
1/7 Mereweather Avenue	Unit	2	1	1	0	\$1,150,000	1-Jul-21
1/3 Cliff Road	Unit	4	2	2	342	\$1,310,000	29-Jul-21
1/39 Yuille Street	Unit	4	2	2	433	\$1,382,500	28-Oct-21
4/6A Arabil Street	Unit	2	2	1	137	Not Disclosed	25-Aug-21
1/4 Bayview Road	Unit	4	2	2	261	Not Disclosed	18-Dec-21
10/34 Birdwood Street	Unit	2	1	2	0	Not Disclosed	15-Dec-21
34 Denbigh Street	Unit	4	3	2	1112	Not Disclosed	12-Oct-21
157/325 Nepean Highway	Unit	3	1	1	0	Not Disclosed	13-Dec-21
206/435 Nepean Highway	Unit	1	1	0	0	Not Disclosed	9-Nov-21
5/2-4 Parer Street	Unit	2	1	1	147	Not Disclosed	20-Dec-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.



# 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



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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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