

A photograph of a desk setup. In the foreground, a silver laptop is open on a light-colored wooden desk. To its right, a tablet is lying flat. A pinkish-orange mug filled with coffee sits on the desk. In the background, a potted plant with green leaves is visible. The scene is lit with warm, natural light, creating soft shadows.

Frankston South 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

50 Norman Ave, Frankston South

www.janicedunn.com.au

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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 South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
G-05/5	Culcairn Drive	6-Apr-23	\$297,000	2	-	-	-
L1-04/5	Culcairn Drive	5-Jan-23	\$370,000	2	1	1	-
G-01/5	Culcairn Drive	23-Aug-23	\$395,000	2	1	1	-
6/2	Bruarong Crescent	12-Jul-23	\$510,000	2	1	1	-
6/37	Culcairn Drive	10-Jun-23	\$530,000	2	1	1	168
6/55	Culcairn Drive	28-Jun-23	\$545,500	2	1	1	188
2/143	Fleetwood Crescent	23-Dec-23	\$565,000	-	-	-	362
7/11	Culcairn Drive	28-Apr-23	\$589,000	2	2	1	222
1/28	Mccomb Boulevard	7-Feb-23	\$600,000	2	1	1	315
23	Robinsons Road	26-Jul-23	\$600,000	3	-	2	343
3/645	Nepean Highway	11-Aug-23	\$610,000	2	1	1	182
130A	Kars Street	28-Jan-23	\$637,000	2	1	1	286
46	Harcourt Avenue	6-Mar-23	\$645,000	2	1	1	253
1/17	Hoadley Avenue	15-Feb-23	\$645,000	2	1	1	289
4/19	Jasper Terrace	15-Mar-23	\$650,000	2	1	1	139
3/102	Sycamore Road	5-Aug-23	\$650,000	2	2	1	204
56	Woolston Drive	13-May-23	\$650,000	3	1	1	756
126	Kars Street	12-Mar-23	\$670,000	2	1	4	250
27	Robinsons Road	4-Apr-23	\$670,000	3	2	1	343
2/617	Nepean Highway	11-Mar-23	\$675,000	2	2	1	313
3/76	Sycamore Road	20-Dec-23	\$675,000	3	1	2	-
14	Sycamore Road	24-Jun-23	\$680,000	3	1	2	236
33	Mount Erin Crescent	19-Dec-23	\$700,000	3	1	2	679
6/1	The Grove	12-Sep-23	\$705,000	2	1	1	286
2	Moorooduc Highway	11-Jan-23	\$705,555	3	1	2	653
2/11	Towerhill Road	1-Feb-23	\$707,000	3	1	1	193
2B	Banool Court	25-May-23	\$710,000	2	1	1	267
1	Gowrie Avenue	7-Feb-23	\$710,000	3	1	2	296

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
4/18	Sanders Road	24-Dec-23	\$715,000	3	2	1	165
1	Charlotte Court	22-Nov-23	\$720,000	3	2	2	442
25	Pratt Avenue	24-Nov-23	\$730,000	4	1	1	536
23	Stradbroke Avenue	22-Apr-23	\$730,532	3	2	1	600
2/20	Brighton Street	6-Jul-23	\$735,000	2	1	1	227
1	Watson Street	11-Nov-23	\$735,000	3	1	-	587
87	Yuille Street	16-Aug-23	\$735,000	2	1	2	549
2/41B	Culcairn Drive	14-Jul-23	\$740,000	3	2	1	162
2/22	Picnic Street	19-Apr-23	\$745,000	2	1	1	173
1/621	Nepean Highway	17-Oct-23	\$748,000	2	1	1	381
53	Baileyana Street	23-Sep-23	\$750,000	3	1	3	697
3/38	The Crest	24-Apr-23	\$750,000	3	2	2	219
6	Watson Street	17-Jan-23	\$750,000	3	1	3	601
3/127	Fleetwood Crescent	26-Apr-23	\$755,000	1	2	2	225
3/29	Brighton Street	22-Apr-23	\$760,000	2	1	1	369
31	Sycamore Road	5-Aug-23	\$760,000	3	1	2	671
2/6	The Spur	30-May-23	\$764,000	2	1	1	533
98	Fleetwood Crescent	16-May-23	\$765,000	3	1	1	369
38	Sanders Road	3-May-23	\$780,000	3	1	2	636
1/33	Genista Street	28-Oct-23	\$781,000	3	1	2	321
13	Wakefield Avenue	23-Oct-23	\$782,500	3	1	1	582
8	Albany Place	5-Aug-23	\$785,000	3	1	1	679
1/13	Baileyana Street	13-Dec-23	\$790,000	3	2	1	422
5	Fulham Close	22-Dec-23	\$790,000	3	1	3	731
20	Overport Road	20-Jun-23	\$790,000	3	1	1	698
6/102	Sycamore Road	7-Feb-23	\$790,000	3	2	2	363
1/5	Diosma Court	8-Dec-23	\$792,500	3	2	2	333
34	Casuarina Drive	13-Apr-23	\$795,000	3	2	2	658

Sales Results in Frankston South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
152	Frankston-Flinders Road	2-Jun-23	\$795,000	3	2	2	654
206	Frankston-Flinders Road	6-Feb-23	\$805,000	4	2	4	690
6	Moorooduc Highway	16-Aug-23	\$805,000	4	2	2	658
52	Pratt Avenue	15-Apr-23	\$810,000	3	1	2	651
39	Woolston Drive	9-Feb-23	\$820,000	3	1	2	575
104	Foot Street	3-Jul-23	\$821,500	3	1	-	541
12	Wentworth Avenue	29-Mar-23	\$823,000	4	1	2	664
44	Harcourt Avenue	26-Oct-23	\$825,000	3	1	1	610
7	Smeaton Court	4-Apr-23	\$825,000	3	1	2	670
1	Donn Close	1-Feb-23	\$830,000	3	2	2	661
1/141	Kars Street	8-May-23	\$834,000	3	2	2	292
3/97	Fleetwood Crescent	20-Sep-23	\$838,000	3	1	2	373
2/33	Genista Street	21-Nov-23	\$840,000	3	-	-	218
42	Blaxland Avenue	18-Mar-23	\$844,000	4	2	1	656
9	Angala Court	19-Mar-23	\$850,000	3	-	2	916
9	Banool Court	26-Aug-23	\$850,000	3	1	1	742
1	Leslie Street	24-Apr-23	\$850,000	3	2	2	538
17	Arkindale Place	13-Nov-23	\$851,100	3	1	1	663
40	Highland Drive	3-Oct-23	\$853,500	3	2	2	540
4	Fleetwood Crescent	25-Feb-23	\$854,500	2	1	1	319
3	Arkindale Place	16-Jun-23	\$855,000	3	1	2	650
19	Baileyana Street	28-Sep-23	\$855,000	3	1	1	846
29	Leslie Street	23-Aug-23	\$855,000	3	2	1	545
1/35	Culcairn Drive	22-Sep-23	\$865,000	4	2	2	370
6	Giles Court	15-Apr-23	\$870,000	3	1	2	789
19	Hamilton Grove	27-Jun-23	\$870,000	3	2	2	693
3/10	Poinciana Street	22-Mar-23	\$870,000	3	2	2	256
42	Woolston Drive	28-Apr-23	\$875,000	3	1	2	704

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
36A	Grange Road	26-Oct-23	\$877,000	3	2	1	304
82	Yuille Street	7-Oct-23	\$881,000	3	1	2	597
8	Jinchilla Avenue	21-Oct-23	\$883,000	3	2	2	654
11	Jamboree Avenue	25-Aug-23	\$884,500	3	1	2	605
17	Christopher Drive	20-Jul-23	\$885,000	3	1	1	654
85	Yuille Street	30-May-23	\$885,000	3	1	2	558
23	Jasper Terrace	4-Jun-23	\$890,000	2	2	1	658
9	Lyons Avenue	25-Jul-23	\$890,000	3	1	2	612
10	Cornborough Court	8-Aug-23	\$895,000	4	2	2	729
7	Stradbroke Avenue	14-Oct-23	\$895,000	3	1	2	585
77	Mccomb Boulevard	20-Nov-23	\$900,000	3	-	2	1,006
1/85	Mccomb Boulevard	6-Apr-23	\$900,000	3	2	2	420
13	Shearer Court	14-Apr-23	\$900,000	5	2	1	616
14	Fulham Close	27-Feb-23	\$902,500	3	2	2	640
58	Casuarina Drive	20-Oct-23	\$905,000	3	2	2	707
10	Geebung Avenue	8-Aug-23	\$905,000	3	2	2	468
6	Abram Court	1-Dec-23	\$910,000	3	1	-	786
13	Cadby Place	24-Feb-23	\$910,000	3	3	2	787
98	Foot Street	28-Nov-23	\$910,000	3	2	2	755
44	Highland Drive	6-Nov-23	\$915,000	4	2	2	540
7	Koala Court	4-May-23	\$915,000	4	2	2	650
3/25-27	Bruarong Crescent	21-Jun-23	\$920,000	2	2	2	319
4/1	The Grove	9-Sep-23	\$920,000	3	1	2	253
7	Heritage Avenue	16-Dec-23	\$925,000	4	2	2	697
4	Stradbroke Avenue	12-Sep-23	\$925,000	3	1	2	585
13	Hamilton Grove	5-May-23	\$930,000	3	2	2	696
7	Manuka Court	30-May-23	\$930,000	3	2	4	734
59	Mount Erin Crescent	31-Jan-23	\$930,000	3	2	3	650

Sales Results in Frankston South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
13	Nareen Court	13-Oct-23	\$937,000	5	2	2	831
69	Mount Erin Crescent	25-Aug-23	\$940,000	4	3	2	718
11	Correa Grove	19-Aug-23	\$941,500	4	2	2	650
191	Frankston-Flinders Road	10-Oct-23	\$943,000	4	2	2	620
14	Luke Court	21-Jan-23	\$945,000	3	2	2	682
23	Brighton Street	11-Jul-23	\$947,000	3	1	3	442
72	7Brighton Street	29-Jul-23	\$950,000	4	2	2	320
9	Kensington Avenue	9-Apr-23	\$950,000	4	2	2	635
7	Murndal Court	17-Jun-23	\$950,000	3	2	4	649
33	Marama Drive	22-Jan-23	\$952,000	3	2	2	651
9	Mount Erin Crescent	19-Apr-23	\$952,000	4	2	3	729
9	Overport Road	13-Jul-23	\$954,000	3	2	2	370
51	Jasper Terrace	17-Apr-23	\$960,000	3	1	2	669
4	Banool Court	21-Mar-23	\$960,500	4	2	1	569
78	Moorooduc Highway	26-Mar-23	\$968,000	4	2	2	3,039
32	Christopher Drive	17-Jan-23	\$970,000	-	2	2	710
20	Bruarong Crescent	21-Nov-23	\$975,000	4	-	-	585
39	Genista Street	25-Apr-23	\$975,000	3	2	2	697
75	Mccomb Boulevard	14-Aug-23	\$975,000	4	2	1	932
66	Mount Erin Crescent	26-Apr-23	\$978,000	4	2	2	656
17	Correa Grove	11-Jul-23	\$980,000	4	2	4	812
57	Escarpment Drive	10-Jul-23	\$985,000	3	2	2	669
12	Heathwren Close	29-Apr-23	\$985,000	4	2	2	637
12	Cabernet Court	24-Jun-23	\$986,000	4	2	2	632
21	Heritage Avenue	25-Nov-23	\$987,000	4	2	2	660
3	Erutta Place	16-Apr-23	\$995,000	5	2	6	715
16	Jinchilla Avenue	29-Nov-23	\$997,000	4	2	3	645
12	Abram Court	17-May-23	\$1,000,000	4	2	2	658

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
10	Marama Drive	24-Nov-23	\$1,000,000	2	1	2	640
43	Overport Road	9-Jan-23	\$1,000,000	4	2	3	424
6	Sanders Road	23-Nov-23	\$1,000,000	3	2	2	656
19	Jamboree Avenue	13-Sep-23	\$1,005,000	3	3	2	589
23	Christopher Drive	12-Sep-23	\$1,010,000	4	2	2	663
125	Fleetwood Crescent	9-Feb-23	\$1,015,000	4	1	1	862
24A	Bembridge Avenue	16-Sep-23	Not Disclosed	3	1	2	672
3	Bartlett Street	28-Feb-23	\$1,020,000	4	2	2	1,870
2/24	Bembridge Avenue	17-Sep-23	\$1,020,000	3	1	2	672
7	Settlers Way	1-Jun-23	\$1,020,000	4	2	1	684
3	Bolte Court	15-Nov-23	\$1,030,000	4	2	2	643
3	Rose Street	11-Mar-23	\$1,035,000	3	2	1	252
48	Manor Drive	3-Apr-23	\$1,037,500	4	2	2	720
39	Casuarina Drive	8-Apr-23	\$1,040,000	4	2	2	643
12	Shelbury Place	12-Sep-23	\$1,045,000	4	2	2	650
7	The Grange	15-Apr-23	\$1,045,000	5	3	3	502
24	Gowrie Avenue	3-Aug-23	\$1,050,000	3	2	4	670
28	Idon Avenue	16-Jun-23	\$1,050,000	3	2	3	837
66	Lawson Avenue	17-Apr-23	\$1,050,000	2	3	2	735
27	Blaxland Avenue	3-Feb-23	\$1,060,000	4	2	4	766
31	Blair Avenue	7-Mar-23	\$1,075,000	4	-	2	855
45	Manor Drive	17-Feb-23	\$1,080,000	4	2	3	1,001
40	Blaxland Avenue	10-May-23	\$1,100,000	5	3	2	654
88	Fleetwood Crescent	10-Mar-23	\$1,100,000	4	2	2	863
1A	Mccomb Boulevard	16-May-23	\$1,100,000	3	2	2	335
34	Gowrie Avenue	8-Jan-23	\$1,110,000	3	2	1	662
2/36	Norman Avenue	12-Dec-23	\$1,140,000	4	2	2	716
6	Palmerston Crescent	11-Jul-23	\$1,141,000	3	2	1	483

Sales Results in Frankston South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
45	Baden Powell Drive	13-Apr-23	\$1,150,000	4	2	1	607
12	Harcourt Avenue	9-Mar-23	\$1,150,000	3	2	2	701
56	Manor Drive	19-Sep-23	\$1,150,000	4	2	6	705
14	Crestview Court	4-Jul-23	\$1,160,000	5	2	2	624
34	Liddesdale Avenue	28-Mar-23	\$1,160,000	4	2	2	1,018
12	Scoble Street	23-Nov-23	\$1,170,000	4	2	5	695
25	Mccomb Boulevard	10-Aug-23	\$1,172,500	4	2	1	907
6	Blair Avenue	3-Apr-23	\$1,175,000	3	3	-	724
17	Humphries Road	26-Jun-23	\$1,175,000	3	2	2	990
12	Brighton Street	1-May-23	\$1,180,000	5	2	2	1,361
46	Escarpment Drive	25-Jan-23	\$1,180,000	4	2	2	814
9	Palmerston Crescent	27-Jun-23	\$1,180,000	4	2	2	892
31	Derinya Drive	26-Oct-23	\$1,185,000	4	2	2	2,931
27	Maberley Crescent	20-Jun-23	\$1,190,000	5	3	2	1,327
62	Bartlett Street	19-Jan-23	\$1,200,000	6	2	6	1,483
112	Fleetwood Crescent	10-Feb-23	\$1,200,000	4	2	6	864
14	Hoadley Avenue	24-Mar-23	\$1,200,000	3	2	2	834
78	Mccomb Boulevard	18-Mar-23	\$1,200,000	4	2	2	861
1/8	Sibyl Avenue	13-May-23	\$1,200,000	3	1	-	2,490
11	Neil Street	25-Feb-23	\$1,210,000	3	1	2	1,007
18	Baileyana Street	2-Jun-23	\$1,220,000	4	2	2	704
2	Treecreeper Place	28-Mar-23	\$1,225,000	3	3	2	706
1/4	Orchard Grove	23-Feb-23	\$1,230,000	4	3	2	269
45	Picnic Street	25-Jul-23	\$1,230,000	3	2	2	685
36B	Fleetwood Crescent	31-Mar-23	\$1,235,000	4	2	2	450
677	Nepean Highway	15-Mar-23	\$1,240,000	4	3	4	1,022
29	Colbert Court	20-Jun-23	\$1,250,000	3	2	2	741
129	Fleetwood Crescent	25-Jan-23	\$1,250,000	3	2	2	889

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
250	Frankston-Flinders Road	6-Oct-23	\$1,250,000	3	1	6	1,461
3	Orchard Grove	15-May-23	\$1,250,000	3	2	1	330
12	Piper Crescent	26-Jul-23	\$1,260,000	4	2	2	2,727
3	Ovata Court	11-Jul-23	\$1,265,000	4	2	2	913
7	Conifer Court	6-Nov-23	\$1,275,000	4	2	3	1,253
65	Brighton Street	13-Feb-23	\$1,300,000	4	3	-	357
67	Fleetwood Crescent	30-May-23	\$1,300,000	3	1	2	1,141
44	Maberley Crescent	19-Dec-23	\$1,300,000	4	2	2	1,346
10	Lilac Court	14-Jun-23	\$1,302,100	3	2	5	1,269
24	Mountain Avenue	12-Jul-23	\$1,307,500	4	3	2	2,732
126	Moorooduc Highway	20-Oct-23	\$1,308,000	4	2	-	4,608
23	Alicudi Avenue	3-Mar-23	\$1,310,000	3	2	4	1,516
25	Maberley Crescent	24-Nov-23	\$1,350,000	3	2	7	1,338
1A	Warringa Road	20-Jul-23	\$1,350,000	2	2	2	346
4	Sibyl Avenue	26-Mar-23	\$1,360,000	4	2	2	2,783
14	Balmoral Court	9-Dec-23	\$1,375,000	4	2	-	779
61	Manor Drive	23-Apr-23	\$1,380,000	5	3	5	936
28	Plummer Avenue	6-Oct-23	\$1,390,000	4	3	1	619
18	Glenbrook Close	14-Feb-23	\$1,395,000	5	3	3	2,710
8	Barmah Court	25-Aug-23	\$1,400,000	4	2	3	2,695
27	Ithaca Road	17-Nov-23	\$1,400,000	3	1	2	859
1/7	Ronald Avenue	27-Jan-23	\$1,400,000	4	2	-	477
93	Kars Street	17-Nov-23	\$1,410,000	5	2	1	873
87	Fleetwood Crescent	23-Mar-23	\$1,415,000	5	3	2	1,190
4	Balamara Court	20-Mar-23	\$1,430,000	4	3	6	2,794
23	Bangalay Avenue	29-Oct-23	\$1,430,000	4	2	2	4,065
50	Mountain Avenue	25-Oct-23	\$1,430,000	4	2	2	2,704
28	Woodside Avenue	19-Dec-23	\$1,435,000	4	2	2	1,182

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
41	Picnic Street	12-Oct-23	\$1,440,000	4	2	4	779
11	Bangalay Avenue	4-Mar-23	\$1,441,000	5	2	3	4,045
37	Norman Avenue	30-Mar-23	\$1,450,000	4	-	2	973
9	Kristen Close	7-Sep-23	\$1,455,200	4	2	2	3,158
2	Baden Close	27-Nov-23	\$1,461,000	3	2	2	722
35	Gowrie Avenue	20-May-23	\$1,466,000	4	2	1	826
9	Mountain Avenue	11-Feb-23	\$1,480,000	3	4	2	2,702
19	Alicudi Avenue	24-Feb-23	\$1,490,000	4	2	2	1,744
31	Bembridge Avenue	11-Dec-23	\$1,495,000	4	2	2	638
35	Baden Powell Drive	26-Nov-23	\$1,500,000	4	3	3	684
10	Tintern Court	23-Oct-23	\$1,508,000	4	2	5	1,626
15	Kristen Close	9-Aug-23	\$1,515,000	4	3	2	2,697
253	Humphries Road	23-Nov-23	\$1,525,000	4	2	3	2,785
24	The Ridge	7-Jun-23	\$1,525,000	4	2	2	548
4	Lauren Court	4-Sep-23	\$1,535,000	4	2	2	1,622
21	Ronald Avenue	4-Apr-23	\$1,535,000	4	2	3	858
6	Barriedale Grove	22-Mar-23	\$1,540,000	5	3	14	2,727
100	Moorooduc Highway	29-Jun-23	\$1,550,000	3	2	2	3,035
29	Wineview Lane	18-Jun-23	\$1,550,000	5	2	2	933
11	Fleetwood Crescent	12-Dec-23	\$1,550,150	4	2	2	744
6	Sweetwater Drive	1-Mar-23	\$1,551,000	3	2	4	1,425
14	Merilyn Way	11-Oct-23	\$1,580,000	5	2	2	2,703
7	Kristen Close	11-Jul-23	\$1,590,000	4	3	2	2,942
60	Woolston Drive	15-Dec-23	\$1,590,000	3	3	-	1,425
15	Ronald Avenue	3-Oct-23	\$1,595,000	3	2	4	951
6	Bowes Street	11-Feb-23	\$1,600,000	3	2	2	451
9	Bowes Street	23-May-23	\$1,600,000	4	3	2	417
26	Sundown Walk	27-Jul-23	\$1,605,000	5	2	6	917

Information about this report: This report shows 12 months of sold properties (01.01.2023-31.12.2023), as reported on 20.02.2024. 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	Thames Street	7-Sep-23	\$1,605,000	4	3	2	997
3	Seaview Road	14-Nov-23	\$1,609,500	5	2	2	2,600
4	Liddesdale Avenue	25-Mar-23	\$1,610,000	4	3	2	984
16	Woodside Avenue	30-Mar-23	\$1,611,000	3	2	2	1,190
24	Blenheim Place	29-Mar-23	\$1,620,000	5	2	3	1,147
16	Piper Crescent	25-Aug-23	\$1,620,000	4	2	2	2,822
17	Balmoral Court	1-Jun-23	\$1,625,000	4	3	2	665
101	Woodside Avenue	13-Oct-23	\$1,625,000	5	3	2	1,727
7	Mulgra Street	5-Dec-23	\$1,650,000	4	2	5	4,705
9	Humphries Road	15-Aug-23	\$1,663,000	4	2	2	992
66	Alicudi Avenue	29-May-23	\$1,680,000	5	3	4	3,080
178	Overport Road	12-Dec-23	\$1,680,000	5	2	4	4,285
2	Ballintyne Court	28-Dec-23	\$1,700,000	3	3	6	2,201
26	Grange Road	15-Aug-23	\$1,700,000	5	2	2	1,482
2	Merilyn Way	29-Oct-23	\$1,700,000	4	3	4	2,990
7	Willora Court	18-Aug-23	\$1,700,000	5	2	4	2,708
5	Barriedale Grove	18-Jul-23	\$1,712,000	7	3	8	3,025
36	Ronald Avenue	9-Sep-23	\$1,717,000	4	2	2	960
11	Fontayne Court	5-Dec-23	\$1,720,000	4	2	2	2,813
5	Grange Road	29-Sep-23	\$1,725,000	4	2	2	963
12B	Marcus Road	16-Feb-23	\$1,725,000	-	-	-	3,255
14	Sibyl Avenue	9-Dec-23	\$1,735,000	4	2	4	2,740
2A	Fenton Crescent	1-Jun-23	\$1,750,000	4	2	3	1,183
8	St Ives Avenue	17-Oct-23	\$1,750,000	4	2	2	2,698
233	Humphries Road	30-Mar-23	\$1,760,000	4	2	2	2,748
1/623	Nepean Highway	11-Oct-23	\$1,760,000	5	3	2	450
15	Karina Street	15-Nov-23	\$1,785,000	5	3	7	2,929
3	Ballintyne Court	30-Jan-23	\$1,790,000	4	2	3	2,268

Sales Results in Frankston South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
14	Bruarong Crescent	12-Dec-23	\$1,800,000	4	4	2	992
55	Merrigal Court	14-Apr-23	\$1,800,000	4	3	2	2,581
257A	Humphries Road	18-Sep-23	\$1,833,000	4	2	2	1,395
38E	Violet Street	7-May-23	\$1,850,000	4	2	2	541
16A	Karina Street	25-Feb-23	\$1,860,000	4	2	2	3,374
64	Mccomb Boulevard	28-Nov-23	\$1,875,000	5	5	3	858
22	Ithaca Road	13-Dec-23	\$1,925,000	4	2	2	1,008
37	Chetwyn Court	14-Nov-23	\$1,930,000	4	2	3	3,201
14	Rock Lodge Court	6-Feb-23	\$1,950,000	3	2	4	2,740
24	Sibyl Avenue	27-May-23	\$2,005,000	5	3	2	2,845
7	Rosedale Grove	24-Feb-23	\$2,050,000	4	2	2	2,668
26A	Mountain Avenue	6-Feb-23	\$2,055,000	4	2	4	2,541
5	Gulls Way	15-Dec-23	\$2,100,000	4	3	2	2,312
209	Humphries Road	2-May-23	\$2,100,000	4	3	2	5,026
16-26	Stotts Lane	5-Mar-23	\$2,100,000	4	2	14	38,724
58	Maberley Crescent	13-Aug-23	\$2,140,000	5	3	3	1,556
18	Marcus Road	5-Jun-23	\$2,140,000	1	3	2	3,789
43	Sibyl Avenue	2-Mar-23	\$2,150,000	4	3	4	2,712
5	Manchelle Close	26-Oct-23	\$2,155,000	5	2	6	3,315
7	Rock Lodge Court	29-Sep-23	\$2,180,000	5	3	2	2,488
9	Bembridge Avenue	19-Apr-23	\$2,200,000	3	2	2	1,818
9	Hopes Rise	23-Mar-23	\$2,300,000	3	2	4	632
14A	Sibyl Avenue	3-Mar-23	\$2,350,000	4	3	4	3,287
3	Yamala Drive	25-Mar-23	\$2,450,000	4	2	2	1,175
265A	Humphries Road	20-Sep-23	\$2,475,000	7	3	3	4,874
281	Humphries Road	9-May-23	\$2,560,000	4	2	9	2,503
11	Rosedale Grove	4-Jul-23	\$2,600,000	4	3	2	2,816
41	Violet Street	31-Mar-23	\$2,601,000	4	3	2	679

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
259	Humphries Road	14-Feb-23	\$2,800,000	5	4	4	4,326
10	Yamala Drive	17-Mar-23	\$4,750,000	-	-	-	3,622
24	Yamala Drive	13-Oct-23	\$5,500,000	4	2	2	3,341

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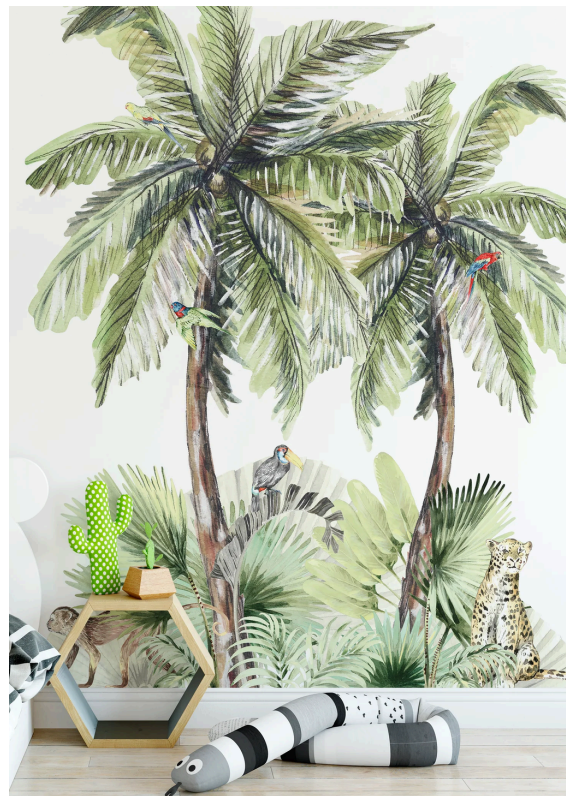
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Think Janice Dunn Estate Agents

Janice Dunn

Estate Agents

2/36 Norman Avenue, Frankston South



Sales
Dunn Right

Bed	Bath	Car	Land
4	2	2	716m ²

Sold for \$1,140,000

Advertised price \$1,150,000 - \$1,250,000
69 days on the market

191 Frankston-Flinders, Frankston South



Bed	Bath	Car	Land
4	2	2	620m ²

Sold for \$943,000

Advertised price \$895,000 - \$970,000
13 days on the market

43 Bangalay Avenue, Frankston South



Leases
Dunn Right

Bed	Bath	Car	Land
4	2	2	4,041m ²

Leased for \$1000/w

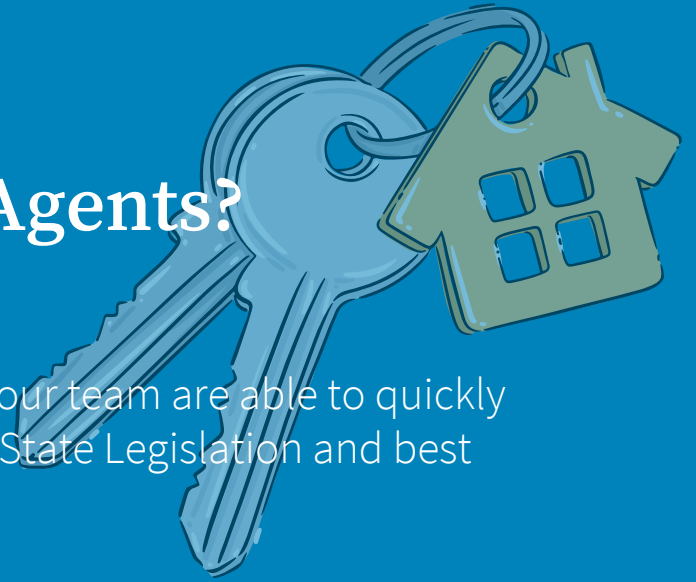
36 Grange Road, Frankston South



Bed	Bath	Car	Land
2	1	1	308m ²

Leased for \$530/w

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

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Janice **Dunn**

Estate Agents



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who can!



Russell Dunn:

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randjdunn@tpg.com.au

Pop into our office and meet the team!



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Rental Manager/Sales Agent

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Janice **Dunn**

Estate Agents