

Mount Eliza 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 Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
6/151	Mount Eliza Way	24-Oct-23	\$390,000	1	1	-	-
7/2-4	Moorgate Avenue	21-Nov-23	\$400,000	1	1	-	74
2/152	Canadian Bay Road	23-Oct-23	\$420,000	2	1	1	273
LOT 14	Wendy Avenue	27-Nov-23	\$465,000	-	-	-	-
6/5	Wendy Avenue	27-Nov-23	\$465,000	2	1	1	146
3/45	Grice Avenue	8-Apr-23	\$540,000	2	1	1	163
LOT 15	Moorgate Avenue	9-Aug-23	\$540,000	-	-	-	-
4/2-4	Moorgate Avenue	9-Aug-23	\$540,000	2	1	1	121
8/2	Coonara Avenue	27-Apr-23	\$550,000	2	2	2	214
5/121-123	Mount Eliza Way	24-Aug-23	\$565,000	3	1	1	163
3/9	Leicester Avenue	8-May-23	\$578,000	2	1	1	112
7/121-123	Eliza Way	23-Sep-23	\$580,000	2	1	1	84
4/125	Mount Eliza Way	27-Jan-23	\$580,000	2	1	1	103
154	Canadian Bay Road	19-Apr-23	\$590,000	2	-	-	740
4/154	Canadian Bay Road	19-Apr-23	\$590,000	2	1	1	83
1/5 B	Betty Avenue	14-Mar-23	\$610,000	3	1	1	224
1/154	Canadian Bay Road	30-Oct-23	\$610,000	2	1	1	81
6/137	Mount Eliza Way	3-Jul-23	\$610,000	2	1	1	87
1/163	Mount Eliza Way	17-Jul-23	\$620,000	2	1	1	94
1/174	Canadian Bay Road	16-Aug-23	\$640,000	2	1	1	219
3/174	Canadian Bay Road	31-Mar-23	\$645,000	2	1	1	228
11/193-197	Mount Eliza Way	3-May-23	\$660,000	2	1	1	122
3/163	Mount Eliza Way	18-Apr-23	\$670,000	2	1	1	88
14/193-197	Mount Eliza Way	16-May-23	\$675,000	2	1	1	155
7/24	Coonara Avenue	6-Apr-23	\$715,000	2	2	1	240
1/10	Leicester Avenue	22-Sep-23	\$720,000	2	1	2	303
2/105	Canadian Bay Road	11-Apr-23	\$730,000	3	2	2	235
LOT 5	Wendy Avenue	23-Nov-23	\$749,999	3	-	-	246

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
4	Wendy Avenue	23-Nov-23	\$749,999	2	2	-	260
2/9	Dalsten Grove	29-Nov-23	\$750,000	2	1	1	212
1/24	Coonara Avenue	23-May-23	\$759,000	2	2	1	205
1/8-10	Clarkestown Avenue	24-Jan-23	\$800,000	2	1	1	239
27A	Yewers Avenue	21-Apr-23	\$800,000	3	2	2	433
2/4-6	Clarkestown Avenue	6-Apr-23	\$803,000	2	1	1	243
6/105	Canadian Bay Road	15-Dec-23	\$805,000	2	2	2	324
2/16	Clarkestown Avenue	8-Feb-23	\$832,000	2	2	1	200
6/8-10	Clarkestown Avenue	27-Mar-23	\$840,000	2	2	2	242
2/20	Coonara Avenue	12-Oct-23	\$840,000	3	2	2	277
2/5	Acunha Street	9-Apr-23	\$855,000	3	2	1	501
38	Grice Avenue	11-Dec-23	\$860,000	3	2	2	863
9	Koornalla Crescent	21-Sep-23	\$877,000	4	2	2	610
17	St Johns Lane	9-Sep-23	\$900,000	-	-	-	1,047
32	Kunying Road	18-Jul-23	\$901,000	5	6	5	1,004
40	Grice Avenue	2-Mar-23	\$910,000	3	1	2	874
8/1	Spero Avenue	8-Jul-23	\$915,000	3	2	2	387
2	Petrel Close	30-Dec-23	\$920,000	3	1	2	486
17	Summerhill Crescent	26-Feb-23	\$925,000	3	1	-	770
3/10	Coonara Avenue	7-Feb-23	\$940,000	3	2	2	280
1/91	Canadian Bay Road	20-May-23	\$950,000	-	-	1	382
1/1	Kenau Avenue	18-Nov-23	\$965,000	3	2	2	328
208	Mount Eliza Way	5-Mar-23	\$990,000	3	1	1	1,022
5	Kiata Court	6-Apr-23	\$1,005,000	4	2	2	1,228
19	Quinns Parade	27-Feb-23	\$1,030,000	3	2	1	747
9	Oliver Court	12-Sep-23	\$1,035,000	-	-	-	1,402
91	Koetong Parade	13-May-23	\$1,047,500	3	1	2	1,072
7	Beluga Street	2-May-23	\$1,050,000	4	2	3	1,166

Information about this report: This report shows 3 months of sold properties (01.01.2023-31.01.2023), 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.

Sales Results in Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
2	Moondah Drive	20-Jan-23	\$1,050,000	3	3	2	941
35	Mountain View Road	13-Jan-23	\$1,050,000	3	2	-	802
5	Dendron Place	11-Dec-23	\$1,085,000	-	-	-	1,241
77	Autumn Crescent	25-Mar-23	\$1,100,000	3	2	3	819
8	Cormorant Place	3-Mar-23	\$1,100,000	4	3	2	698
46	Eliza Drive	14-Nov-23	\$1,100,000	3	2	2	705
18-20	Station Street	27-May-23	\$1,100,000	3	2	2	1,403
68	Volitans Avenue	29-Sep-23	\$1,100,000	3	1	1	597
7	Warana Way	8-Nov-23	\$1,100,000	3	1	2	782
165	Wooralla Drive	11-Feb-23	\$1,100,000	3	2	2	769
44	Colstan Court	13-Sep-23	\$1,112,500	3	2	2	609
6/11	Baden Powell Place	1-May-23	\$1,125,000	3	2	2	357
11	Le Grand Mews	25-Jul-23	\$1,140,000	3	2	3	1,428
109	Wimborne Avenue	22-Apr-23	\$1,140,000	3	2	1	982
107/25	Wooralla Drive	20-Dec-23	\$1,150,000	-	-	-	-
1	Vue Road	22-Apr-23	\$1,155,000	5	2	2	4,456
9A	Koornalla Crescent	31-Mar-23	\$1,165,000	-	-	-	614
27	Mountain View Road	2-Oct-23	\$1,170,000	4	2	2	751
115	Wooralla Drive	12-Apr-23	\$1,170,000	3	2	3	1,671
82	Volitans Avenue	23-Sep-23	\$1,185,000	4	2	3	701
143	Kunying Road	1-May-23	\$1,195,000	4	2	2	1,027
15	Banool Crescent	18-Aug-23	\$1,200,000	5	2	2	813
31	Bethanga Street	17-Mar-23	\$1,200,000	4	3	6	1,051
17	Maughan Road	26-May-23	\$1,200,000	3	2	3	703
9	Conway Street	1-Apr-23	\$1,205,000	3	2	2	867
7	Batman Avenue	11-May-23	\$1,210,000	4	-	2	1,405
49	Volitans Avenue	21-Feb-23	\$1,215,000	3	2	2	1,002
4	Betty Avenue	24-Apr-23	\$1,220,000	3	2	3	546

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
23	Bundara Crescent	24-May-23	\$1,220,000	4	3	2	833
2	Kanya Road	11-Sep-23	\$1,220,000	3	1	-	696
6/105	View Point Avenue	17-May-23	\$1,222,000	3	2	2	583
19	Seymour Avenue	7-Jan-23	\$1,225,000	3	2	2	751
9	Autumn Crescent	2-Aug-23	\$1,234,450	3	2	2	698
89	Walkers Road	24-May-23	\$1,240,000	3	2	2	3,917
26	Brighton Crescent	15-Sep-23	\$1,250,000	3	2	2	957
27	Colstan Court	26-Sep-23	\$1,250,000	3	2	1	320
8	Kardella Lane	27-Nov-23	\$1,250,000	3	1	2	1,013
22	Gannet Street	3-Jul-23	\$1,265,000	4	2	2	1,320
4	Bonnyview Road	18-Oct-23	\$1,270,000	4	2	2	684
23	Grice Avenue	14-Sep-23	\$1,275,000	4	2	2	1,145
2/11	Petrel Close	13-Sep-23	\$1,290,000	4	2	1	773
5	Wiringa Crescent	14-Sep-23	\$1,292,500	4	2	2	952
10	Acunha Street	16-Aug-23	\$1,300,000	4	3	2	1,013
6	Burong Court	28-Jan-23	\$1,300,000	3	2	2	1,093
25	Mohilla Street	8-Nov-23	\$1,300,000	4	2	1	1,013
146	Wimbledon Avenue	7-Nov-23	\$1,300,000	3	1	2	851
58	Wimborne Avenue	29-Sep-23	\$1,300,000	3	2	2	864
53	Walkers Road	17-Feb-23	\$1,310,000	-	-	2	2,952
1	Kilbirnie Close	6-Apr-23	\$1,320,000	2	2	2	1,457
36	Dalsten Grove	16-Feb-23	\$1,350,000	4	2	1	821
5/84	Mount Eliza Way	23-Jun-23	\$1,350,000	-	-	-	1,534
8/87	Mount Eliza Way	20-Oct-23	\$1,350,000	-	-	-	72
40	Rutland Avenue	10-Jun-23	\$1,350,000	3	2	1	824
15	Sunset Crescent	31-Aug-23	\$1,350,000	3	1	2	2,966
73	Volitans Avenue	1-Dec-23	\$1,350,000	4	2	2	860
13	Wynnstay Road	2-Oct-23	\$1,350,000	3	2	-	606

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
23	Mount Eliza Way	2-Oct-23	\$1,355,000	3	1	4	1,079
4	Burns Close	20-Apr-23	\$1,360,000	4	3	2	1,849
68-70	Claremont Street	12-Apr-23	\$1,380,000	4	2	1	1,391
1544	Nepean Highway	6-Feb-23	\$1,385,000	4	3	2	2,743
16	St Kilda Street	22-May-23	\$1,390,000	3	2	2	763
69	Eumeralla Grove	12-Aug-23	\$1,392,500	5	2	2	1,507
162	Kunying Road	6-Jul-23	\$1,400,000	3	2	2	1,028
8	8 St Kilda Street	12-Apr-23	\$1,400,000	3	2	2	771
7	Thomas Close	15-Aug-23	\$1,400,000	3	2	2	329
12	Thomas Close	29-Jun-23	\$1,400,000	3	2	2	421
12	Allambi Court	13-Oct-23	\$1,401,000	3	2	3	3,995
105	Mountain View Road	15-Jun-23	\$1,401,500	3	2	3	1,385
158	Kunying Road	24-Aug-23	\$1,410,000	4	2	2	1,006
6/3	Spero Avenue	12-Mar-23	\$1,425,000	3	2	2	404
28	Brighton Crescent	7-Oct-23	\$1,430,000	4	2	2	960
23	Acunha Street	4-Jun-23	\$1,450,000	3	2	3	1,012
72	Canadian Bay Road	30-Aug-23	\$1,450,000	4	-	2	831
11	Koetong Parade	1-Apr-23	\$1,450,000	3	2	2	984
20	Koornalla Crescent	4-Jul-23	\$1,450,000	5	3	2	1,248
130	Mountain View Road	26-Aug-23	\$1,450,000	4	2	2	1,393
7	Orca Street	21-Nov-23	\$1,450,000	4	2	2	1,012
38	Quinns Parade	23-May-23	\$1,450,000	3	2	2	929
8/7	Spero Avenue	24-Nov-23	\$1,450,000	3	2	2	340
14	Eumeralla Grove	5-Jan-23	\$1,455,000	4	3	2	1,646
14	Quinns Parade	16-Mar-23	\$1,470,000	4	2	2	812
4/3	Spero Avenue	9-Jul-23	\$1,480,000	4	2	2	271
94	Two Bays Road	16-May-23	\$1,490,000	5	2	4	3,793
210	Humphries Road	1-Mar-23	\$1,500,000	4	3	5	3,736

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
1364	Nepean Highway	29-Sep-23	\$1,500,000	5	2	3	861
8	View Point Avenue	1-Aug-23	\$1,500,000	3	2	1	629
9	Wendy Avenue	1-Feb-23	\$1,500,000	2	2	2	473
37-39	Eumeralla Grove	22-Sep-23	\$1,501,000	5	2	2	1,980
88	Rutland Avenue	26-Jul-23	\$1,505,000	4	1	2	948
35	Gillards Road	11-Oct-23	\$1,510,000	4	2	-	2,851
54B	Allison Road	2-Jun-23	\$1,515,000	4	2	2	3,028
2	Lowe Street	6-Sep-23	\$1,520,000	6	3	2	2,697
271	Canadian Bay Road	17-Apr-23	\$1,530,000	4	3	2	1,600
18	Le Grand Mews	2-Jul-23	\$1,530,000	4	3	2	2,026
101	Wooralla Drive	27-Oct-23	\$1,542,000	4	2	-	733
22	Dueran Street	24-May-23	\$1,550,000	3	2	2	972
50	Mather Road	13-Mar-23	\$1,550,000	4	2	2	2,630
25	Maughan Road	21-Mar-23	\$1,550,000	4	2	1	721
178	Mount Eliza Way	23-Oct-23	\$1,550,000	3	2	2	931
2	Lisa Court	3-Nov-23	\$1,560,000	3	3	-	818
71	Mather Road	23-Jun-23	\$1,560,000	4	2	2	3,186
5	Archer Close	9-Feb-23	\$1,575,000	5	3	2	1,314
1	Two Bays Road	23-Aug-23	\$1,575,000	5	2	2	2,991
176	Humphries Road	12-Apr-23	\$1,580,000	2	2	2	2,712
24	Redbourne Avenue	20-Apr-23	\$1,580,000	4	2	3	1,028
14	Bellbird Road	31-Jan-23	\$1,585,000	6	4	4	2,766
26	St James Crescent	4-Jun-23	\$1,585,000	4	3	2	1,017
77	Two Bays Road	26-Oct-23	\$1,592,500	3	3	-	4,276
26-32	Allison Road	23-Mar-23	\$1,600,000	-	-	-	11,398
66	Allison Road	13-Oct-23	\$1,600,000	3	3	2	3,045
2/87	Mount Eliza Way	20-Oct-23	\$1,600,000	-	-	2	87
7	Redbourne Avenue	24-Feb-23	\$1,600,000	3	2	2	850

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15	Volitans Avenue	7-Jan-23	\$1,600,000	5	4	2	809
29	Winona Road	4-Jun-23	\$1,600,000	5	4	4	3,303
40	Walkers Road	17-Jul-23	\$1,620,000	4	2	2	2,690
106	Humphries Road	2-Aug-23	\$1,623,000	5	3	3	2,434
69	Station Street	30-Oct-23	\$1,630,000	4	2	2	1,590
88	Wimbledon Avenue	31-Aug-23	\$1,630,000	3	3	2	844
20	Winona Road	25-Feb-23	\$1,635,000	4	2	3	4,245
3	Mein Place	22-Nov-23	\$1,640,000	4	2	4	3,200
1	Bellevue Crescent	13-Sep-23	\$1,650,000	5	4	2	1,077
144	Humphries Road	30-Apr-23	\$1,650,000	4	2	2	2,621
49	Millbank Drive	13-Jul-23	\$1,650,000	4	2	4	2,841
15	Rowsley Road	5-May-23	\$1,650,000	2	2	2	510
89	Rutland Avenue	12-Jan-23	\$1,650,000	5	2	2	829
3	Seymour Avenue	30-Jan-23	\$1,650,000	4	3	2	775
89	Bellbird Road	10-May-23	\$1,660,000	4	2	4	2,859
93	Baden Powell Drive	6-Jan-23	\$1,670,000	4	2	2	4,639
17	Dalsten Grove	9-Jul-23	\$1,675,000	2	2	2	421
44-46	Claremont Street	31-Oct-23	\$1,680,000	4	2	2	1,390
14-16	Station Street	16-Nov-23	\$1,685,400	4	2	2	1,392
8A	Earimil Drive	19-Jul-23	\$1,700,000	3	2	2	685
56	Old Mornington Road	28-Jul-23	\$1,700,000	4	2	2	868
10	Otaria Street	9-Nov-23	\$1,700,000	5	4	4	387
24	Rowsley Road	28-Feb-23	\$1,700,000	4	2	2	1,047
13	St Johns Lane	20-Jul-23	\$1,700,000	4	2	2	2,010
27	Bareena Drive	19-Apr-23	\$1,705,000	4	4	2	2,718
280	Canadian Bay Road	25-May-23	\$1,705,000	4	1	2	2,808
4	Fernshaw Place	12-Feb-23	\$1,705,000	3	2	3	2,695
152	Koornalla Crescent	19-Sep-23	\$1,710,000	4	2	3	928

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
1	Darvell Lane	3-Nov-23	\$1,715,000	3	2	3	2,716
6	Berkeley Court	16-Jun-23	\$1,725,000	4	2	2	3,056
30	Two Bays Road	27-Mar-23	\$1,725,000	3	2	2	3,334
11	Arundel Court	22-Nov-23	\$1,730,000	4	2	2	2,659
6	Murralinga Place	15-Sep-23	\$1,730,000	5	3	3	1,522
9	Andacani Court	10-Sep-23	\$1,740,000	4	2	2	1,802
44	Granya Grove	1-Sep-23	\$1,742,500	5	3	2	984
74	Fulton Road	22-Dec-23	\$1,750,000	3	3	3	3,924
62	Millbank Drive	19-Dec-23	\$1,752,000	4	2	2	2,862
89	Fulton Road	27-Mar-23	\$1,752,500	4	2	2	2,704
30	Bethanga Street	9-Jun-23	\$1,760,000	3	2	2	897
7	Cameron Way	22-Aug-23	\$1,760,000	5	3	2	2,460
76	Walkers Road	25-Aug-23	\$1,770,000	4	2	3	2,668
110	Bellbird Road	8-Jun-23	\$1,775,000	-	-	-	3,393
148	Mount Eliza Way	19-Jul-23	\$1,775,000	5	2	-	893
11	Riviera Close	23-Feb-23	\$1,780,000	4	2	2	2,278
105	Rutland Avenue	17-Apr-23	\$1,780,000	4	2	2	837
138	Grant Road	21-Feb-23	\$1,800,000	4	3	2	1,500
11	Taroona Close	29-May-23	\$1,800,000	5	3	4	2,961
37	Walkers Road	14-Jan-23	\$1,800,000	4	2	2	2,675
7	Woodlyn Close	11-May-23	\$1,800,000	4	2	4	1,547
12	Clendon Close	18-Jan-23	\$1,815,000	4	3	2	1,523
8	Maddison Avenue	6-Feb-23	\$1,822,000	5	2	4	1,348
8	Angus Court	26-Oct-23	\$1,825,000	3	2	2	1,719
4	Allison Road	22-Mar-23	\$1,850,000	4	2	4	3,004
91	Bellbird Road	17-Jan-23	\$1,850,000	4	3	4	2,846
2	Oliver Court	5-Mar-23	\$1,850,000	4	2	2	1,448
31	Wimbledon Avenue	5-Dec-23	\$1,853,000	4	3	2	837

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Sales Results in Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
40	Bareena Drive	7-Mar-23	\$1,857,000	4	2	2	2,808
14	Dolphin Street	13-Jan-23	\$1,860,000	4	2	2	1,027
2	Jamesbrad Court	23-Jun-23	\$1,860,000	4	2	2	2,599
6	Rylston Court	29-Jun-23	\$1,865,000	5	2	4	2,994
25	Dalsten Grove	19-Nov-23	\$1,870,000	3	2	2	419
30	Burnell Street	16-Jan-23	\$1,875,000	4	3	2	1,100
LOT 1	The Ridge	28-Jan-23	\$1,880,000	4	-	-	2,239
12	Rylston Court	12-Oct-23	\$1,900,000	4	2	2	2,704
64A	Volitans Avenue	2-Mar-23	\$1,900,000	5	4	2	773
9	Two Bays Road	18-Sep-23	\$1,905,000	4	2	2	2,740
33	Winona Road	18-Aug-23	\$1,910,000	4	2	4	3,442
13	Rutland Avenue	24-Jul-23	\$1,915,000	4	2	2	837
6	Blake Court	4-Nov-23	\$1,925,000	4	2	3	2,696
68	Barmah Street	30-Mar-23	\$1,940,000	4	2	2	1,043
103	Wimborne Avenue	13-Sep-23	\$1,945,000	4	2	-	1,541
138-140	Koornalla Crescent	5-Jun-23	\$1,950,000	5	2	2	1,970
28	Mcgowan Road	2-Sep-23	\$1,950,000	4	2	2	3,456
7	Volitans Avenue	3-Jul-23	\$1,950,000	3	2	2	1,434
14	Maddison Avenue	18-Jun-23	\$1,988,000	4	4	2	1,400
90	Mather Road	12-Oct-23	\$1,995,000	4	2	2	2,721
20	Bethanga Street	1-Jun-23	\$2,000,000	4	2	2	1,007
30	Colstan Court	21-Nov-23	\$2,000,000	3	2	2	546
37	Roborough Avenue	14-Aug-23	\$2,000,000	5	3	2	869
8B	Hamersley Court	21-Jul-23	\$2,025,000	3	2	4	2,582
12	Arundel Court	28-Nov-23	\$2,040,000	5	3	2	2,725
10	Bareena Drive	5-May-23	\$2,080,000	3	2	2	2,727
20	Bareena Drive	18-Oct-23	\$2,095,000	4	3	2	2,700
3	Crawford Street	25-Feb-23	\$2,100,000	3	2	4	1,046

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
20A	Ravenscourt Crescent	6-Dec-23	\$2,100,000	3	2	2	868
10	Rendlesham Avenue	14-Mar-23	\$2,100,000	4	3	2	808
65	Wimbledon Avenue	7-Dec-23	\$2,100,000	6	2	2	848
141	Wimbledon Avenue	3-Jan-23	\$2,100,000	-	-	2	1,708
66	Humphries Road	3-Mar-23	\$2,110,000	5	3	4	2,700
13	Blake Court	14-Dec-23	\$2,120,000	5	2	2	2,708
95	Winona Road	2-Jun-23	\$2,150,000	5	2	2	2,752
1	Amesbury Road	30-Apr-23	\$2,155,000	5	3	2	5,054
156	Moorooduc Highway	11-Dec-23	\$2,175,000	4	3	4	3,918
24	Koetong Parade	6-Jul-23	\$2,200,000	4	3	2	1,045
6	Quinton Court	18-Sep-23	\$2,200,000	4	3	2	3,946
160	Humphries Road	1-May-23	\$2,220,000	4	3	6	2,773
20	Le Grand Mews	6-Apr-23	\$2,255,000	4	2	2	2,023
61	Kunying Road	7-Jul-23	\$2,275,000	4	3	2	1,121
100	Wimbledon Avenue	19-Aug-23	\$2,300,000	4	3	2	848
63	Koornalla Crescent	3-Jul-23	\$2,306,000	4	2	2	1,818
1/290	Canadian Bay Road	21-Sep-23	\$2,350,000	5	2	4	2,867
8	Humphries Road	23-Jun-23	\$2,350,000	4	4	2	4,383
245	Canadian Bay Road	24-Mar-23	\$2,400,000	5	3	2	2,536
2D	Waterview Close	29-May-23	\$2,400,000	5	3	2	1,632
17B	Gillards Road	3-May-23	\$2,420,000	4	2	2	2,548
23	Kanya Road	2-Oct-23	\$2,433,750	4	3	3	1,870
54	Wimbledon Avenue	22-May-23	\$2,450,000	4	3	2	875
140	Grant Road	4-Dec-23	\$2,470,000	5	3	5	1,500
48	Williams Road	13-Feb-23	\$2,470,000	4	2	2	964
1	Meribil Close	17-Mar-23	\$2,475,000	4	2	2	2,854
34	Batman Avenue	1-Nov-23	\$2,500,000	5	3	3	1,393
3	Mann Road	23-May-23	\$2,530,000	5	2	3	5,912

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Sales Results in Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
3	Bareena Drive	19-May-23	\$2,550,000	4	3	6	2,699
67	Mather Road	8-May-23	\$2,628,000	4	2	2	3,014
2	Daveys Bay Road	30-Mar-23	\$2,650,000	4	2	2	2,756
97	9Winona Road	26-Apr-23	\$2,665,000	4	3	2	2,799
3	Harleston Road	21-Sep-23	\$2,680,000	5	3	2	4,977
34	Canadian Bay Road	25-Oct-23	\$2,700,000	5	3	2	827
68-70	Mather Road	23-Feb-23	\$2,700,000	4	3	2	3,835
33	Roborough Avenue	11-Oct-23	\$2,700,000	5	3	2	858
17	Sunset Crescent	13-Oct-23	\$2,700,000	5	2	2	2,787
23	Old Mornington Road	6-Apr-23	\$2,725,000	4	3	2	1,473
5	Cameron Way	31-Jul-23	\$2,750,000	5	2	2	1,870
13	Canadian Bay Road	24-Jan-23	\$2,800,000	6	3	3	3,121
6	Coles Court	28-Oct-23	\$2,800,000	4	3	3	2,266
36	Koornalla Crescent	10-Jan-23	\$2,850,000	4	2	3	1,538
29	Wimbledon Avenue	8-Aug-23	\$2,900,000	4	2	2	860
4	Mount Eliza Way	24-Oct-23	\$3,000,000	5	3	2	2,699
1	Barton Drive	4-Jan-23	\$3,010,000	5	2	2	3,257
3/102	Mather Road	19-Sep-23	\$3,010,000	5	3	3	2,091
7	Jerula Avenue	19-Jan-23	\$3,050,000	4	3	2	1,804
23	Glen Shian Crescent	8-Sep-23	\$3,100,000	3	3	2	2,730
1/102	Mather Road	9-Dec-23	\$3,100,000	5	4	3	2,000
27	Narrung Road	20-Nov-23	\$3,100,000	5	3	3	1,475
50	Roborough Avenue	20-Feb-23	\$3,100,000	3	2	2	863
24	Granya Grove	19-Jun-23	\$3,175,000	3	2	4	1,100
3	Rendlesham Avenue	14-Jun-23	\$3,200,000	5	2	2	814
66	Rutland Avenue	19-Jun-23	\$3,285,000	4	2	2	878
118	Old Mornington Road	7-Feb-23	\$3,350,000	4	4	4	3,232
7	Almeria Court	3-Jul-23	\$3,400,000	5	4	2	2,564

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
7	Fernshaw Place	21-Nov-23	\$3,450,000	5	4	2	3,000
19	Kunying Road	23-Aug-23	\$3,465,000	5	4	3	1,279
54	Glen Shian Lane	2-Feb-23	\$3,500,000	5	4	2	3,991
29	Mohilla Street	20-Jan-23	\$3,600,000	4	2	2	1,012
64A	Old Mornington Road	8-Feb-23	\$3,600,000	5	3	3	1,921
114	Humphries Road	28-Apr-23	\$3,750,000	4	2	1	2,682
24	Glen Shian Lane	6-Oct-23	\$3,850,000	5	4	4	1,493
33	Rendlesham Avenue	31-Mar-23	\$4,200,000	2	2	2	467
11A	Jacksons Road	16-Mar-23	\$4,450,000	4	2	-	3,067
31	Rendlesham Avenue	9-Nov-23	\$4,500,000	2	1	1	933
114	Old Mornington Road	12-Apr-23	\$4,525,000	4	3	4	3,326
13	Pelican Place	3-Dec-23	\$5,450,000	4	3	2	2,384
57	Canadian Bay Road	23-May-23	\$6,000,000	-	-	-	1,423

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2/36 Norman Avenue, Frankston South



Sales
Dunn Right

Bed	Bath	Car	Land
4	2	2	716m2

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	620m2

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	4,041m2

Leased for \$1000/w

36 Grange Road, Frankston South



Bed	Bath	Car	Land
2	1	1	308m2

Leased for \$530/w

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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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Rental Manager/Sales Agent

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Estate Agents