



# Frankston Marketplace Report 2023

Janice **Dunn**  
  
Estate Agents



## In depth knowledge of the local area

For the recent sale of our Mid Century Modern house in Frankston South we chose Janice Dunn Real Estate to act on our behalf. Having a property that was a bit out of the ordinary required a real estate agent a bit out of the ordinary. Janice's in depth knowledge of the local area and a passion for mid century architecture, along with intelligent and creative marketing allowed us to find a buyer who appreciates what the property had to offer and understood the real value of the property. Attention to detail, clear communication and creative flair along with good negotiation skills made for a successful sale.



Vendor Review - Verified by RateMyAgent

# Welcome to your Market Update



## Looking Back on 2023

Did you know, that according to The University of Melbourne publication “Pursuit” ... more than half of Australians are only just making ends meet (article first published in Inside Business December 2023).

With the 13 interest rate hikes Australian Mortgage holders have had to endure in just over a year, the interest rate increases we “had to have” whilst the reserve bank tried to curb inflation, many people we talk to locally are facing financial hardships.

According to The Guardian (6 November 2023) more than half of Australian mortgage holders are under financial stress, and when you compare this to 1993, which was reported as 38.5 %, this really puts things into perspective to those of us who struggled in the 90’s to make ends meet.

So how has this affected property prices locally?

Take a look at the sales of 2023, and if you want to look at past years to see how these results compare, give Janice Dunn a call on 0402 285 698 to get a copy posted to you, or emailed for your convenience.

**Thinking of Selling ? Keep it local**  
**Call Janice Dunn Estate Agents**

**Janice Dunn**  
Estate Agents

# Sales Results in Frankston

| Num        | Street           | Date Sold   | Price     | Bed | Bath | Cars | Land |
|------------|------------------|-------------|-----------|-----|------|------|------|
| 2/13       | CLIFF ROAD       | 20-Sep-23   | \$250,000 | 1   | 1    | -    | -    |
| 205/44     | BEACH STREET     | 4-Jan-23    | \$255,000 | 1   | 1    | -    | -    |
| 2/29-31    | WARRAIN STREET   | 9-Oct-23    | \$265,000 | 1   | 1    | 1    | 57   |
| 102/44     | BEACH STREET     | 22-Aug-23   | \$268,000 | 1   | 1    | -    | 501  |
| 902/435    | NEPEAN HIGHWAY   | 24-Jan-24   | \$275,000 | 1   | 1    | -    | -    |
| 4/29       | GAIRLOCH DRIVE   | 18-Jul-23   | \$280,000 | 1   | 1    | 1    | 75   |
| 3/4        | LARDNER ROAD     | 25-Mar-23   | \$282,500 | 1   | 1    | 1    | 83   |
| 14/29      | FAIRWAY STREET   | 8-Feb-23    | \$288,000 | 2   | 1    | 1    | -    |
| 4/432      | NEPEAN HIGHWAY   | 15-Jun-23   | \$305,000 | 1   | 1    | 1    | -    |
| 4/432A     | NEPEAN HIGHWAY   | 15-Jun-23   | \$305,000 | 2   | 1    | 1    | -    |
| 5/18       | LEWIS STREET     | 10-Jan-23   | \$307,000 | 1   | 1    | 1    | 78   |
| 9/380      | NEPEAN HIGHWAY   | 3-Apr-23    | \$310,000 | 2   | 1    | 1    | -    |
| 17/388     | NEPEAN HIGHWAY   | 27-Nov-23   | \$315,000 | 2   | 1    | 1    | -    |
| 102/325    | NEPEAN HIGHWAY   | 25-May-2023 | \$185,000 | 2   | 1    | 1    | 64   |
| 4/16-18    | ADDICOTT STREET  | 27-Mar-23   | \$315,000 | 1   | 1    | 1    | 122  |
| 1/2        | CAMPBELL STREET  | 29-May-23   | \$315,000 | 1   | 1    | 1    | 161  |
| 15         | FRALLON CRESCENT | 20-Apr-23   | \$315,000 | 2   | 1    | -    | 263  |
| 17/388-390 | NEPEAN HIGHWAY   | 27-Nov-23   | \$315,000 | 2   | 1    | -    | -    |
| 3/46       | SKYE ROAD        | 22-Sep-23   | \$315,499 | 1   | 1    | 1    | 79   |
| 3/5-8      | GOVERNMENT ROAD  | 26-Feb-23   | \$319,000 | 1   | 1    | 1    | -    |
| 1/388-390  | NEPEAN HIGHWAY   | 11-Jan-24   | \$320,000 | 2   | 1    | 1    |      |
| 1/399-341  | NEPEAN HIGHWAY   | 25-May-23   | \$320,000 | 2   | 1    | 1    | 138  |
| 3/380      | NEPEAN HIGHWAY   | 16-Aug-23   | \$320,000 | 2   | 1    | 1    | -    |
| 24/388-390 | NEPEAN HIGHWAY   | 11-Jan-24   | \$322,500 | 2   | 1    | 1    |      |
| 12/4       | BARAK COURT      | 31-Aug-23   | \$325,000 | 1   | 1    | 2    | -    |
| 2/6        | RESERVOIR ROAD   | 28-Jan-23   | \$325,000 | 1   | 1    | 1    | 107  |
| 3/13       | FAIRWAY STREET   | 26-Jun-23   | \$330,000 | 2   | 1    | 1    | 80   |
| 1/27       | FINLAY STREET    | 18-Jul-23   | \$330,000 | 1   | 1    | 1    | 51   |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num       | Street             | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----------|--------------------|-----------|-----------|-----|------|------|------|
| 2/402     | NEPEAN HIGHWAY     | 20-Mar-23 | \$370,000 | 2   | 1    | 1    | -    |
| 2/19      | BRADSHAW STREET    | 12-Jan-24 | \$371,000 | 2   | 1    | 1    |      |
| 24/402    | NEPEAN HIGHWAY     | 15-Oct-23 | \$373,000 | 2   | 1    | 1    | -    |
| 2/32      | BIRDWOOD STREET    | 27-Jan-23 | \$375,000 | 2   | 1    | 1    | -    |
| 5/17-19   | HILL STREET        | 3-Feb-23  | \$375,000 | 2   | 1    | 1    | 96   |
| 4/19      | LEWIS STREET       | 14-Dec-23 | \$375,000 | 2   | 1    | 1    | 150  |
| 7A        | CLARENDON STREET   | 5-Sep-23  | \$380,000 | -   | -    | -    | 320  |
| 2/41      | FINLAY STREET      | 1-Jun-23  | \$380,000 | 2   | 1    | 1    | 135  |
| 7/64      | LARDNER ROAD       | 7-Sep-23  | \$380,000 | 3   | 1    | 2    | 526  |
| 1/402     | NEPEAN HIGHWAY     | 29-Mar-23 | \$380,000 | 2   | 1    | 1    | -    |
| 6/402     | NEPEAN HIGHWAY     | 10-Oct-23 | \$385,000 | 2   | 1    | 1    | -    |
| 7/8       | EBDALE STREET      | 29-May-23 | \$387,500 | 2   | 1    | 1    | -    |
| 6/8       | EBDALE STREET      | 8-Jul-23  | \$388,000 | 2   | 1    | 1    | -    |
| 2/127     | BEACH STREET       | 29-Aug-23 | \$390,000 | 2   | 1    | 1    | 91   |
| 6/5       | HOPE COURT         | 8-Feb-23  | \$390,000 | 2   | 1    | 1    | 85   |
| 3/127     | BEACH STREET       | 13-Jan-23 | \$391,000 | 2   | 1    | 1    | -    |
| 4/1       | ADDICOTT STREET    | 5-Sep-23  | \$395,000 | 1   | 1    | 1    | -    |
| 4/39      | LEWIS STREET       | 31-Jul-23 | \$395,000 | 2   | 1    | 1    | 299  |
| 8/1-3     | SKYE ROAD          | 30-Sep-23 | \$395,000 | 2   | 1    | 1    | 79   |
| 10/17-19  | HILL STREET        | 21-Apr-23 | \$395,700 | 2   | 1    | 1    | 111  |
| 8/199-201 | BEACH STREET       | 12-Apr-23 | \$397,500 | 2   | 1    | 1    | -    |
| 207/16    | CLYDE STREET MALL  | 9-Jun-23  | \$398,000 | 2   | 1    | 1    | -    |
| 3/15-19   | CRICKLEWOOD AVENUE | 2-Aug-23  | \$398,500 | 2   | 1    | 1    | 129  |
| 4/1       | ASHLEIGH AVENUE    | 11-Sep-23 | \$400,000 | 2   | 1    | 2    | 125  |
| 4/171-175 | BEACH STREET       | 22-Jul-23 | \$400,000 | 2   | 1    | 1    | 119  |
| 4/33      | FINLAY STREET      | 3-Oct-23  | \$400,000 | 2   | 1    | 1    | 388  |
| 4/33      | FINLAY STREET      | 3-Oct-23  | \$400,000 | 2   | 1    | 1    | 120  |
| 8         | HILLCREST ROAD     | 1-Nov-23  | \$400,000 | 3   | 2    | -    | -    |

# Sales Results in Frankston

| Num       | Street              | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----------|---------------------|-----------|-----------|-----|------|------|------|
| 3/26      | JAMES STREET        | 22-Sep-23 | \$400,000 | 2   | 1    | 1    | 232  |
| 2/28      | ORWIL STREET        | 20-Oct-23 | \$400,000 | 2   | 1    | 1    | 840  |
| 4/134-136 | WILLIAMS STREET     | 10-Mar-23 | \$400,000 | 2   | 1    | 1    | -    |
| 11/8      | EBDALE STREET       | 22-Jun-23 | \$402,500 | 2   | 1    | 1    | 836  |
| 3/12-14   | NURSERY AVENUE      | 5-Jan-24  | \$405,000 | 2   | 1    | 1    | -    |
| 3/5       | HOPE COURT          | 9-May-23  | \$405,000 | 2   | 1    | 1    | 96   |
| 205/16    | CLYDE STREET MALL   | 1-Jun-23  | \$410,000 | 2   | 2    | 1    | -    |
| 6/11      | LEWIS STREET        | 12-Aug-23 | \$410,000 | 2   | 1    | 1    | 115  |
| 3/117-119 | LINDRUM ROAD        | 12-Jul-23 | \$410,000 | 2   | 1    | 1    | 226  |
| 17/380    | NEPEAN HIGHWAY      | 23-Jan-23 | \$410,000 | 3   | 1    | 1    | -    |
| 3/1       | ASHLEIGH AVENUE     | 19-Jun-23 | \$410,110 | 2   | 1    | 1    | 97   |
| 3/2       | CAMPBELL STREET     | 1-Feb-23  | \$412,000 | 2   | 1    | 1    | 157  |
| 8/5       | HOPE COURT          | 6-Jul-23  | \$415,000 | 2   | 1    | 1    | 88   |
| 2/117-119 | LINDRUM ROAD        | 4-Oct-23  | \$415,000 | 3   | 1    | 1    | 193  |
| 1/10-12   | SPRAY STREET        | 26-Sep-23 | \$415,000 | 2   | 1    | 1    | 170  |
| 2/31-33   | LEWIS STREET        | 30-Oct-23 | \$416,000 | 2   | 1    | 1    | 226  |
| 304/16    | CLYDE STREET MALL   | 22-Feb-23 | \$420,000 | 2   | 1    | 1    | -    |
| 7/15-19   | CRICKLEWOOD AVENUE  | 19-Feb-23 | \$420,000 | 2   | 1    | 1    | 129  |
| 2/31      | DANDENONG ROAD EAST | 18-May-23 | \$420,000 | 2   | 1    | -    | 121  |
| 9/1       | FOOT STREET         | 10-Jan-23 | \$420,000 | 2   | 1    | 1    | 64   |
| 1/26      | JAMES STREET        | 3-Jul-23  | \$420,000 | 2   | 1    | 3    | 232  |
| 6/19-21   | SWIFT STREET        | 9-Dec-23  | \$420,000 | 2   | 1    | 1    | 112  |
| 1/15-17   | FAIRWAY STREET      | 14-Nov-23 | \$420,500 | 2   | 1    | 1    | 110  |
| 2/7       | HOPE COURT          | 31-Jan-23 | \$425,000 | 2   | 1    | 1    | 170  |
| 1/117-119 | LINDRUM ROAD        | 5-Jul-23  | \$425,000 | 2   | 1    | 1    | 198  |
| 11/14-22  | MOUNT VIEW COURT    | 15-Feb-23 | \$425,000 | 2   | 1    | 1    | 113  |
| 12/396    | NEPEAN HIGHWAY      | 17-Nov-23 | \$425,000 | 2   | 1    | 1    | -    |
| 11/4-6    | FOOT STREET         | 21-Feb-23 | \$430,000 | 2   | 1    | 1    | 118  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num       | Street                  | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----------|-------------------------|-----------|-----------|-----|------|------|------|
| 2/140     | WILLIAMS STREET         | 11-Sep-23 | \$430,000 | 2   | 1    | 1    | 136  |
| 5A        | ALICE GROVE             | 24-Jun-23 | \$432,000 | 2   | 1    | 2    | 415  |
| 2/15-19   | CRICKLEWOOD AVENUE      | 7-Jan-23  | \$433,000 | 2   | 1    | 1    | 129  |
| 6/199-201 | BEACH STREET            | 5-Feb-24  | \$435,000 | 2   | 1    | 1    |      |
| 14        | JOLLY STREET            | 21-Jan-23 | \$435,000 | 2   | 1    | 1    | 155  |
| 1/140     | WILLIAMS STREET         | 17-Nov-23 | \$435,000 | 2   | 1    | 1    | 119  |
| 1/72      | HIGH STREET             | 6-Jan-23  | \$436,000 | 2   | 1    | 1    | -    |
| 205/15    | EBDALE STREET           | 19-Apr-23 | \$440,000 | 2   | 1    | 1    | 836  |
| 3/33      | NOLAN STREET            | 7-Aug-23  | \$440,000 | 2   | 1    | 1    | 125  |
| 65        | WASHINGTON DRIVE        | 7-Mar-23  | \$440,000 | 3   | 2    | 2    | 544  |
| 10/15-19  | CRICKLEWOOD AVENUE      | 21-Nov-23 | \$442,500 | 2   | 1    | 1    | 111  |
| 5/9-11    | CAMPBELL STREET         | 16-Jan-23 | \$447,500 | 2   | 1    | 1    | 127  |
| 20/1      | FOOT STREET             | 12-Apr-23 | \$447,500 | 2   | 1    | 1    | 60   |
| 103/15    | EBDALE STREET           | 30-Jan-23 | \$450,000 | 2   | 2    | 1    | -    |
| 1/25      | GAIRLOCH DRIVE          | 1-Oct-23  | \$450,000 | 3   | 1    | 1    | 339  |
| 6/5-8     | GOVERNMENT ROAD         | 7-Dec-23  | \$450,000 | 1   | 1    | 1    | -    |
| 103/15-17 | EBDALE STREET           | 21-Feb-23 | \$450,000 | 2   | 2    | 1    |      |
| 21A       | HILLCREST ROAD          | 9-Feb-23  | \$450,000 | 2   | 1    | -    | 278  |
| 2/33      | NOLAN STREET            | 29-Sep-23 | \$450,000 | 2   | 1    | 1    | 121  |
| 6/33      | NOLAN STREET            | 4-Oct-23  | \$450,000 | 2   | 1    | 1    | 126  |
| 8/41      | ORWIL STREET            | 1-Sep-23  | \$450,000 | 2   | 1    | 1    | 190  |
| 7/7-9     | RODNEY COURT            | 23-Oct-23 | \$451,500 | 2   | 1    | 1    | 219  |
| 2/63      | FRANKSTON-FLINDERS ROAD | 2-Sep-23  | \$455,000 | 2   | 1    | 1    | 172  |
| 4/38-40   | LINDRUM ROAD            | 2-Feb-23  | \$455,000 | 2   | 1    | 2    | 247  |
| 1/28-30   | MEREWEATHER AVENUE      | 22-Mar-23 | \$455,000 | 2   | 1    | 1    | 97   |
| 2/140     | WILLIAMS STREET         | 11-Sep-23 | \$430,000 | 2   | 1    | 1    | 136  |
| 5A        | ALICE GROVE             | 24-Jun-23 | \$432,000 | 2   | 1    | 2    | 415  |
| 2/15-19   | CRICKLEWOOD AVENUE      | 7-Jan-23  | \$433,000 | 2   | 1    | 1    | 129  |

# Sales Results in Frankston

| Num        | Street              | Date Sold | Price     | Bed | Bath | Cars | Land |
|------------|---------------------|-----------|-----------|-----|------|------|------|
| 14/15-19   | CRICKLEWOOD AVENUE  | 10-Feb-23 | \$458,000 | 2   | 1    | 1    | 110  |
| 2/53-55    | HILLCREST ROAD      | 7-Mar-23  | \$460,000 | 2   | 1    | 1    | 180  |
| 104/38     | PLAYNE STREET       | 25-Nov-23 | \$460,000 | 2   | 1    | 1    | 834  |
| 1/22       | RESERVOIR ROAD      | 25-Jan-23 | \$460,000 | 2   | 1    | 1    | 175  |
| 13/392-394 | NEPEAN HIGHWAY      | 24-May-23 | \$462,500 | 2   | 1    | 1    | -    |
| 5/41-43    | DANDENONG ROAD EAST | 11-Aug-23 | \$465,000 | 2   | 1    | 1    | 182  |
| 1/24       | MEREWEATHER AVENUE  | 17-Apr-23 | \$465,000 | 2   | 1    | 1    | 245  |
| 33/2       | SPRAY STREET        | 8-Jun-23  | \$465,000 | 2   | 1    | 1    | 176  |
| 6/19-21    | FAIRWAY STREET      | 20-Oct-23 | \$467,000 | 3   | 1    | 1    | 140  |
| 1/6        | RESERVOIR ROAD      | 23-Oct-23 | \$467,000 | 2   | 1    | 1    | 145  |
| 6/27       | DEANE STREET        | 7-Jul-23  | \$468,000 | 2   | 1    | 1    | 150  |
| 1/11       | CLARENDON STREET    | 22-Oct-23 | \$470,000 | 2   | 1    | 1    | 160  |
| 3/21       | CRANBOURNE ROAD     | 11-Apr-23 | \$470,000 | 2   | 1    | 2    | 148  |
| 6/25       | FRANK STREET        | 6-Apr-23  | \$470,000 | 2   | 1    | 1    | 293  |
| 1/37       | HIGHVIEW ROAD       | 11-Dec-23 | \$470,000 | 2   | 1    | 1    | 237  |
| 5/51-53    | SCREEN STREET       | 7-Jul-23  | \$470,000 | 2   | 1    | 1    | 200  |
| 4/13       | CLIFF ROAD          | 16-Oct-23 | \$472,000 | 2   | 1    | 1    | 989  |
| 7/5        | RESERVOIR ROAD      | 20-Mar-23 | \$472,000 | 2   | 1    | 1    | 150  |
| 9/28       | MEREWEATHER AVENUE  | 24-Feb-23 | \$475,000 | 2   | 1    | 1    | 89   |
| 2/24       | MEREWEATHER AVENUE  | 16-Mar-23 | \$475,000 | 2   | 1    | 1    | 151  |
| 9/28-30    | MEREWEATHER AVENUE  | 22-Feb-23 | \$475,000 | 2   | 1    | 1    | 95   |
| 4/49-51    | NOLAN STREET        | 26-Aug-23 | \$475,000 | 2   | 1    | 1    | 157  |
| 5/19-21    | RESERVOIR ROAD      | 11-Jan-24 | \$480,000 | 2   | 1    | 1    | -    |
| 39/392-394 | NEPEAN HIGHWAY      | 2-Feb-23  | \$480,000 | 2   | 1    | 1    | -    |
| 4/81-83    | PLAYNE STREET       | 10-Mar-23 | \$480,000 | 2   | 1    | 1    | 175  |
| 39/392     | NEPEAN HIGHWAY      | 6-Feb-23  | \$480,000 | 2   | 1    | 1    | -    |
| 4/81       | PLAYNE STREET       | 11-Mar-23 | \$480,000 | 2   | 1    | 1    | -    |
| 14/392     | NEPEAN HIGHWAY      | 15-Apr-23 | \$481,000 | 2   | 1    | 1    | -    |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.



| Num        | Street            | Date Sold | Price     | Bed | Bath | Cars | Land |
|------------|-------------------|-----------|-----------|-----|------|------|------|
| 14/392-394 | NEPEAN HIGHWAY    | 15-Apr-23 | \$481,000 | 2   | 1    | 1    | -    |
| 1/31       | GAIRLOCH DRIVE    | 5-Jan-24  | \$482,000 | 2   | 1    | 1    | 313  |
| 5/10-12    | DENBIGH STREET    | 16-Nov-23 | \$485,000 | 2   | 1    | 1    | 110  |
| 1171       | PLAYNE STREET     | 8-Aug-23  | \$485,000 | 2   | 1    | 1    | 275  |
| 5/25       | FRANK STREET      | 14-Jul-23 | \$487,000 | 2   | 1    | 1    | 220  |
| 12/311-317 | CRANBOURNE ROAD   | 17-May-23 | \$490,000 | 3   | 1    | 2    | 268  |
| 2237       | HIGHVIEW ROAD     | 11-Nov-23 | \$490,000 | 2   | 1    | 1    | 218  |
| 35         | PARER STREET      | 4-Feb-23  | \$490,000 | 2   | 1    | 1    | 318  |
| 3/316      | SKYE ROAD         | 17-Jan-23 | \$490,000 | 3   | 1    | 1    | 217  |
| 15         | WALLACE AVENUE    | 14-Jun-23 | \$490,000 | 4   | 3    | 2    | 624  |
| 17         | AQUARIUS DRIVE    | 13-Apr-23 | \$490,430 | 3   | 2    | -    | 642  |
| 4/256      | CRANBOURNE ROAD   | 22-Sep-23 | \$495,000 | 2   | 1    | 1    | 221  |
| 49/392-394 | NEPEAN HIGHWAY    | 10-May-23 | \$496,000 | 2   | 1    | 1    | -    |
| 1/40       | FROME AVENUE      | 21-Oct-23 | \$500,000 | 2   | 1    | 1    | 165  |
| 17/392-394 | NEPEAN HIGHWAY    | 27-Jul-23 | \$500,000 | 2   | 1    | 1    | -    |
| 22B        | HILLCREST ROAD    | 9-Feb-23  | \$500,000 | 2   | 1    | -    | 262  |
| 2/9        | LORRAINE STREET   | 10-Oct-23 | \$500,000 | 2   | 1    | 1    | 184  |
| 17/392-394 | NEPEAN HIGHWAY    | 18-Jul-23 | \$500,000 | 2   | 1    | 1    | -    |
| 5          | OLSEN STREET      | 24-Apr-23 | \$500,000 | 2   | 1    | -    | 114  |
| 1/39-41    | QUEEN STREET      | 26-Jun-23 | \$503,000 | 2   | 1    | 1    | 226  |
| 16         | GULWA AVENUE      | 4-Jan-23  | \$505,000 | 2   | 1    | 1    | 480  |
| 2/36       | SCREEN STREET     | 19-Aug-23 | \$505,000 | 2   | 1    | 1    | 216  |
| 1/1        | TOWER AVENUE      | 24-Apr-23 | \$505,000 | 2   | 1    | 1    | 161  |
| 2/41       | GLENVIEW CRESCENT | 4-May-23  | \$507,000 | 2   | 1    | 1    | 201  |
| 201/38     | PLAYNE STREET     | 8-Feb-24  | \$510,000 | 2   | 1    | 1    | -    |
| 5          | CECIL STREET      | 6-Mar-23  | \$510,000 | 2   | 1    | 1    | 238  |
| 1/238      | CRANBOURNE ROAD   | 17-Jan-23 | \$510,000 | 3   | 1    | 1    | 359  |
| 2/39       | FRANK STREET      | 2-Dec-23  | \$510,000 | 2   | 1    | 1    | 161  |

# Sales Results in Frankston

| Num        | Street           | Date Sold | Price     | Bed | Bath | Cars | Land |
|------------|------------------|-----------|-----------|-----|------|------|------|
| 102/147    | BEACH STREET     | 3-Apr-23  | \$535,000 | 2   | 2    | 1    | 532  |
| 101/38     | PLAYNE STREET    | 24-Jan-23 | \$535,000 | 2   | 1    | 1    | -    |
| 2/13       | GEORGE STREET    | 17-Apr-23 | \$537,000 | 2   | 1    | 1    | 117  |
| 13A        | ADDICOTT STREET  | 29-Jul-23 | \$540,000 | 2   | 1    | 2    | 242  |
| 12/316     | SKYE ROAD        | 19-May-23 | \$540,000 | 3   | 1    | 2    | 309  |
| 10         | WEIGELA COURT    | 21-Oct-23 | \$540,000 | 3   | 1    | 1    | 568  |
| 12/256     | CRANBOURNE ROAD  | 17-Mar-23 | \$542,000 | 2   | 1    | 1    | 237  |
| 42         | WASHINGTON DRIVE | 30-Jan-23 | \$542,000 | 3   | 1    | 1    | 543  |
| 58/95      | ASHLEIGH AVENUE  | 22-May-23 | \$545,000 | 2   | 1    | 1    | 172  |
| 23/311-317 | CRANBOURNE ROAD  | 11-Jan-23 | \$545,000 | 3   | 1    | 2    | 277  |
| 57         | MCCMAHONS ROAD   | 25-Jan-23 | \$545,000 | 3   | 1    | 2    | 603  |
| 3/8        | NURSERY AVENUE   | 13-Jun-23 | \$545,000 | 2   | 1    | 4    | 352  |
| 208/38     | PLAYNE STREET    | 22-May-23 | \$545,000 | 2   | 2    | 1    | -    |
| 3/314      | SKYE ROAD        | 9-Jun-23  | \$545,000 | 2   | 1    | 1    | 203  |
| 3/34       | CORAL STREET     | 13-Nov-23 | \$550,000 | 2   | 1    | 1    | 221  |
| 3/17-19    | GEORGE STREET    | 9-Jul-23  | \$550,000 | 2   | 1    | 1    | 195  |
| 9          | HILLTOP MEWS     | 28-May-23 | \$550,000 | 2   | 1    | 1    | 291  |
| 3/40       | LEWIS STREET     | 1-May-23  | \$550,000 | 2   | 1    | 1    | 222  |
| 11         | MADEIRA COURT    | 21-Sep-23 | \$550,000 | 3   | 1    | 1    | 549  |
| LOT 1      | MCCMAHONS ROAD   | 25-Jul-23 | \$550,000 | 3   | -    | -    | -    |
| 54         | MCCMAHONS ROAD   | 24-Aug-23 | \$550,000 | 3   | 1    | 2    | 732  |
| 32         | NARAMBI CRESCENT | 29-Jul-23 | \$550,000 | 4   | 2    | 2    | 617  |
| 3/58       | SKYE ROAD        | 27-Dec-23 | \$550,000 | 3   | 2    | 1    | 196  |
| 6/152-156  | SKYE ROAD        | 11-Nov-23 | \$550,000 | 3   | 2    | 2    | 284  |
| 13A        | TOWER AVENUE     | 20-Jun-23 | \$550,000 | 2   | 1    | 2    | 269  |
| 1/15       | PETRIE STREET    | 30-May-23 | \$550,777 | 2   | 1    | 2    | 209  |
| 1          | HARTLEY COURT    | 22-Jul-23 | \$553,000 | 3   | 1    | 1    | 580  |
| 52/85      | ASHLEIGH AVENUE  | 28-Aug-23 | \$554,000 | 2   | 1    | 1    | 217  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num       | Street             | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----------|--------------------|-----------|-----------|-----|------|------|------|
| 9         | COONAC PLACE       | 19-Aug-23 | \$555,000 | 2   | 2    | 2    | 218  |
| 1A        | CRICKLEWOOD AVENUE | 21-Mar-23 | \$555,000 | 3   | 1    | 2    | 304  |
| 17        | PHILLIP STREET     | 14-Nov-23 | \$555,000 | 2   | 1    | 1    | 324  |
| 4/2       | QUEEN STREET       | 30-May-23 | \$555,000 | 2   | 2    | 1    | 56   |
| 6         | NILMA COURT        | 1-Jun-23  | \$557,000 | 3   | 1    | 1    | 367  |
| 6/192     | BEACH STREET       | 8-Apr-23  | \$560,000 | 3   | 2    | 2    | 305  |
| 8/36-38   | DENBIGH STREET     | 3-Nov-23  | \$560,000 | 1   | 1    | 1    | 407  |
| 50        | KAREELA ROAD       | 17-Jan-23 | \$560,000 | 3   | 1    | -    | 715  |
| 8         | PANMURE STREET     | 15-Feb-23 | \$560,000 | 3   | 2    | 1    | 555  |
| 10/32     | PINE HILL DRIVE    | 9-Mar-23  | \$560,000 | 2   | 2    | 1    | -    |
| 15        | SANDPIPER PLACE    | 18-Apr-23 | \$560,000 | 3   | 2    | 1    | 307  |
| 15A       | SANDPIPER PLACE    | 31-Oct-23 | \$560,000 | 3   | 2    | 1    | 297  |
| 5/52      | WILLIAMS STREET    | 10-Jan-23 | \$560,000 | 2   | 1    | 2    | 80   |
| 3/15-17   | DEANE STREET       | 21-Dec-23 | \$561,127 | 2   | 1    | 1    | 229  |
| 86        | LIPTON DRIVE       | 27-Feb-23 | \$562,000 | 3   | 1    | 2    | 535  |
| 1/22      | CRANBOURNE ROAD    | 4-Jan-24  | \$562,500 | 2   | 2    | 3    | -    |
| 4/129-133 | BEACH STREET       | 19-Jul-23 | \$565,000 | -   | -    | -    | 109  |
| 10/44     | FRANK STREET       | 19-Apr-23 | \$565,000 | 2   | 1    | 2    | 213  |
| 167       | KARINGAL DRIVE     | 27-Jan-23 | \$565,000 | 3   | 1    | 2    | 598  |
| 42        | KASHMIR CRESCENT   | 16-Jan-23 | \$565,000 | 3   | 1    | 1    | 596  |
| 1/63      | SCREEN STREET      | 1-Mar-23  | \$565,000 | 3   | 1    | 2    | 254  |
| 15        | WOORILLA COURT     | 18-Nov-23 | \$565,000 | 4   | 1    | 1    | 682  |
| 1         | YARDLEY COURT      | 13-Jan-23 | \$565,000 | 3   | 1    | 2    | 581  |
| 2         | NOTT AVENUE        | 25-Mar-23 | \$566,000 | 3   | 1    | 2    | 174  |
| 2/44      | SCREEN STREET      | 25-Sep-23 | \$566,000 | 2   | 1    | 1    | 350  |
| 11A       | BIRDWOOD STREET    | 29-Apr-23 | \$568,000 | 3   | 1    | 1    | 252  |
| 18/105    | MCMAHONS ROAD      | 17-Feb-23 | \$570,000 | 3   | 2    | 2    | 319  |
| 1/29      | DEANE STREET       | 31-Dec-23 | \$570,000 | 2   | 1    | 1    | 165  |

# Sales Results in Frankston

| Num     | Street                | Date Sold | Price     | Bed | Bath | Cars | Land |
|---------|-----------------------|-----------|-----------|-----|------|------|------|
| 43      | HAVANA CRESCENT       | 11-May-23 | \$590,000 | 3   | 1    | 2    | 577  |
| 36      | KAREELA ROAD          | 24-Apr-23 | \$590,000 | 3   | 1    | 2    | 652  |
| 22      | MALLUM AVENUE         | 26-Apr-23 | \$590,000 | 3   | 1    | 2    | 536  |
| 54      | ORWIL STREET          | 21-Apr-23 | \$590,000 | -   | -    | 1    | 644  |
| 101     | MCCMAHONS ROAD        | 17-Apr-23 | \$592,000 | 3   | 2    | 2    | 677  |
| 1/2     | BIRDWOOD STREET       | 15-Jul-23 | \$593,000 | 2   | 1    | 3    | 389  |
| 69      | CARRAMAR DRIVE        | 15-Mar-23 | \$595,000 | 3   | 1    | 3    | 571  |
| 11      | ELLIS STREET          | 15-Mar-23 | \$595,000 | 3   | 1    | 2    | 709  |
| 29A     | JOY STREET            | 14-May-23 | \$595,000 | 2   | 1    | 2    | 237  |
| 135     | KARINGAL DRIVE        | 25-Mar-23 | \$595,000 | 3   | 1    | 2    | 611  |
| 3       | OLSEN STREET          | 6-May-23  | \$595,000 | -   | -    | 1    | 265  |
| 5/2     | QUEEN STREET          | 30-May-23 | \$595,000 | 2   | 2    | 1    | 93   |
| 3/42    | ROBERTS STREET        | 12-Jun-23 | \$595,000 | 2   | 1    | 1    | 159  |
| 1/4     | WYKEHAM COURT         | 28-Sep-23 | \$597,000 | 3   | 2    | 1    | 270  |
| 6       | ALFRED PLACE          | 1-Sep-23  | \$600,000 | 3   | 1    | 2    | 708  |
| 1/25    | BLOOM STREET          | 1-Dec-23  | \$600,000 | 2   | 1    | 1    | 381  |
| 9       | CLARKE STREET         | 23-Mar-23 | \$600,000 | 3   | 1    | 4    | 542  |
| 100     | DUNSTERVILLE CRESCENT | 23-Sep-23 | \$600,000 | 2   | 1    | 1    | 373  |
| 9/12-14 | HILL STREET           | 20-Jun-23 | \$600,000 | 3   | 2    | 2    | 345  |
| 22      | LARDNER ROAD          | 20-Dec-23 | \$600,000 | 3   | 1    | -    | 689  |
| 42      | LINDRUM ROAD          | 23-Oct-23 | \$600,000 | 3   | 1    | 2    | 547  |
| 27A     | MINCHA STREET         | 1-Jan-24  | \$600,000 | 2   | 1    | 1    | 255  |
| 95      | MCCMAHONS ROAD        | 3-Oct-23  | \$600,000 | 2   | 1    | 1    | 673  |
| 2/21    | NOLAN STREET          | 17-Jul-23 | \$600,000 | 3   | 3    | -    | 178  |
| 20      | GAIRLOCH DRIVE        | 9-Oct-23  | \$600,200 | 3   | 1    | 2    | 659  |
| 191     | KARINGAL DRIVE        | 5-Jan-23  | \$601,000 | 3   | 1    | 2    | 565  |
| 1/76    | PLAYNE STREET         | 20-Jun-23 | \$601,000 | 2   | 1    | 1    | 212  |
| 25      | TANTANI STREET        | 15-Dec-23 | \$602,000 | 3   | 2    | 1    | 573  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num      | Street           | Date Sold | Price     | Bed | Bath | Cars | Land |
|----------|------------------|-----------|-----------|-----|------|------|------|
| 2/22-24  | DENBIGH STREET   | 9-May-23  | \$603,000 | 2   | 1    | 1    | 210  |
| 5/81-83  | PLAYNE STREET    | 20-Jul-23 | \$603,500 | 2   | 1    | 1    | 179  |
| 15/105   | MCMAHONS ROAD    | 9-Mar-23  | \$604,000 | 3   | 2    | 2    | 389  |
| 66       | LUCERNE CRESCENT | 18-Jan-23 | \$605,000 | 3   | 1    | 2    | 599  |
| 25/85    | ASHLEIGH AVENUE  | 25-Oct-23 | \$605,000 | 3   | 2    | 2    | 201  |
| 11       | HILLTOP MEWS     | 25-Apr-23 | \$605,000 | 3   | 1    | 2    | 366  |
| 7        | LAMAT COURT      | 24-Mar-23 | \$605,000 | 3   | 1    | 5    | 543  |
| 14       | NARAMBI CRESCENT | 8-Jun-23  | \$605,000 | 4   | 2    | 1    | 536  |
| 3/42     | DENBIGH STREET   | 23-Nov-23 | \$607,000 | 2   | 1    | 1    | 179  |
| 17       | BUNARONG DRIVE   | 6-Jun-23  | \$608,000 | 3   | 2    | -    | 562  |
| 7        | FLYNN COURT      | 4-Feb-23  | \$610,000 | 3   | 1    | 2    | 598  |
| 7        | LOGAN STREET     | 4-Sep-23  | \$610,000 | 2   | 1    | 1    | 694  |
| 1        | MCALISTER STREET | 11-Oct-23 | \$610,000 | 2   | 1    | 1    | 284  |
| 1/7      | PHILLIP STREET   | 12-Oct-23 | \$610,000 | 3   | 1    | 2    | 385  |
| 1B       | ROBERTA GROVE    | 11-Nov-23 | \$610,000 | 1   | 1    | 1    | 237  |
| 15/3-17  | SASSAFRAS DRIVE  | 24-Feb-23 | \$610,000 | 3   | 2    | 2    | 467  |
| 11/10    | WINGHAM COURT    | 5-Nov-23  | \$610,000 | 3   | 1    | 2    | 361  |
| 7/37-41  | DENBIGH STREET   | 21-Nov-23 | \$612,500 | 2   | 1    | 1    | 211  |
| 13/54-58 | WILLIAMS STREET  | 1-Nov-23  | \$612,500 | 2   | 1    | 1    | 245  |
| 21/105   | MCMAHONS ROAD    | 18-Apr-23 | \$613,000 | 3   | 2    | 2    | 236  |
| 4/147    | BEACH STREET     | 27-Feb-23 | \$615,000 | 2   | 2    | 1    | 102  |
| 1/6      | FRAWLEY STREET   | 9-Dec-23  | \$616,000 | 2   | 2    | 2    | 307  |
| 1/37     | MCMURTRY WAY     | 1-Nov-23  | \$612,000 | 3   | 1    | 1    | 233  |
| 6        | WINGHAM COURT    | 12-May-23 | \$617,500 | 3   | 1    | 2    | 580  |
| 20       | HAVANA CRESCENT  | 24-Apr-23 | \$618,000 | 3   | 1    | 1    | 572  |
| 17       | CORLETT STREET   | 23-Mar-23 | \$619,000 | 3   | 2    | 2    | 196  |
| 11       | ADDICOTT STREET  | 7-Oct-23  | \$620,000 | 3   | 1    | 2    | 576  |
| 12       | BANYAN DRIVE     | 24-Apr-23 | \$620,000 | 3   | 1    | 3    | 535  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

# Sales Results in Frankston

| Num   | Street                | Date Sold | Price     | Bed | Bath | Cars | Land |
|-------|-----------------------|-----------|-----------|-----|------|------|------|
| 2     | EFFRON COURT          | 1-Mar-23  | \$620,000 | 3   | 2    | 1    | 597  |
| 2/25  | GEORGE STREET         | 22-May-23 | \$620,000 | 3   | 1    | 2    | 466  |
| 5     | GOLCONDA AVENUE       | 30-Oct-23 | \$620,000 | 3   | 1    | 2    | 622  |
| 4     | JOLLY STREET          | 4-Jul-23  | \$620,000 | 3   | 1    | 1    | 278  |
| 9     | LOMAR COURT           | 1-Jun-23  | \$620,000 | 3   | 1    | 2    | 621  |
|       | MAGNOLIA COURT        | 3-Aug-23  | \$620,000 | 3   | 2    | 2    | 178  |
| 5     | MCMAHONS ROAD         | 28-Oct-23 | \$620,000 | 3   | 2    | 1    | 269  |
| 6/105 | MCMAHONS ROAD         | 26-Sep-23 | \$620,000 | 3   | 2    | 2    | 249  |
| 3     | MOUNT VIEW COURT      | 16-May-23 | \$620,000 | 3   | 1    | 2    | 375  |
| 6     | OAKLANDS CRESCENT     | 12-Dec-23 | \$620,000 | 3   | 1    | 1    | 578  |
| 4/10  | REID STREET           | 14-Apr-23 | \$620,000 | 2   | 1    | 1    | 166  |
| 5     | IONA COURT            | 8-Dec-23  | \$600,000 | 3   | 1    | 1    | 545  |
| 2/37  | MCMURTRY WAY          | 1-Jan-24  | \$662,000 | 3   | 2    | 2    | -    |
| 3/14  | WILLIAMS STREET       | 31-Aug-23 | \$622,500 | 2   | 1    | 1    | 193  |
| 55    | DANDENONG ROAD EAST   | 22-Jun-23 | \$623,000 | 3   | 2    | 1    | 305  |
| 34    | DUNSTERVILLE CRESCENT | 5-Dec-23  | \$623,000 | 2   | 1    | 3    | 581  |
| 3/6A  | ARABIL STREET         | 3-Feb-23  | \$625,000 | 2   | 2    | 1    | 150  |
| 235   | CRANBOURNE ROAD       | 12-Apr-23 | \$625,000 | 3   | 1    | 1    | 549  |
| 8     | DUNRAVEN COURT        | 24-Jun-23 | \$625,000 | 4   | 2    | 4    | 661  |
| 3     | FRANCIS STREET        | 31-Aug-23 | \$625,000 | 3   | 1    | 1    | 565  |
| 125   | KARINGAL DRIVE        | 27-Mar-23 | \$625,000 | 3   | 1    | 1    | 553  |
| 1/32  | PARER STREET          | 10-Nov-23 | \$625,000 | 3   | 2    | 2    | 330  |
| 12    | JACANA AVENUE         | 12-Apr-23 | \$626,000 | 3   | 1    | 3    | 563  |
| 1/10  | WINGHAM COURT         | 16-Oct-23 | \$626,000 | 3   | 1    | 2    | 379  |
| 1     | WOORILLA COURT        | 4-Sep-23  | \$627,000 | 3   | 1    | 1    | 586  |
| 2/8   | ST JOHNS AVENUE       | 3-Nov-23  | \$628,100 | 2   | 1    | 1    | 425  |
| 2/16  | CLYDE STREET MALL     | 6-Jun-23  | \$629,000 | -   | -    | -    | 118  |
| 1     | DUNSTERVILLE CRESCENT | 13-Sep-23 | \$630,000 | 2   | 1    | 3    | 690  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num       | Street             | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----------|--------------------|-----------|-----------|-----|------|------|------|
| 4         | FORSYTH STREET     | 9-Jan-23  | \$630,000 | 2   | 1    | -    | 694  |
| 41        | LEAWARRA PARADE    | 1-Jul-23  | \$630,000 | 3   | 1    | 2    | 690  |
| 20        | WANGARRA ROAD      | 21-Mar-23 | \$630,000 | 4   | 2    | 1    | 536  |
| 8/105     | MCPHON ROAD        | 12-Jan-24 | \$630,000 | 3   | 2    | 2    | 251  |
| 10/11     | WILLIAMS STREET    | 7-Feb-23  | \$630,000 | 2   | 1    | 1    | -    |
| 1/129-133 | BEACH STREET       | 1-Sep-23  | \$950,000 | -   | -    | -    | 220  |
| 7/129-133 | BEACH STREET       | 1-Jul-23  | \$632,000 | -   | -    | -    | 234  |
| 12        | DALY STREET        | 23-Aug-23 | \$632,000 | 2   | 1    | 4    | 613  |
| 3         | KASHMIR CRESCENT   | 11-Jan-23 | \$633,000 | 3   | 1    | 2    | 575  |
| 6         | BERBERIS CRESCENT  | 10-Jul-23 | \$635,000 | 3   | 1    | 1    | 639  |
| 10        | BERBERIS CRESCENT  | 7-Aug-23  | \$635,000 | 3   | 1    | 1    | 627  |
| 2         | CORLETT STREET     | 31-Jul-23 | \$635,000 | 3   | 1    | 1    | 434  |
| 12        | FRALLON CRESCENT   | 18-Aug-23 | \$635,000 | 3   | 1    | 2    | 531  |
| 4         | PHILLIP STREET     | 23-Nov-23 | \$635,000 | 3   | 1    | 1    | 711  |
| 4/7       | REID STREET        | 22-Dec-23 | \$635,000 | 2   | 1    | 1    | 134  |
| 12        | BELAR AVENUE       | 9-Aug-23  | \$636,000 | 3   | 1    | 1    | 556  |
| 16        | SCHOONER BAY DRIVE | 10-Jan-23 | \$636,000 | 3   | 1    | 2    | -    |
| 2/76      | PLAYNE STREET      | 20-Jun-23 | \$636,458 | 3   | 1    | 1    | 271  |
| 180       | HEATHERHILL ROAD   | 24-Jan-24 | \$637,500 | 3   | 2    | 1    | 541  |
| 70        | LUCERNE CRESCENT   | 9-Oct-23  | \$638,000 | 4   | 1    | 2    | 570  |
| 28        | ADDICOTT STREET    | 26-Oct-23 | \$640,000 | 3   | 1    | 1    | 580  |
| 1         | ALICE GROVE        | 22-May-23 | \$640,000 | 3   | 1    | 1    | 747  |
| 6         | ANDERSON STREET    | 25-Feb-23 | \$640,000 | 7   | 2    | 1    | 736  |
| 8A        | BERBERIS CRESCENT  | 9-Feb-23  | \$640,000 | 3   | 2    | 2    | 293  |
| 34        | BURNS STREET       | 14-May-23 | \$640,000 | 3   | 1    | 2    | 615  |
| 2/18      | GOULD STREET       | 28-Jul-23 | \$640,000 | 2   | 1    | 1    | 124  |
| 20        | HUDSON AVENUE      | 25-Jul-23 | \$640,000 | 3   | 3    | -    | 531  |
| 10/3-17   | SASSAFRAS DRIVE    | 6-Dec-23  | \$640,000 | 3   | 2    | 2    | 237  |

# Sales Results in Frankston

| Num     | Street              | Date Sold | Price     | Bed | Bath | Cars | Land |
|---------|---------------------|-----------|-----------|-----|------|------|------|
| 10      | TALARA COURT        | 14-Dec-23 | \$640,000 | 3   | 1    | 1    | 533  |
| 9       | REX STREET          | 4-Nov-23  | \$643,000 | 3   | 1    | 1    | 305  |
| 20      | JACANA AVENUE       | 4-Mar-23  | \$644,000 | 4   | 1    | 4    | 603  |
| 1/79    | DANDENONG ROAD EAST | 8-Jan-24  | \$645,000 | 3   | 1    | 1    | 366  |
| 4       | RAWLEY STREET       | 10-Aug-23 | \$645,000 | 3   | 1    | 2    | 553  |
| 127     | HEATHERHILL ROAD    | 4-Dec-23  | \$645,000 | 3   | 1    | -    | 532  |
| 1       | SALTBUSH GLADE      | 18-Feb-23 | \$645,000 | 3   | 1    | 2    | 409  |
| 30      | DRYSDALE AVENUE     | 17-Jun-23 | \$646,000 | 2   | 2    | 4    | 561  |
| 3       | ASHLEIGH AVENUE     | 13-Sep-23 | \$647,000 | 3   | 1    | 2    | 372  |
| 7       | FRALLON CRESCENT    | 21-Dec-23 | \$647,000 | 3   | 1    | 2    | 678  |
| 22      | HUDSON AVENUE       | 30-Jun-23 | \$648,000 | 4   | 1    | 1    | 532  |
| 55      | GOLF LINKS ROAD     | 14-Apr-23 | \$649,000 | 3   | 1    | 2    | 654  |
| 8       | ARABIL STREET       | 30-Jan-23 | \$650,000 | 3   | 2    | 1    | 198  |
| 1/7     | CAMPBELL STREET     | 3-Feb-24  | \$650,000 | 3   | 2    | -    | 388  |
| 61      | ASHLEIGH AVENUE     | 12-Jun-23 | \$650,000 | 2   | 1    | 2    | 555  |
| 25      | CORAL STREET        | 1-Jan-24  | \$650,000 | 3   | 2    | 1    | -    |
| 2/3     | DEANE STREET        | 18-Sep-23 | \$650,000 | 2   | 2    | 2    | 489  |
| 2A      | HARDWICKE COURT     | 1-Mar-23  | \$650,000 | 3   | 2    | 2    | 343  |
| 1/94    | HEATHERHILL ROAD    | 28-Apr-23 | \$650,000 | 3   | 2    | 2    | 341  |
| 5/12-14 | HIGH STREET         | 19-Aug-23 | \$650,000 | 2   | 1    | 1    | -    |
| 14      | IRVINE CRESCENT     | 1-Nov-23  | \$650,000 | 3   | -    | -    | 710  |
| 5       | KARINGAL DRIVE      | 31-Dec-23 | \$650,000 | 3   | 1    | 2    | 307  |
| 1       | LEWIS STREET        | 17-Mar-23 | \$650,000 | 3   | 2    | 2    | 664  |
| 91      | LUCERNE CRESCENT    | 13-Jan-23 | \$650,000 | 4   | 2    | 2    | 596  |
| 11      | NEW STREET          | 30-Nov-23 | \$300,000 | -   | -    | -    | 302  |
| 8       | NURLA COURT         | 18-Sep-23 | \$650,000 | 3   | 1    | -    | 604  |
| 1       | QUAMBY AVENUE       | 9-Mar-23  | \$650,000 | 3   | 2    | 2    | 645  |
| 1/314   | SKYE ROAD           | 24-Aug-23 | \$650,000 | 3   | 2    | 1    | 233  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.



| Num  | Street             | Date Sold | Price     | Bed | Bath | Cars | Land |
|------|--------------------|-----------|-----------|-----|------|------|------|
| 46   | TARA DRIVE         | 14-Jan-23 | \$650,000 | 2   | 2    | 1    | 577  |
| 8    | MALLUM AVENUE      | 14-Feb-23 | \$652,500 | 3   | 1    | 2    | 537  |
| 87   | NURSERY AVENUE     | 6-Apr-23  | \$655,000 | 3   | 1    | 2    | 625  |
| 20   | CULBURRA AVENUE    | 27-Oct-23 | \$655,000 | 3   | 1    | 2    | 545  |
| 50   | FINLAY STREET      | 25-Dec-23 | \$655,000 | 3   | 2    | 1    | 498  |
| 15   | FAYGATE COURT      | 28-Oct-23 | \$655,000 | 3   | 1    | 2    | 611  |
| 21   | LUCERNE CRESCENT   | 12-Jul-23 | \$655,000 | 4   | 1    | 1    | 587  |
| 31   | ROYLE STREET       | 15-Dec-23 | \$655,000 | 3   | 1    | 2    | 680  |
| 13   | NURLA COURT        | 20-Sep-23 | \$655,550 | 4   | 2    | 2    | 595  |
| 1    | ALVINA COURT       | 16-Feb-23 | \$656,000 | 3   | 2    | 1    | 362  |
| 32   | HAVANA CRESCENT    | 29-May-23 | \$656,000 | 3   | 1    | 1    | 546  |
| 1    | HILL STREET        | 26-Aug-23 | \$656,000 | 6   | 2    | 2    | 590  |
| 1/11 | ANJAYA COURT       | 21-Jan-23 | \$660,000 | 3   | 1    | 2    | 432  |
| 22   | BENANEE DRIVE      | 27-Jun-23 | \$660,000 | 3   | 2    | 2    | 553  |
| 10   | BERRINGA STREET    | 13-Feb-23 | \$660,000 | 3   | 1    | 1    | 537  |
| 6    | BIRTINYA COURT     | 2-Nov-23  | \$660,000 | 3   | 2    | 2    | 569  |
| 3/3  | GLADWYN AVENUE     | 10-May-23 | \$660,000 | -   | -    | -    | 173  |
| 42   | LIPTON DRIVE       | 19-Jun-23 | \$660,000 | 3   | 2    | 2    | 550  |
| 19   | PETRIE STREET      | 23-Oct-23 | \$660,500 | 2   | 1    | 1    | 473  |
| 56   | STANLEY STREET     | 10-Jul-23 | \$661,000 | 3   | 1    | 1    | 463  |
| 3    | SWIFT STREET       | 13-May-23 | \$661,000 | 4   | 2    | 2    | 595  |
| 9    | RAYMOND AVENUE     | 25-Nov-23 | \$664,000 | 3   | 1    | -    | 639  |
| 2    | ALMORA CLOSE       | 17-Nov-23 | \$665,000 | 3   | 1    | 2    | 565  |
| 102  | GRIMWADE CRESCENT  | 28-Jan-23 | \$665,000 | 3   | 2    | 2    | 576  |
| 3/15 | SCREEN STREET      | 3-Nov-23  | \$665,000 | 3   | 2    | 2    | 240  |
| 98   | KARINGAL DRIVE     | 7-Oct-23  | \$666,770 | 4   | 1    | 2    | 623  |
| 10   | BRENTWOOD CRESCENT | 4-May-23  | \$667,000 | 3   | 1    | 2    | 614  |
| 22   | BERBERIS CRESCENT  | 15-Dec-23 | \$670,000 | 3   | 1    | 1    | 608  |

# Sales Results in Frankston

| Num  | Street            | Date Sold | Price     | Bed | Bath | Cars | Land |
|------|-------------------|-----------|-----------|-----|------|------|------|
| 4    | FINLAY STREET     | 30-Mar-23 | \$670,000 | 3   | 1    | 3    | 632  |
| 22   | GRIMWADE CRESCENT | 31-Dec-23 | \$670,000 | 3   | 1    | 2    | 562  |
| 4    | KANYA COURT       | 5-Jul-23  | \$670,000 | 3   | 1    | 2    | 708  |
| 65   | QUEEN STREET      | 14-Sep-23 | \$670,000 | 3   | 2    | 2    | 623  |
| 1    | RAYMOND AVENUE    | 16-Sep-23 | \$670,000 | 3   | 2    | 2    | 641  |
| 8    | LULWORTH PLACE    | 6-Feb-23  | \$671,000 | 3   | 2    | 2    | 626  |
| 14   | WILLOW ROAD       | 23-May-23 | \$671,000 | 3   | 2    | 2    | 534  |
| 27   | BERBERIS CRESCENT | 1-Sep-23  | \$672,000 | 3   | 1    | 1    | 565  |
| 3    | BIRTINYA COURT    | 8-Jun-23  | \$672,000 | 3   | 1    | 2    | 595  |
| 3    | THE TROSSACHS     | 3-Aug-23  | \$672,000 | 4   | 1    | 1    | 566  |
| 19   | CARRAMAR DRIVE    | 27-Jul-23 | \$675,000 | 3   | 1    | 3    | 690  |
| 30A  | FOOT STREET       | 11-Sep-23 | \$675,000 | -   | -    | -    | 143  |
| 37B  | FROME AVENUE      | 14-Nov-23 | \$675,000 | 3   | 1    | 2    | 632  |
| 14   | HEATHERHILL ROAD  | 3-Aug-23  | \$675,000 | 3   | 2    | -    | 790  |
| 12   | KIMBA AVENUE      | 29-Jul-23 | \$675,000 | 3   | 1    | 2    | 540  |
| 1/39 | KOOKABURRA STREET | 2-May-23  | \$675,000 | -   | -    | -    | 418  |
| 86   | MCMAHONS ROAD     | 3-Nov-23  | \$675,000 | 3   | 1    | 2    | 635  |
| 33   | NARANGA CRESCENT  | 19-Sep-23 | \$675,000 | 4   | 1    | 2    | 598  |
| 1    | QUANDONG COURT    | 8-Mar-23  | \$675,000 | 3   | 1    | 2    | 636  |
| 12   | SILAS AVENUE      | 7-Jul-23  | \$675,000 | 3   | 2    | 3    | 602  |
| 1/17 | KARS STREET       | 19-Jan-24 | \$676,000 | 3   | 1    | 1    | 252  |
| 20   | SWIFT STREET      | 21-Aug-23 | \$676,000 | 3   | 1    | 1    | 578  |
| 5    | CULBURRA AVENUE   | 9-Dec-23  | \$677,000 | 4   | 2    | 4    | 593  |
| 4    | LIMA COURT        | 4-Nov-23  | \$677,000 | 3   | 1    | 2    | 746  |
| 62   | ASHLEIGH AVENUE   | 25-Jul-23 | \$680,000 | 3   | 1    | 2    | 529  |
| 4    | FLYNN COURT       | 27-Sep-23 | \$680,000 | 4   | 2    | 2    | 622  |
| 16   | HEATHERHILL ROAD  | 14-Oct-23 | \$680,000 | 3   | 1    | 2    | 846  |
| 66   | SUMMIT ROAD       | 20-Jan-23 | \$680,000 | 3   | 1    | 1    | 333  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num     | Street                | Date Sold | Price     | Bed | Bath | Cars | Land |
|---------|-----------------------|-----------|-----------|-----|------|------|------|
| 12      | WILBRAHAM COURT       | 22-Sep-23 | \$680,888 | 3   | 1    | 1    | 714  |
| 2B      | BRAGGE STREET         | 1-Dec-23  | \$681,000 | 3   | 2    | 2    | 126  |
| 89      | LUCERNE CRESCENT      | 8-Dec-23  | \$681,000 | 3   | 1    | 2    | 624  |
| 22      | QUEEN STREET          | 8-Aug-23  | \$682,500 | 3   | 1    | 1    | 616  |
| 5/19    | LARDNER ROAD          | 27-Feb-23 | \$685,000 | 2   | 1    | 1    | 206  |
| 17      | ARABIL STREET         | 5-Jun-23  | \$685,000 | 3   | 1    | -    | 616  |
| 286     | HEATHERHILL ROAD      | 16-Feb-23 | \$685,000 | 4   | 2    | 6    | 651  |
| 5/19-21 | LARDNER ROAD          | 25-Feb-23 | \$685,000 | 3   | 1    | 1    | 206  |
| 2/11    | RESERVOIR ROAD        | 22-Feb-23 | \$685,000 | 3   | 2    | 2    | 166  |
| 98      | WARRAWEE CIRCUIT      | 19-Jul-23 | \$685,000 | 3   | 2    | 2    | 544  |
| 10      | PARKVIEW DRIVE        | 21-Nov-23 | \$685,500 | 3   | 1    | 1    | 556  |
| 3/16    | CLYDE STREET MALL     | 8-Jun-23  | \$687,000 | -   | -    | -    | -    |
| 5/94    | HILLCREST ROAD        | 15-Jun-23 | \$689,000 | 3   | 2    | 2    | 250  |
| 75      | LUCERNE CRESCENT      | 14-Jan-24 | \$690,000 | 3   | 1    | 2    | -    |
| 57      | DUNSTERVILLE CRESCENT | 11-May-23 | \$690,000 | 3   | 1    | 2    | 578  |
| 22      | FREW AVENUE           | 19-Oct-23 | \$690,000 | 3   | 2    | 2    | 568  |
| 8       | JAMES STREET          | 16-Aug-23 | \$690,000 | 3   | 2    | 1    | 644  |
| 5       | KANYA COURT           | 5-Jun-23  | \$690,000 | 3   | 2    | 1    | 845  |
| 1       | MACROSTY COURT        | 7-Jul-23  | \$690,000 | 3   | 2    | 1    | 555  |
| 26      | NURSERY AVENUE        | 21-Mar-23 | \$690,000 | 4   | 3    | 2    | 430  |
| 1/31    | PETRIE STREET         | 6-Nov-23  | \$690,000 | 3   | 2    | 1    | 297  |
| 32      | TOWERHILL ROAD        | 1-Nov-23  | \$690,000 | 2   | 1    | 2    | 397  |
| 91      | WILLOW ROAD           | 10-Nov-23 | \$692,000 | 3   | 2    | 1    | 583  |
| 10      | DRYSDALE AVENUE       | 7-Mar-23  | \$692,500 | 3   | 2    | 2    | 555  |
| 1/9     | LORRAINE STREET       | 18-Jan-23 | \$692,500 | 3   | 2    | 2    | 153  |
| 11      | PEMBROKE AVENUE       | 27-May-23 | \$692,500 | 3   | 2    | 1    | 560  |
| 8       | MELANDA COURT         | 5-Dec-23  | \$695,000 | 3   | 1    | 2    | 644  |
| 41      | WASHINGTON DRIVE      | 16-Jun-23 | \$695,000 | 3   | 2    | 2    | 654  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

# Sales Results in Frankston

| Num     | Street                | Date Sold | Price     | Bed | Bath | Cars | Land |
|---------|-----------------------|-----------|-----------|-----|------|------|------|
| 120     | MCCMAHONS ROAD        | 6-Sep-23  | \$697,000 | 3   | 2    | 2    | 569  |
| 39      | BUNARONG DRIVE        | 27-Mar-23 | \$697,500 | 3   | 1    | 2    | 536  |
| 4       | CHANTILLY COURT       | 7-Mar-23  | \$698,000 | 4   | 2    | 2    | 655  |
| 17      | CASALE COURT          | 18-Dec-23 | \$700,000 | 3   | 2    | 1    | 642  |
| 1       | DALPURA CIRCUIT       | 16-Oct-23 | \$700,000 | 3   | 2    | 2    | 697  |
| 54      | DALPURA CIRCUIT       | 29-Nov-23 | \$316,000 | 3   | 2    | 2    | 623  |
| 5       | DUNSTERVILLE CRESCENT | 22-Nov-23 | \$700,000 | 3   | 2    | 2    | 713  |
| 26      | DUNSTERVILLE CRESCENT | 1-Feb-23  | \$700,000 | 3   | 2    | 2    | 575  |
| 31      | LIPTON DRIVE          | 20-Nov-23 | \$700,000 | 3   | 1    | 2    | 573  |
| 38      | DUNSTERVILLE CRESCENT | 2-Feb-23  | \$700,000 | 3   | 2    | 3    | 582  |
| 94      | FRANK STREET          | 4-Mar-23  | \$700,000 | 4   | 2    | 1    | 555  |
| 117     | DANDENONG ROAD        | 31-Jan-24 | \$700,000 | 3   | 1    | 2    | 765  |
| 1/3     | GLADWYN AVENUE        | 26-May-23 | \$700,000 | 3   | 2    | 2    | 248  |
| 5       | LUCERNE CRESCENT      | 28-Sep-23 | \$700,000 | 4   | 2    | 2    | 654  |
| 6       | GLEN DENNING COURT    | 28-Nov-23 | \$700,000 | 3   | 1    | 2    | 723  |
| 150     | HEATHERHILL ROAD      | 8-Feb-23  | \$700,000 | 3   | 2    | 2    | 567  |
| 2       | HIGHGATE COURT        | 17-Nov-23 | \$700,000 | 3   | 2    | 1    | 624  |
| 5       | LUCERNE CRESCENT      | 24-Sep-23 | \$700,000 | 4   | 2    | -    | 654  |
| 44A     | MCALISTER STREET      | 22-Oct-23 | \$700,000 | 3   | 2    | 1    | 366  |
| 55      | ORWIL STREET          | 18-Dec-23 | \$700,000 | 3   | 1    | 1    | 630  |
| 49      | SASSAFRAS DRIVE       | 11-May-23 | \$700,000 | 3   | 1    | 2    | 609  |
| 61      | WANGARRA ROAD         | 27-Apr-23 | \$700,000 | 4   | 2    | 2    | 677  |
| 1       | ILLOWA CLOSE          | 17-Jan-23 | \$701,000 | 4   | 1    | 2    | 727  |
| 3       | LYTHAM COURT          | 14-Feb-23 | \$701,000 | 3   | 1    | 3    | 751  |
| 1/11    | GEORGE STREET         | 13-Jan-23 | \$705,000 | 3   | 1    | 2    | 286  |
| 9/35-37 | NOLAN STREET          | 24-Jan-24 | \$705,000 | 3   | 1    | 1    | 172  |
| 2       | ALONZO COURT          | 30-Aug-23 | \$705,000 | 3   | 2    | 2    | 571  |
| 18      | CHATTERLEY COURT      | 27-Jun-23 | \$705,000 | 3   | 2    | 2    | 557  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num  | Street            | Date Sold | Price     | Bed | Bath | Cars | Land |
|------|-------------------|-----------|-----------|-----|------|------|------|
| 22   | LINDRUM ROAD      | 30-Jun-23 | \$705,000 | 4   | 2    | 4    | 631  |
| 12   | QUEEN STREET      | 7-Sep-23  | \$705,800 | 2   | 1    | 1    | 631  |
| 11   | ACACIA COURT      | 31-Oct-23 | \$708,000 | 3   | 2    | 1    | 643  |
| 18   | BELAR AVENUE      | 8-Dec-23  | \$710,000 | 3   | 1    | 2    | 574  |
| 32   | BERBERIS CRESCENT | 27-Jul-23 | \$710,000 | 3   | 1    | 1    | 605  |
| 3    | BINDI CLOSE       | 24-Sep-23 | \$710,000 | 4   | 2    | 3    | 740  |
| 2/38 | SCREEN STREET     | 9-Jan-23  | \$710,000 | 3   | 2    | 1    | -    |
| 7    | DURLEY CLOSE      | 8-Apr-23  | \$710,000 | 4   | 2    | 2    | 641  |
| 3    | QUAMBY AVENUE     | 22-Aug-23 | \$710,000 | 3   | 1    | 4    | 545  |
| 5/42 | ROBERTS STREET    | 30-Aug-23 | \$710,000 | 3   | 2    | 2    | 238  |
| 6    | PARINGA COURT     | 13-Sep-23 | \$711,960 | 3   | 1    | 2    | 625  |
| 32   | DALPURA CIRCUIT   | 17-Jul-23 | \$712,000 | 4   | 1    | 2    | 666  |
| 18   | MINCHA STREET     | 24-Jan-24 | \$785,000 | 3   | 1    | 2    | 589  |
| 2/1  | KARS STREET       | 3-Jan-23  | \$715,000 | 2   | 1    | 1    | 106  |
| 5    | DIGBY COURT       | 4-Nov-23  | \$715,000 | 4   | 2    | 2    | 672  |
| 1/17 | FOOT STREET       | 14-Apr-23 | \$715,000 | 3   | 2    | 2    | 302  |
| 83   | GRIMWADE CRESCENT | 21-Nov-23 | \$715,000 | 3   | 1    | 2    | 598  |
| 13   | KARS STREET       | 29-Aug-23 | \$715,000 | 2   | 1    | 1    | 595  |
| 2/13 | KARS STREET       | 29-Aug-23 | \$715,000 | 2   | 1    | 1    | 297  |
| 8    | LUTANA COURT      | 14-Aug-23 | \$715,000 | 3   | 2    | 1    | 599  |
| 11/5 | CRATHIE COURT     | 10-Jan-23 | \$715,000 | 2   | 2    | 1    | 203  |
| 330  | NEPEAN HIGHWAY    | 12-Jul-23 | \$715,000 | 3   | -    | -    | 485  |
| 7    | OLINDA PLACE      | 3-Aug-23  | \$715,000 | 3   | 2    | 2    | 651  |
| 11   | PLOVER CLOSE      | 12-Jul-23 | \$715,000 | 3   | 1    | 2    | 591  |
| 7    | RAPHAEL CRESCENT  | 20-May-23 | \$717,000 | 3   | 1    | 2    | 653  |
| 52   | GAIRLOCH DRIVE    | 7-Sep-23  | \$718,000 | 3   | 1    | 4    | 546  |
| 52   | LEAWARRA PARADE   | 1-Mar-23  | \$718,000 | 4   | 2    | 2    | 606  |
| 35   | HIGHVIEW ROAD     | 25-Nov-23 | \$718,880 | 3   | 1    | 1    | 850  |

# Sales Results in Frankston

| Num  | Street             | Date Sold | Price     | Bed | Bath | Cars | Land |
|------|--------------------|-----------|-----------|-----|------|------|------|
| 31   | ROBERTS STREET     | 14-Jan-24 | \$720,000 | 4   | 1    | 2    | 568  |
| 3    | CARTER COURT       | 24-Feb-23 | \$720,000 | 3   | 1    | 2    | 549  |
| 3    | CRICKLEWOOD AVENUE | 21-Jun-23 | \$720,000 | 3   | 1    | 1    | 684  |
| 3/7  | GEORGE STREET      | 18-Aug-23 | \$720,000 | 2   | 2    | 1    | 216  |
| 10   | INGLIS AVENUE      | 16-Sep-23 | \$720,000 | 3   | 2    | 2    | 620  |
| 17   | KARINGAL DRIVE     | 4-Aug-23  | \$720,000 | 3   | 2    | 2    | 522  |
| 18   | KARINGAL DRIVE     | 12-Sep-23 | \$720,000 | 3   | 1    | 2    | 536  |
| 21   | KILBURN CRESCENT   | 4-Apr-23  | \$720,000 | 4   | 2    | 1    | 614  |
| 14   | LORIKEET COURT     | 21-Oct-23 | \$720,000 | 3   | 1    | 2    | 594  |
| 13   | OAKLANDS CRESCENT  | 1-Oct-23  | \$720,000 | 3   | 2    | 1    | 598  |
| 59   | ROBERTS STREET     | 18-Mar-23 | \$720,000 | 4   | 1    | 1    | 571  |
| 6/28 | SCREEN STREET      | 19-Jun-23 | \$720,000 | 2   | 2    | 1    | 158  |
| 5    | SILAS AVENUE       | 4-Oct-23  | \$720,000 | 3   | 1    | 4    | 726  |
| 9    | ST GEORGE COURT    | 23-Aug-23 | \$720,000 | 4   | 1    | 2    | 579  |
| 9    | DELL ROAD          | 29-Apr-23 | \$721,000 | 3   | 1    | 2    | 576  |
| 10   | PATON STREET       | 12-Mar-23 | \$722,500 | 3   | 2    | 2    | 641  |
| 9    | ALMORA CLOSE       | 2-Nov-23  | \$725,000 | 4   | 1    | 2    | 659  |
| 27   | BAYVIEW ROAD       | 29-Apr-23 | \$725,000 | 3   | 1    | 3    | 654  |
| 132  | HEATHERHILL ROAD   | 17-May-23 | \$725,000 | 3   | 2    | 1    | 605  |
| 15   | KARINGAL DRIVE     | 16-Sep-23 | \$725,000 | 4   | 2    | 5    | 540  |
| 52   | LEONARD STREET     | 19-May-23 | \$725,000 | 3   | 2    | 2    | 545  |
| 41   | PEMBROKE AVENUE    | 25-Sep-23 | \$725,000 | 3   | 1    | 3    | 542  |
| 75   | SCREEN STREET      | 7-Mar-23  | \$726,000 | 3   | 1    | 2    | 586  |
| 35   | WHITFORD WAY       | 7-Feb-24  | \$727,000 | 3   | 2    | 2    | 559  |
| 7    | WEIGELA COURT      | 1-Nov-23  | \$727,000 | 4   | 2    | 1    | 642  |
| 71   | ROBINSONS ROAD     | 20-Nov-23 | \$729,500 | 3   | 1    | 2    | 651  |
| 12   | NURLA COURT        | 21-Jul-23 | \$730,000 | 4   | 2    | 2    | 547  |
| 2C   | VERA STREET        | 19-Dec-23 | \$730,000 | 3   | 2    | 2    | 175  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num | Street             | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----|--------------------|-----------|-----------|-----|------|------|------|
| 75  | LIPTON DRIVE       | 2-Sep-23  | \$732,500 | 4   | 2    | 2    | 573  |
| 65  | ROBINSONS ROAD     | 6-Jun-23  | \$732,500 | 3   | 2    | 2    | 654  |
| 6   | WILBRAHAM COURT    | 27-Oct-23 | \$732,500 | 4   | 2    | 6    | 606  |
| 63  | FERNDALE DRIVE     | 7-Nov-23  | \$733,100 | 4   | 2    | 1    | 558  |
| 9   | DRUM CLOSE         | 7-Feb-24  | \$735,000 | 3   | 1    | 2    | 686  |
| 8   | CASALE COURT       | 13-Apr-23 | \$735,000 | 3   | 1    | 2    | 742  |
| 12  | CORAL STREET       | 15-Sep-23 | \$735,000 | 3   | 1    | 1    | 572  |
| 44  | FINGAL DRIVE       | 24-Jan-23 | \$735,000 | 4   | 3    | 2    | 841  |
| 2   | LORIKEET COURT     | 19-Apr-23 | \$735,000 | 4   | 2    | 3    | 609  |
| 9   | DUNRAVEN COURT     | 1-Dec-23  | \$737,000 | 3   | 2    | 2    | 694  |
| 48  | MINCHA STREET      | 20-May-23 | \$739,000 | 4   | 2    | 1    | 579  |
| 1A  | BALMERINO SQUARE   | 21-Feb-23 | \$740,000 | 3   | 2    | 1    | 402  |
| 12  | BRAGGE STREET      | 16-Sep-23 | \$740,000 | 3   | 2    | 3    | 689  |
| 9   | COOGEE AVENUE      | 9-Jun-23  | \$740,000 | 3   | 1    | 1    | 860  |
| 3   | 3GLENVIEW CRESCENT | 3-Nov-23  | \$740,000 | 3   | 1    | 2    | 530  |
| 15  | GOLF LINKS ROAD    | 20-Oct-23 | \$740,000 | 4   | 2    | 1    | 655  |
| 16  | MALCOLM COURT      | 19-Jan-23 | \$740,000 | 3   | 2    | 4    | 831  |
| 9   | OAKLANDS CRESCENT  | 28-Mar-23 | \$740,000 | 3   | 1    | 1    | 615  |
| 15  | QUAMBY AVENUE      | 9-Mar-23  | \$740,000 | 4   | 2    | 2    | 775  |
| 43  | QUEEN STREET       | 7-Oct-23  | \$740,000 | 3   | 1    | 2    | 698  |
| 3   | VARCOE COURT       | 13-Oct-23 | \$740,000 | 3   | 2    | 2    | 651  |
| 90  | WARRAWEE CIRCUIT   | 30-Mar-23 | \$740,000 | 4   | 2    | 2    | 589  |
| 30  | FOOT STREET        | 11-Sep-23 | \$742,500 | -   | -    | -    | 107  |
| 43  | MCALISTER STREET   | 10-Sep-23 | \$742,500 | 3   | 1    | 2    | 776  |
| 77  | BONDI AVENUE       | 17-Jun-23 | \$745,000 | 4   | 2    | 2    | 692  |
| 77  | LIPTON DRIVE       | 20-Nov-23 | \$745,000 | 3   | 1    | 1    | 578  |
| 5   | MCALISTER STREET   | 29-Jul-23 | \$745,000 | 3   | 2    | 2    | 398  |
| 19  | WANGARRA ROAD      | 7-Dec-23  | \$745,700 | 3   | 2    | 1    | 643  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

# Sales Results in Frankston

| Num  | Street           | Date Sold | Price     | Bed | Bath | Cars | Land |
|------|------------------|-----------|-----------|-----|------|------|------|
| 2    | YANDIAH COURT    | 15-Mar-23 | \$748,000 | 3   | 1    | 2    | 669  |
| 1/57 | BAYVIEW ROAD     | 14-Jul-23 | \$748,500 | 3   | 1    | 1    | 295  |
| 3    | PAISLEY DRIVE    | 6-Jan-23  | \$749,000 | 3   | 1    | 2    | 832  |
| 10   | BIRKDALE COURT   | 1-Oct-23  | \$749,950 | 3   | 2    | 3    | 603  |
| 8    | BEVERLEY CLOSE   | 30-Dec-23 | \$750,000 | 3   | 2    | 2    | 663  |
| 3/10 | ARGYLE STREET    | 25-Sep-23 | \$750,000 | 3   | 1    | 2    | 246  |
| 16   | ASHLEIGH AVENUE  | 10-Jan-23 | \$750,000 | 3   | 1    | -    | 579  |
| 4    | BAILLIE COURT    | 9-Jan-23  | \$750,000 | 4   | 2    | 2    | 603  |
| 89   | BELAR AVENUE     | 12-May-23 | \$750,000 | 4   | 2    | 1    | 537  |
| 10   | CASSIA GROVE     | 28-Nov-23 | \$750,000 | 3   | 2    | 2    | 827  |
| 3    | COURAGEOUS COURT | 3-Sep-23  | \$750,000 | 3   | 2    | 2    | 644  |
| 2    | CRAIG STREET     | 23-Nov-23 | \$750,000 | 4   | 2    | 1    | 598  |
| 323  | HEATHERHILL ROAD | 13-Jun-23 | \$750,000 | 3   | 1    | 5    | 645  |
| 9    | IRVINE CRESCENT  | 10-May-23 | \$750,000 | 4   | 1    | 2    | 793  |
| 8    | KENLEY COURT     | 4-Dec-23  | \$750,000 | 3   | 2    | 2    | 609  |
| 6    | PIMELIA COURT    | 9-Sep-23  | \$750,000 | 3   | 2    | 2    | 536  |
| 2    | CROMER COURT     | 21-Dec-23 | \$750,000 | 3   | 1    | 1    | 632  |
| 48   | LUCERNE CRESCENT | 10-Jan-24 | \$750,000 | 4   | 1    | 2    | 563  |
| 5    | PUTNEY LANE      | 23-Mar-23 | \$750,000 | 3   | 2    | 4    | 777  |
| 140  | SKYE ROAD        | 4-Oct-23  | \$750,000 | 2   | 1    | 2    | 981  |
| 34   | WALLACE AVENUE   | 11-Aug-23 | \$750,000 | 5   | 2    | 2    | 551  |
| 41   | WANGARRA ROAD    | 30-May-23 | \$750,000 | 4   | 2    | 1    | 652  |
| 31   | OLYMPIC AVENUE   | 3-May-23  | \$751,123 | 3   | 1    | 1    | 792  |
| 17   | SUMMIT ROAD      | 21-Jan-23 | \$752,000 | 3   | 1    | 2    | 419  |
| 7    | ZARA COURT       | 6-May-23  | \$752,000 | 3   | 1    | 1    | 800  |
| 307  | NEPEAN HIGHWAY   | 18-Aug-23 | \$752,500 | -   | -    | -    | 702  |
| 34   | LIPTON DRIVE     | 29-Aug-23 | \$753,000 | 3   | 2    | 2    | 667  |
| 7    | RESERVOIR ROAD   | 9-Dec-23  | \$753,000 | 4   | 1    | 2    | 697  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.



| Num | Street            | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----|-------------------|-----------|-----------|-----|------|------|------|
| 4   | BINDI CLOSE       | 19-May-23 | \$755,000 | 3   | 2    | 2    | 836  |
| 306 | 3SKYE ROAD        | 15-Aug-23 | \$755,000 | 3   | 2    | 1    | 730  |
| 10  | TAKETA CRESCENT   | 21-Aug-23 | \$755,000 | 3   | 2    | 3    | 628  |
| 15  | VERA STREET       | 29-Apr-23 | \$755,000 | 3   | 1    | 1    | 680  |
| 26  | FERNDALE DRIVE    | 25-Mar-23 | \$757,000 | 4   | 2    | 2    | 564  |
| 39  | SUMMIT ROAD       | 16-May-23 | \$757,000 | 3   | 1    | 2    | 444  |
| 4   | WURRINDI COURT    | 6-Jul-23  | \$757,000 | 3   | 2    | 2    | 695  |
| 4   | LORRAINE STREET   | 4-Feb-23  | \$759,000 | 3   | 1    | 2    | 228  |
| 10  | DUNRAVEN COURT    | 27-Jan-23 | \$760,000 | 3   | 2    | 4    | 691  |
| 60  | FERNDALE DRIVE    | 14-Feb-23 | \$760,000 | 3   | 2    | 2    | 577  |
| 22  | FRANCISCAN AVENUE | 28-Oct-23 | \$760,000 | 3   | 2    | 4    | 642  |
| 7   | TERTULLIAN COURT  | 25-Feb-23 | \$760,000 | 3   | 2    | 2    | 700  |
| 4   | BLACKHEATH AVENUE | 12-Sep-23 | \$760,500 | 4   | 2    | 2    | 540  |
| 1   | FRANCIS STREET    | 21-Oct-23 | \$760,600 | 3   | 1    | 3    | 582  |
| 37  | GOLF LINKS ROAD   | 27-Aug-23 | \$761,000 | 4   | 2    | 1    | 655  |
| 31  | NARANGA CRESCENT  | 25-Jul-23 | \$761,000 | 5   | 2    | 2    | 585  |
| 4   | BUNKER COURT      | 13-May-23 | \$762,500 | 3   | 2    | 4    | 753  |
| 3   | RAPHAEL CRESCENT  | 1-Feb-24  | \$765,000 | 3   | 1    | 2    | 668  |
| 22  | DELL ROAD         | 17-Jun-23 | \$765,000 | 2   | 1    | 1    | 657  |
| 19  | PALKANA STREET    | 19-Sep-23 | \$765,000 | 3   | 2    | 1    | 589  |
| 1A  | SILAS AVENUE      | 12-Dec-23 | \$765,000 | 3   | 2    | 4    | 547  |
| 6   | TERI STREET       | 18-Oct-23 | \$765,000 | 4   | 1    | 3    | 580  |
| 11A | TOWER AVENUE      | 22-May-23 | \$765,000 | 3   | 2    | 2    | 280  |
| 14  | WARRINGA ROAD     | 24-May-23 | \$765,000 | 3   | 1    | 1    | 317  |
| 15  | LERWICK COURT     | 8-Jul-23  | \$766,000 | 3   | 1    | 1    | 555  |
| 4   | KINTAL COURT      | 19-May-23 | \$767,500 | 4   | 2    | 2    | 660  |
| 12  | BENONG PLACE      | 17-Aug-23 | \$770,000 | 4   | 1    | -    | 577  |
| 4/6 | MCALISTER STREET  | 25-Jan-24 | \$770,000 | 4   | 3    | 2    | 305  |

# Sales Results in Frankston

| Num | Street              | Date Sold | Price     | Bed | Bath | Cars | Land |
|-----|---------------------|-----------|-----------|-----|------|------|------|
| 44  | FRANCISCAN AVENUE   | 18-Oct-23 | \$770,000 | 3   | 2    | 2    | 671  |
| 1   | MCMURTRY WAY        | 6-Apr-23  | \$770,000 | 3   | 2    | -    | 681  |
| 23  | MURAWA STREET       | 12-Dec-23 | \$770,000 | 3   | 1    | 1    | 585  |
| 22  | NARANGA CRESCENT    | 28-Oct-23 | \$770,000 | 5   | 2    | 4    | 535  |
| 6   | YARRAM COURT        | 3-Jan-23  | \$770,000 | 3   | 2    | 1    | 636  |
| 37  | HAVANA CRESCENT     | 22-Sep-23 | \$771,000 | 4   | 2    | 2    | 535  |
| 6   | STANFORD COURT      | 27-May-23 | \$772,000 | 3   | 1    | 2    | 717  |
| 71  | DANDENONG ROAD EAST | 31-Dec-23 | \$775,000 | 3   | 1    | 2    | 845  |
| 333 | HEATHERHILL ROAD    | 29-Jul-23 | \$776,000 | 4   | 3    | 2    | 655  |
| 7   | PARWAN COURT        | 28-Jul-23 | \$776,000 | 4   | 3    | 2    | 627  |
| 13  | ASHLEIGH AVENUE     | 21-May-23 | \$777,000 | 3   | 1    | 2    | 807  |
| 8   | BIRTINYA COURT      | 1-Nov-23  | \$777,000 | 3   | 2    | 1    | 607  |
| 199 | HEATHERHILL ROAD    | 14-Oct-23 | \$780,000 | 3   | 2    | 2    | 643  |
| 46  | KAREELA ROAD        | 21-Jul-23 | \$780,000 | 3   | 2    | 3    | 725  |
| 34  | MANORWOODS DRIVE    | 9-Feb-23  | \$780,000 | 4   | 2    | 2    | 694  |
| 2A  | VERA STREET         | 5-Nov-23  | \$780,000 | 3   | 2    | 2    | 217  |
| 3   | WARRAWEE CIRCUIT    | 21-Oct-23 | \$780,000 | 3   | 2    | 2    | 925  |
| 57  | YUILLE STREET       | 27-Apr-23 | \$780,000 | 2   | 1    | 2    | 608  |
| 17  | ALEXANDER CRESCENT  | 27-Oct-23 | \$781,000 | 4   | 2    | 2    | 525  |
| 3   | ETON COURT          | 31-Aug-23 | \$784,000 | 3   | 1    | -    | 702  |
| 3   | BIRKDALE COURT      | 25-Aug-23 | \$785,000 | 4   | 2    | 2    | 650  |
| 20  | FRANCISCAN AVENUE   | 22-Aug-23 | \$785,000 | 4   | 3    | 4    | 649  |
| 288 | HEATHERHILL ROAD    | 8-Nov-23  | \$785,000 | 3   | 2    | 2    | 644  |
| 2/6 | MCALISTER STREET    | 14-Apr-23 | \$785,000 | 4   | 2    | 2    | 247  |
| 3   | TYNE COURT          | 25-Sep-23 | \$785,000 | 4   | 2    | 2    | 636  |
| 6   | QUANDONG COURT      | 14-Mar-23 | \$785,500 | 3   | 1    | 4    | 797  |
| 17  | MARGATE AVENUE      | 28-Oct-23 | \$786,000 | 3   | 1    | 2    | 789  |
| 8   | WILLIS STREET       | 4-Aug-23  | \$789,100 | 2   | 2    | 1    | 607  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num  | Street             | Date Sold | Price     | Bed | Bath | Cars | Land  |
|------|--------------------|-----------|-----------|-----|------|------|-------|
| 6/5  | CRATHIE COURT      | 7-Jan-23  | \$790,000 | 3   | 2    | 2    | 279   |
| 6    | BARWON AVENUE      | 22-Dec-23 | \$790,000 | 4   | 2    | 3    | 571   |
| 45   | CAMPBELL STREET    | 31-Oct-23 | \$790,000 | 3   | 1    | 1    | 1,048 |
| 5    | DRUM CLOSE         | 18-Mar-23 | \$790,000 | 3   | 3    | 2    | 716   |
| 10   | HEATHERHILL ROAD   | 18-Oct-23 | \$790,000 | 3   | 1    | -    | 814   |
| 9    | LEFEVRE COURT      | 26-Feb-23 | \$795,000 | 3   | 2    | 2    | 681   |
| 22A  | PARER STREET       | 19-Jan-23 | \$795,000 | 3   | 2    | 2    | 394   |
| 44   | TARA DRIVE         | 9-Sep-23  | \$797,500 | 3   | 1    | 1    | 536   |
| 42   | BANGOR DRIVE       | 13-Apr-23 | \$800,000 | 3   | 2    | 1    | 616   |
| 37A  | FROME AVENUE       | 14-Oct-23 | \$800,000 | 3   | 1    | 1    | 632   |
| 1    | FURNEAUX COURT     | 16-Oct-23 | \$800,000 | 3   | 2    | 2    | 657   |
| 2/23 | GEORGE STREET      | 11-Dec-23 | \$800,000 | 3   | 2    | 2    | 175   |
| 219  | HEATHERHILL ROAD   | 6-Jun-23  | \$800,000 | 5   | 2    | 3    | 657   |
| 13   | LIARDET CRESCENT   | 18-Nov-23 | \$800,000 | 3   | 2    | 1    | 599   |
| 14   | LONG STREET        | 3-May-23  | \$800,000 | 4   | 2    | 2    | 912   |
| 1B   | REDGDON AVENUE     | 12-Apr-23 | \$800,000 | 3   | 2    | 2    | 367   |
| 12   | BALMERINO SQUARE   | 28-Oct-23 | \$801,000 | 3   | 2    | 2    | 652   |
| 27   | WITTERNBERG AVENUE | 29-Jan-24 | \$802,000 | 3   | 1    | 4    | 650   |
| 2/13 | MUIR STREET        | 29-Sep-23 | \$803,000 | 3   | 2    | 2    | 159   |
| 45   | FROME AVENUE       | 26-Apr-23 | \$805,000 | 3   | 1    | -    | 619   |
| 2B   | GORDON AVENUE      | 15-Jun-23 | \$805,000 | 3   | 2    | 2    | 279   |
| 324  | HEATHERHILL ROAD   | 8-Sep-23  | \$805,000 | 3   | 2    | 2    | 780   |
| 15   | MCMURTRY WAY       | 29-Sep-23 | \$805,000 | 3   | 3    | 5    | 663   |
| 12   | SHERIDAN AVENUE    | 13-Aug-23 | \$805,000 | 4   | 1    | 3    | 672   |
| 2A   | WAVE STREET        | 7-Oct-23  | \$805,000 | 4   | 2    | 1    | 231   |
| 25   | DRYSDALE AVENUE    | 26-May-23 | \$810,000 | 5   | 3    | 2    | 539   |
| 4    | KOOLUNA COURT      | 2-Aug-23  | \$810,000 | 3   | 2    | 2    | 657   |
| 6    | NARAMBI CRESCENT   | 16-Mar-23 | \$810,000 | 4   | 2    | 1    | 545   |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

# Sales Results in Frankston

| Num  | Street           | Date Sold | Price     | Bed | Bath | Cars | Land  |
|------|------------------|-----------|-----------|-----|------|------|-------|
| 14   | WOLSLEY AVENUE   | 19-Dec-23 | \$810,000 | 3   | 2    | 4    | 546   |
| 51   | WOODLANDS GROVE  | 14-Jul-23 | \$810,000 | 3   | 2    | 2    | 649   |
| 3    | YARRABEE COURT   | 23-Aug-23 | \$810,000 | 4   | 2    | 2    | 574   |
| 78   | HEATHERHILL ROAD | 26-Aug-23 | \$811,000 | 3   | 2    | 3    | 835   |
| 20   | MURAWA STREET    | 31-Aug-23 | \$811,000 | 3   | 1    | 2    | 585   |
| 6    | QUAMBY AVENUE    | 16-Dec-23 | \$815,000 | 4   | 3    | 1    | 614   |
| 1    | TAVERNER SQUARE  | 26-Apr-23 | \$815,000 | 3   | 2    | 4    | 619   |
| 14   | BRAGGE STREET    | 16-Sep-23 | \$818,000 | 3   | 2    | 4    | 674   |
| 21   | CORIO AVENUE     | 22-May-23 | \$820,000 | 3   | 1    | 2    | 707   |
| 3/45 | KARS STREET      | 10-Nov-23 | \$820,000 | 3   | 2    | 2    | 188   |
| 14   | MCMURTRY WAY     | 3-Jun-23  | \$820,000 | 4   | 2    | 2    | 636   |
| 2    | RUSSETT COURT    | 11-Mar-23 | \$820,000 | 3   | 1    | 2    | 538   |
| 3    | INNERLEVEN COURT | 14-Apr-23 | \$822,000 | 4   | 2    | 2    | 592   |
| 28   | AQUARIUS DRIVE   | 17-Apr-23 | \$825,000 | 3   | 2    | 2    | 641   |
| 12   | ROBINIA STREET   | 31-Jul-23 | \$825,000 | 3   | 2    | 4    | 1,000 |
| 54   | TOWERHILL ROAD   | 14-Sep-23 | \$825,000 | 3   | 1    | 2    | 605   |
| 15   | DENBIGH STREET   | 12-Jan-23 | \$830,000 | 3   | 1    | 2    | 444   |
| 26A  | QUEEN STREET     | 10-Jan-24 | \$830,000 | 6   | 2    | 4    | 870   |
| 5    | HAYDEN AVENUE    | 19-Jan-23 | \$830,000 | 4   | 2    | 2    | 811   |
| 25   | HELVETIA COURT   | 28-Jun-23 | \$830,000 | 3   | 1    | 2    | 594   |
| 14   | QUEEN STREET     | 31-Jul-23 | \$830,000 | 3   | 2    | 2    | 615   |
| 2/1  | REDGDON AVENUE   | 26-Feb-23 | \$830,000 | 4   | 2    | 2    | 277   |
| 10   | TAVERNER SQUARE  | 22-Mar-23 | \$830,000 | 3   | 2    | 2    | 653   |
| 10   | WARRAIN STREET   | 9-Jul-23  | \$830,000 | 3   | 2    | 2    | 580   |
| 67   | WILLOW ROAD      | 10-Nov-23 | \$830,000 | 4   | 2    | 2    | 573   |
| 2    | NESBIT COURT     | 13-Dec-23 | \$830,750 | 4   | 2    | 2    | 561   |
| 4/71 | GOULD STREET     | 16-Oct-23 | \$832,500 | 2   | 1    | 1    | 88    |
| 10   | BURLEIGH COURT   | 20-Nov-23 | \$833,600 | 3   | 1    | 2    | 731   |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num     | Street                | Date Sold | Price     | Bed | Bath | Cars | Land |
|---------|-----------------------|-----------|-----------|-----|------|------|------|
| 28      | PEMBROKE AVENUE       | 11-Dec-23 | \$834,000 | 5   | 2    | 2    | 720  |
| 42      | BOKISSA DRIVE         | 31-Dec-23 | \$835,000 | 3   | 2    | 2    | 636  |
| 1/47    | CAMPBELL STREET       | 5-Sep-23  | \$835,000 | 3   | 2    | 2    | 337  |
| 2/19    | DENBIGH STREET        | 8-Jun-23  | \$837,000 | 3   | 2    | 2    | 210  |
| 58      | BROOKLYN AVENUE       | 30-May-23 | \$840,000 | 4   | 2    | 2    | 696  |
| 54      | COOGEE AVENUE         | 26-Jun-23 | \$840,000 | 4   | 2    | 2    | 766  |
| 73      | DUNSTERVILLE CRESCENT | 8-May-23  | \$840,000 | 4   | 2    | 2    | 571  |
| 54      | KARS STREET           | 6-Jul-23  | \$840,000 | 3   | 1    | 6    | 571  |
| 5/68-70 | NOLAN STREET          | 2-Nov-23  | \$840,000 | 3   | 2    | 2    | 244  |
| 3       | BRUNEI GROVE          | 24-Jan-24 | \$840,000 | 4   | 2    | 4    | 541  |
| 1/2     | SCREEN STREET         | 2-Oct-23  | \$840,000 | 4   | 3    | 2    | 171  |
| 15      | WHITFORD WAY          | 24-Nov-23 | \$840,000 | 4   | 2    | 2    | 606  |
| 16      | CASSIA GROVE          | 16-Sep-23 | \$841,000 | 3   | 1    | 1    | 942  |
| 1/16    | CLYDE STREET MALL     | 8-Sep-23  | \$845,000 | 1   | -    | -    | 135  |
| 2/32    | KENILWORTH AVENUE     | 12-Mar-23 | \$845,000 | 4   | 3    | -    | 200  |
| 2       | BORDEAUX COURT        | 14-Feb-23 | \$850,000 | 4   | 2    | 2    | 732  |
| 5       | CASALE COURT          | 4-Aug-23  | \$850,000 | 4   | 2    | 4    | 671  |
| 190     | CRANBOURNE ROAD       | 11-Oct-23 | \$850,000 | 3   | 1    | 1    | 694  |
| 9       | EVEREAUX COURT        | 21-May-23 | \$850,000 | 3   | 2    | -    | 774  |
| 16      | PIMELIA COURT         | 31-Jul-23 | \$850,000 | 3   | 2    | 2    | 576  |
| 1/7     | VERA STREET           | 26-Sep-23 | \$850,000 | 4   | 2    | 2    | 270  |
| 3       | LIMOSA CLOSE          | 1-Nov-23  | \$850,500 | 4   | 2    | 2    | 771  |
| 15      | KILBURN CRESCENT      | 10-Nov-23 | \$855,000 | 4   | 2    | 2    | 605  |
| 4       | DIANNE COURT          | 16-Dec-23 | \$857,000 | 3   | 2    | 2    | 602  |
| 5       | BUXTON CRESCENT       | 16-Oct-23 | \$860,000 | -   | -    | -    | 753  |
| 52      | COOGEE AVENUE         | 28-Aug-23 | \$860,000 | 4   | 2    | 4    | 771  |
| 9       | FITZROY AVENUE        | 18-Jan-23 | \$860,000 | 2   | 1    | 1    | 226  |
| 74      | MCPMAHONS ROAD        | 24-Apr-23 | \$860,000 | 3   | 2    | 2    | 603  |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

# Sales Results in Frankston

| Num | Street             | Date Sold | Price     | Bed | Bath | Cars | Land  |
|-----|--------------------|-----------|-----------|-----|------|------|-------|
| 23  | MEREWEATHER AVENUE | 21-Feb-23 | \$860,000 | 3   | 1    | 1    | 867   |
| 3B  | SILAS AVENUE       | 13-Jul-23 | \$860,000 | 3   | 2    | 1    | 353   |
| 2   | WESTA CLOSE        | 28-Jan-23 | \$860,000 | 3   | 2    | 3    | 703   |
| 102 | WILLIAMS STREET    | 29-Nov-23 | \$860,000 | 3   | 1    | 1    | 732   |
| 3   | OAKHURST COURT     | 15-Nov-23 | \$865,000 | 4   | 2    | 2    | 832   |
| 19A | SPRING LANE        | 20-Jan-23 | \$865,000 | 3   | 2    | -    | 179   |
| 24  | WARRAIN STREET     | 10-Aug-23 | \$865,000 | 3   | 1    | 1    | 590   |
| 34  | BONDI AVENUE       | 29-Apr-23 | \$866,000 | 3   | 1    | 2    | 1,067 |
| 4   | ANJAYA COURT       | 23-Jun-23 | \$866,500 | 6   | 3    | 2    | 550   |
| 19  | GATTINARA DRIVE    | 28-Jan-23 | \$871,000 | 3   | 2    | 1    | 672   |
| 4   | DEVEREAUX COURT    | 8-Aug-23  | \$875,000 | 5   | 3    | 2    | 650   |
| 64  | HEATHERHILL ROAD   | 21-Oct-23 | \$877,000 | 4   | 3    | 2    | 775   |
| 56  | PARTRIDGE CRESCENT | 16-Nov-23 | \$877,000 | 4   | 2    | 2    | 708   |
| 38  | ROBERTS STREET     | 8-Mar-23  | \$877,500 | 3   | 2    | 3    | 913   |
| 28  | TOWERHILL ROAD     | 9-Dec-23  | \$877,575 | 3   | 2    | 2    | 904   |
| 27  | FRANCISCAN AVENUE  | 3-Jan-24  | \$880,000 | 3   | 2    | 4    | 691   |
| 59  | BONDI AVENUE       | 24-Apr-23 | \$880,000 | 4   | 2    | 3    | 669   |
| 2   | RODNEY COURT       | 27-Oct-23 | \$880,000 | 3   | -    | -    | 611   |
| 12A | TOWER AVENUE       | 6-Aug-23  | \$880,000 | 4   | 2    | 2    | 251   |
| 1   | WALLACE AVENUE     | 23-Oct-23 | \$880,000 | 3   | 2    | 2    | 1,087 |
| 14  | CORIO AVENUE       | 9-Oct-23  | \$885,000 | 4   | 2    | 3    | 650   |
| 11  | KINGSTON HEIGHTS   | 30-May-23 | \$885,000 | 4   | 3    | 4    | 659   |
| 5   | IRVINE CRESCENT    | 1-Jun-23  | \$886,000 | 5   | 3    | 3    | 737   |
| 2/8 | LAWREY STREET      | 22-Nov-23 | \$890,000 | 4   | 2    | 2    | 300   |
| 2/2 | JOHN STREET        | 30-Mar-23 | \$895,000 | 3   | 2    | 1    | 267   |
| 4   | WETTENHALL ROAD    | 18-Oct-23 | \$898,900 | 3   | 2    | 2    | 1,108 |
| 91  | BONDI AVENUE       | 2-Feb-23  | \$899,000 | 4   | 2    | 2    | 648   |
| 49  | DALPURA CIRCUIT    | 12-Apr-23 | \$900,000 | 3   | 2    | 2    | 694   |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num   | Street             | Date Sold | Price     | Bed | Bath | Cars | Land  |
|-------|--------------------|-----------|-----------|-----|------|------|-------|
| 5     | JUSTIN COURT       | 30-Aug-23 | \$900,000 | 4   | 2    | 2    | 887   |
| 33    | SCHOONER BAY DRIVE | 9-Sep-23  | \$902,000 | 4   | 2    | 4    | 670   |
| 7     | MELVA COURT        | 27-Jun-23 | \$908,000 | 3   | 1    | 1    | 788   |
| 7     | BALMERINO SQUARE   | 12-May-23 | \$910,000 | 4   | 2    | 3    | 870   |
| 49    | MCMURTRY WAY       | 9-Dec-23  | \$910,000 | 4   | 2    | 2    | 707   |
| 12    | OLIVE GROVE        | 15-Sep-23 | \$910,000 | 3   | 1    | 3    | 596   |
| 1/3   | KANDY COURT        | 29-Sep-23 | \$912,500 | 3   | 2    | 4    | 580   |
| 412A  | NEPEAN HIGHWAY     | 6-Apr-23  | \$912,800 | 4   | 2    | 2    | 644   |
| 19    | KINGSTON HEIGHTS   | 12-Jan-24 | \$915,000 | 4   | 2    | 6    | 651   |
| 17    | KINGSTON HEIGHTS   | 30-Jan-23 | \$915,000 | 4   | 2    | 2    | 650   |
| 2/35  | NURSERY AVENUE     | 15-May-23 | \$915,000 | 3   | 2    | 2    | 454   |
| 64    | HIGH STREET        | 8-Jan-24  | \$920,000 | 3   | 1    | 1    | 550   |
| 6     | CHERBOURG COURT    | 11-Oct-23 | \$920,000 | 4   | 2    | 2    | 724   |
| 11    | MERIBAH COURT      | 5-Dec-23  | \$920,000 | 5   | 2    | 2    | 588   |
| 1     | HARDWICKE COURT    | 24-Aug-23 | \$925,000 | 4   | 3    | 2    | 672   |
| 7     | SAXONWOOD COURT    | 19-Dec-23 | \$925,000 | 3   | 2    | 2    | 663   |
| 5     | GLENELG AVENUE     | 17-Nov-23 | \$930,000 | 5   | 3    | 3    | 844   |
| 21-23 | RUSSETT COURT      | 27-Mar-23 | \$930,000 | 4   | 3    | 2    | 1,099 |
| 45    | RAPHAEL CRESCENT   | 27-Aug-23 | \$932,000 | 4   | 2    | 2    | 650   |
| 16    | GUILDFORD CLOSE    | 15-Dec-23 | \$935,000 | 4   | 2    | 2    | 803   |
| 9     | INCE COURT         | 30-Mar-23 | \$937,500 | 4   | 2    | 2    | 947   |
| 3     | LANSVALE COURT     | 8-Aug-23  | \$937,500 | 4   | 2    | 2    | 736   |
| 13    | LEAWARRA PARADE    | 25-Aug-23 | \$950,000 | 3   | 2    | 6    | 861   |
| 15A   | MUIR STREET        | 1-Aug-23  | \$955,000 | 3   | 3    | 2    | 306   |
| 38    | BONDI AVENUE       | 11-Apr-23 | \$957,000 | 4   | 1    | 4    | 1,045 |
| 53    | SUMMIT ROAD        | 24-Apr-23 | \$957,000 | 5   | 2    | -    | 685   |
| 7     | DENBIGH STREET     | 8-Aug-23  | \$960,000 | 3   | 1    | 2    | 909   |
| 62    | DALPURA CIRCUIT    | 26-Apr-23 | \$970,000 | 3   | 2    | 3    | 577   |

# Sales Results in Frankston

| Num       | Street                  | Date Sold | Price       | Bed | Bath | Cars | Land  |
|-----------|-------------------------|-----------|-------------|-----|------|------|-------|
| 19        | TAVERNER SQUARE         | 26-Jul-23 | \$975,000   | 5   | 2    | 6    | 809   |
| 30        | PETRIE STREET           | 18-Nov-23 | \$980,000   | 3   | 1    | -    | 972   |
| 81A       | FRANKSTON-FLINDERS ROAD | 25-Apr-23 | \$982,000   | 4   | 2    | 4    | 482   |
| 43        | DARIUS AVENUE           | 13-May-23 | \$985,000   | 4   | 2    | 2    | 690   |
| 2A        | MUNICA COURT            | 6-Apr-23  | \$985,000   | 4   | 2    | 2    | 612   |
| 4/108-120 | YOUNG STREET            | 25-Jan-23 | \$990,445   | -   | -    | -    | 113   |
| 5/108-120 | YOUNG STREET            | 25-Jan-23 | \$990,445   | -   | -    | -    | 91    |
| 6/108-120 | YOUNG STREET            | 25-Jan-23 | \$990,445   | -   | -    | -    | 94    |
| 1-3       | COPROSMA AVENUE         | 26-May-23 | \$1,000,000 | 4   | 2    | 1    | 1,334 |
| 10        | GUILDFORD CLOSE         | 5-Feb-23  | \$1,000,000 | 4   | 2    | 3    | 639   |
| 114       | WILLOW ROAD             | 8-May-23  | \$1,000,000 | 4   | 3    | 6    | 934   |
| 9         | KOOLUNA COURT           | 7-Dec-23  | \$1,001,000 | 5   | 3    | 3    | 700   |
| 9         | LALINA CLOSE            | 23-Sep-23 | \$1,017,500 | 4   | 3    | 4    | 699   |
| 81        | AQUARIUS DRIVE          | 8-Sep-23  | \$1,025,000 | 5   | 2    | 2    | 710   |
| 11        | CHALLENGE COURT         | 8-Dec-23  | \$1,031,000 | 4   | 2    | 4    | 696   |
| 6         | GEORGE STREET           | 27-Sep-23 | \$1,035,000 | 3   | 1    | 2    | 930   |
| 6         | MELVILLE AVENUE         | 7-Mar-23  | \$1,040,000 | 3   | 1    | 2    | 599   |
| 4         | GWENO AVENUE            | 31-Mar-23 | \$1,041,001 | 3   | 2    | 2    | 307   |
| 48        | CRANBOURNE ROAD         | 10-Feb-23 | \$1,045,000 | 3   | 2    | 4    | 728   |
| 39        | FRANCISCAN AVENUE       | 21-Nov-23 | \$1,050,000 | 6   | 3    | 4    | 672   |
| 1         | HAKA STREET             | 30-May-23 | \$1,050,000 | 3   | 2    | 2    | 371   |
| 571       | NEPEAN HIGHWAY          | 22-Mar-23 | \$1,050,000 | -   | -    | 2    | 600   |
| 2         | WINTON AVENUE           | 13-Nov-23 | \$1,050,000 | 3   | 2    | 2    | 635   |
| 9         | PALM COURT              | 19-Dec-23 | \$1,060,000 | 3   | 2    | -    | 233   |
| 24        | SUMMIT ROAD             | 16-Nov-23 | \$1,060,000 | 4   | 2    | 5    | 658   |
| 6         | CARRAMAR DRIVE          | 24-Oct-23 | \$1,063,860 | 1   | 2    | 4    | 648   |
| 36        | WHITFORD WAY            | 24-Jun-23 | \$1,070,000 | 6   | 4    | 4    | 648   |
| 238       | HEATHERHILL ROAD        | 10-Sep-23 | \$1,070,000 | 4   | 2    | 2    | 654   |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.



| Num  | Street           | Date Sold | Price       | Bed | Bath | Cars | Land  |
|------|------------------|-----------|-------------|-----|------|------|-------|
| 38   | TOWERHILL ROAD   | 2-Oct-23  | \$1,080,000 | 5   | 3    | 3    | 673   |
| 9    | MELVA COURT      | 27-Jun-23 | \$1,092,000 | 4   | 2    | 2    | 1,000 |
| 12   | BIRDWOOD STREET  | 28-Oct-23 | \$1,104,000 | 4   | 2    | 2    | 557   |
| 127  | AQUARIUS DRIVE   | 11-May-23 | \$1,120,000 | 3   | 2    | 2    | 1,126 |
| 2    | MURAWA STREET    | 22-Nov-23 | \$1,150,000 | 4   | 3    | 3    | 930   |
| 52   | YUILLE STREET    | 5-Oct-23  | \$1,173,000 | 5   | 3    | 6    | 590   |
| 2    | DENBIGH STREET   | 21-Apr-23 | \$1,200,000 | 3   | 2    | -    | 734   |
| 2/1  | ESPLANADE        | 14-Apr-23 | \$1,200,000 | 3   | 2    | -    | 2,316 |
| 25   | FINLAY STREET    | 24-Mar-23 | \$1,200,000 | 6   | 6    | 6    | 1,039 |
| 18   | WILLIS STREET    | 15-Jul-23 | \$1,200,000 | 4   | 2    | 2    | 584   |
| 1/32 | GWENO AVENUE     | 4-Sep-23  | \$1,200,000 | 5   | 4    | 2    | 426   |
| 48   | KARS STREET      | 9-Aug-23  | \$1,200,000 | 4   | 2    | 2    | 695   |
| 21   | WOODLANDS GROVE  | 7-Mar-23  | \$1,200,000 | 3   | 2    | 3    | 543   |
| 4    | KARS STREET      | 8-May-23  | \$1,215,000 | 4   | 2    | 2    | 489   |
| 22   | WARRINGA ROAD    | 4-Apr-23  | \$1,215,000 | 4   | 2    | 2    | 790   |
| 2/3  | GOULD STREET     | 17-Jul-23 | \$1,230,000 | 3   | 2    | 1    | 300   |
| 1    | NOLAN STREET     | 1-Dec-23  | \$1,240,000 | 2   | 2    | 1    | 1,235 |
| 4    | PALM COURT       | 16-Dec-23 | \$1,245,000 | 3   | 2    | 1    | 240   |
| 21   | GWENO AVENUE     | 10-Jun-23 | \$1,270,000 | 3   | 2    | 2    | 673   |
| 33A  | GWENO AVENUE     | 16-Jan-23 | \$1,270,000 | 4   | 3    | 2    | 505   |
| 8    | KOOLUNA COURT    | 2-Dec-23  | \$1,270,000 | 5   | 3    | 3    | 778   |
| 6    | PETRIE STREET    | 16-Aug-23 | \$1,075,000 | 3   | 1    | 2    | 965   |
| 41   | NOLAN STREET     | 23-Jun-23 | \$1,280,000 | 4   | 2    | 2    | 229   |
| 26   | WARRINGA ROAD    | 5-Sep-23  | \$1,280,000 | 4   | 2    | 2    | 793   |
| 1    | ELIZABETH STREET | 1-Jan-23  | \$1,310,000 | 7   | 8    | -    | 574   |
| 2/5  | CLIFF ROAD       | 11-Jan-23 | \$1,360,000 | 4   | 2    | 2    | 618   |
| 46   | KARS STREET      | 11-Feb-23 | \$1,460,000 | 5   | 2    | 3    | 676   |
| 6    | SOMME AVENUE     | 17-Jun-23 | \$1,460,000 | 3   | 3    | 2    | 577   |

# Sales Results in Frankston

| Num   | Street                  | Date Sold | Price        | Bed | Bath | Cars | Land  |
|-------|-------------------------|-----------|--------------|-----|------|------|-------|
| 76    | DANDENONG ROAD WEST     | 14-Aug-23 | \$1,475,000  | -   | -    | -    | 318   |
| 163   | GOULD STREET            | 13-May-23 | \$1,485,000  | 4   | 2    | 1    | 375   |
| 80-82 | YOUNG STREET            | 21-Sep-23 | \$1,501,000  | -   | -    | -    | 363   |
| 93    | GOULD STREET            | 10-Mar-23 | \$1,530,000  | 4   | 2    | 2    | 741   |
| 2     | HEATH AVENUE            | 21-Jun-23 | \$1,550,000  | 11  | 11   | 7    | 566   |
| 36    | WOODLANDS GROVE         | 11-Nov-23 | \$1,595,000  | 4   | 2    | 2    | 613   |
| 5A    | KOOKABURRA STREET       | 10-Mar-23 | \$1,661,000  | -   | -    | -    | 474   |
| 42    | ORWIL STREET            | 21-Apr-23 | \$1,700,000  | 3   | 1    | 2    | 662   |
| 171   | GOULD STREET            | 19-Nov-23 | \$1,725,000  | 3   | 1    | 2    | 738   |
| 72    | YOUNG STREET            | 21-Jun-23 | \$1,740,000  | -   | -    | 2    | 288   |
| 6     | EDNA STREET             | 21-Dec-23 | \$1,790,000  | 3   | 2    | 4    | 706   |
| 7     | MEREWEATHER AVENUE      | 4-Apr-23  | \$1,800,000  | 10  | 5    | 0    | 1,095 |
| 1/7   | MEREWEATHER AVENUE      | 15-Mar-23 | \$1,800,000  | 2   | 1    | 1    | 71    |
| 2/7   | MEREWEATHER AVENUE      | 15-Mar-23 | \$1,800,000  | 2   | 1    | 1    | 74    |
| 3/7   | MEREWEATHER AVENUE      | 15-Mar-23 | \$1,800,000  | 2   | 1    | 1    | 73    |
| 4/7   | MEREWEATHER AVENUE      | 15-Mar-23 | \$1,800,000  | 2   | 1    | 1    | 75    |
| 5/7   | MEREWEATHER AVENUE      | 15-Mar-23 | \$1,800,000  | 2   | 1    | 1    | -     |
| 143   | FRANKSTON-FLINDERS ROAD | 4-Aug-23  | \$1,835,000  | -   | -    | -    | 1,197 |
| 7     | FINLAY STREET           | 27-Oct-23 | \$1,900,000  | 12  | 1    | -    | 843   |
| 1-4/7 | FINLAY STREET           | 24-Nov-23 | \$1,900,000  | 12  | 4    | 4    | 843   |
| 8     | CLIFF ROAD              | 10-Jul-23 | \$2,160,000  | -   | -    | -    | 804   |
| 76    | GOULD STREET            | 1-Apr-23  | \$2,250,000  | 6   | 3    | 2    | 407   |
| 9     | ROSS SMITH AVENUE WEST  | 11-Apr-23 | \$2,680,000  | -   | -    | -    | 945   |
| 19    | GWENO AVENUE            | 5-Apr-23  | \$2,720,000  | 4   | 2    | 4    | 721   |
| 1B    | PALM COURT              | 17-Nov-23 | \$3,100,000  | 4   | 2    | 2    | 447   |
| 446   | NEPEAN HIGHWAY          | 4-Jul-23  | \$10,810,000 | -   | -    | -    | 3,104 |
| 448   | NEPEAN HIGHWAY          | 4-Jul-23  | \$10,810,000 | -   | -    | -    | 918   |
| 448A  | NEPEAN HIGHWAY          | 4-Jul-23  | \$10,810,000 | -   | -    | -    | 370   |

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 16.02.2024. 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.

| Num | Street         | Date Sold | Price        | Bed | Bath | Cars | Land |
|-----|----------------|-----------|--------------|-----|------|------|------|
| 450 | NEPEAN HIGHWAY | 4-Jul-23  | \$10,810,000 | -   | -    | -    | 575  |

## Janice Dunn Estate Agents: Locals Supporting Local

*Ginger*  
MONKEY

100% Australian company based in  
Frankston South!

*Removable. Reusable. Beautiful.*

Transform your space in minutes with our  
removable wall decals and wall paper. Made to  
order from the highest quality material.

*Peel and Stick. Removable. Easy*

[gingermonkey.com.au](http://gingermonkey.com.au)  
[info@gingermonkey.com.au](mailto:info@gingermonkey.com.au)



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

Janice **Dunn**

Estate Agents



# How we find, and keep Great Renters?

**Our owners (Rental Providers) hand over a home that the Renters can be proud to call home!**

We ensure your investment property is in TIP TOP SHAPE for the viewings, professionally cleaned, maintenance issues addressed, and paintwork looking great. Carpets cleaned, the garden looking as neat as possible so your new renters can hand it back to you as you gave it to them.

## Checks, checks, and more checks.

When conducting reference checks we are thorough, searching everything we can to try to eliminate any future problems. We don't rely solely on technology, we still remember what a telephone is and use it as much as possible.

**We treat our renters with Respect, which leads to a mutual trust between them and us, resulting in a far smoother rental journey for all.**

There are clear rules and regulations provided by C.A.V. guiding both our owners and renters of their rights and responsibilities. We ensure these boundaries aren't crossed, helping the renters feel like its their home, and if they have any issues we will look into it as soon as possible.



## So what do we check

### Stable employment:

we call and google their employer to ensure their business is still going strong and everything is legitimate, get copies of their pay slips as well as bank balance making sure they have the capacity to pay regular rental payments.

### Work history:

We contact their past rental agency, and have key questions that we ask ensuring the applicants look after the properties they lived in in the past, and paid regular payments.

# Why Lease with Janice Dunn Estate Agents?



## **Boutique Agency**

As an independent, boutique agency, our team are able to quickly adjust to changes in the local market, State Legislation and best practice.

## **Communication, Transparency & Personalised Service**

We pride ourselves on our open communication with clients, attending to all queries and concerns in a timely manner. Being a boutique team, you will always know who your property manager is - to us, you are more than just a property.

## **Maintenance & Repairs**

Our team will identify areas for improvement, take preventative measures to avoid serious damage and act fast when repairs are required ensuring the property and Renters are safe. All maintenance requests are handled professionally and promptly - we only engage qualified, licenced and insured tradespeople.

## **Testimonial**



"It has been a very positive experience renting through Janice Dunn and team. Any maintenance has been dealt with very promptly and Janice and Anne have been so friendly, genuine and helpful! We have not just found a house to rent but a home and community we love!"

— Sarah

Cut this out and, bring it on Friday night to receive  
2 for the price of 1 for your first drinks order at

# YAMALA PARK FRANKSTON BOWLING CLUB

Family Friendly Bowls in Frankston South

## Supporting Local

Have you ever wondered  
what goes on at Yamala Park  
Bowls Club?

Come and join us for Drinks at  
Club prices, a friendly chat or 2,  
a game of Darts or even Pool!

This local club is open for  
the general public Fridays  
from 4pm - no need to book,  
simply turn up!

Call Yamala Club!

(03) 9787 5638

[yamalaparkbc@gmail.com](mailto:yamalaparkbc@gmail.com)

Janice **Dunn**

Estate Agents



Looking for home maintenance

Dunn Right?

Give Russell a call!

If he can't help you, he will know someone  
who can!



Russell Dunn:

0459 805 263

[randjdunn@tpg.com.au](mailto:randjdunn@tpg.com.au)

# Pop into our office and meet the team!



## **Janice Dunn**

Owner/Director

Mobile: 0402 285 698

email: [janice@janicedunn.com.au](mailto:janice@janicedunn.com.au)

## **Anne Linke-Waldron**

Rental Manager/Sales Agent

Mobile: 0404 924 827

email: [anne@janicedunn.com.au](mailto:anne@janicedunn.com.au)



## **Stella Vogiatzakis**

Executive Assistant

Mobile: 0423 220 385

email: [stella@janicedunn.com.au](mailto:stella@janicedunn.com.au)



# Janice **Dunn**

Estate Agents