

Frankston South Marketplace Report First Quarter 2024 Version 1

Janice **Dunn**

Estate Agents



People who care and get results

I would like to thank Janice and her team. It was a very professional service but also had empathy and very direct friendly experience that took both parties considerations in a manner that was fair for both. Also what a delight to have a huge ribbon on my front door! Magic and also to find a hamper of goodies and a picnic set and of course a bottle of bubbly. I would highly recommend Janice Dunn and her team of people who care and get results.

Purchaser Review - Verified by RateMyAgent



A Note From Janice



So what is really happening in our neighbourhood!

So how is the Market!!!

News articles are constantly contradicting each other so its no-wonder buyers and sellers are frustrated and many times their perspective of what a house is worth is miles apart.

As a Real Estate Professional since 2007/2008, I have learnt to ignore all the social media/news articles and instead use as my trusted information source a respected company called Core Logic (also named RPData), the same one that most major banks utilize.

According to their latest update (April 2024- discussing the first quarter of this year)our national dwelling value index has risen for 14 consecutive months, there is an undersupply of housing relative to demand despite high inflation, high cash rate/inflation/median dwelling value annually, and from the previous decade average for this time of year, dwelling sales are estimated to be 3.7% higher.

If you would like to find out more - feel free to call/text/message/email or simply come and visit our office today!

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

Janice Dunn

Estate Agents



Welcome to your Market Update

Quarter 1 - Frankston 2024

Everywhere we go people want to know what is happening in the Real Estate World so every quarter we prepare this report to help our neighbourhood keep track of what is really happening to property prices.

When collating this information we use a number of resources to find the sales results, such as Real Estate.com, Domain, Rate My Agent, selling agents own websites and their social media platforms as well as RPData (CoreLogic- a subscription based data base of National Sales Results). Some results are classified as "undisclosed" so we can't publish the results until they become public - we have still included the property address however blanked out the results for now - they will be updated once the property settles so let us know via TEXT/email/or call if you want to be put onto the list of the final copy when all results have been disclosed.

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

Sales Results in Frankston South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
3/99	Kars Street	20-Jan-24	\$406,500	2	1	1	114
1/41B	Culcairn Drive	19-Jan-24	\$636,000	3	1	1	152
47	Overport Road	5-Mar-24	\$640,000	2	1	1	187
1/47	Overport Road	7-Mar-24	\$640,000	2	1	1	-
12	Sycamore Road	14-Feb-24	\$640,000	2	1	1	238
12	Sycamore Road	14-Feb-24	\$640,000	2	1	1	598
27A	Tristania Street	22-Jan-24	\$640,000	2	1	1	180
2/21	Culcairn Drive	12-Feb-24	\$645,000	2	2	1	235
1/19	Wentworth Avenue	8-Mar-24	Not Disclosed	3	1	1	298
2/38	The Crest	28-Feb-24	\$690,000	3	2	2	298
4/18	Sanders Road	8-Jan-24	\$715,000	3	2	1	165
1A	Charlotte Court	10-Jan-24	\$740,000	4	2	1	281
35A	Baden Powell Drive	16-Feb-24	Not Disclosed	3	1	1	677
33	Baden Powell Drive	20-Feb-24	\$763,000	3	1	2	691
2/28	Hoadley Avenue	14-Feb-24	Not Disclosed	3	2	2	354
2/11	Culcairn Drive	12-Mar-24	Not Disclosed	3	2	2	180
9	Japonica Grove	24-Feb-24	\$770,000	3	1	-	836
26	Watson Street	19-Mar-24	\$780,000	3	1	2	621
3/5	Diosma Court	29-Feb-24	\$795,000	3	2	2	294
2	Cornborough Court	18-Feb-24	\$800,000	3	1	2	654
7/37	Culcairn Drive	14-Jan-24	\$800,000	3	2	2	328
2/12	Norman Avenue	13-Mar-24	\$805,000	2	2	2	365
4/33	Culcairn Drive	22-Mar-24	\$833,000	4	2	2	205
2	Japonica Grove	8-Feb-24	\$835,000	3	1	2	421
2/3	Palmerston Crescent	9-Mar-24	\$836,000	3	2	1	421
12	Tavistock Road	17-Jan-24	\$850,000	3	2	1	753
123	Casuarina Drive	23-Feb-24	Not Disclosed	4	2	2	658
118	Foot Street	22-Mar-24	\$862,500	3	1	1	898

Information about this report: This report shows 3 months of sold properties (01.01.2024-31.03.2024), as reported on 20.04.2024. 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 South

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
12	Jamboree Avenue	22-Feb-24	\$885,000	3	1	2	713
20	Tristania Street	16-Feb-24	\$898,000	3	1	2	697
12	Fulham Close	1-Mar-24	\$908,000	4	2	2	655
2/120	Foot Street	4-Jan-24	\$910,000	4	2	1	225
15	Towerhill Road	11-Jan-24	\$910,000	4	2	-	686
77	Woolston Drive	13-Feb-24	\$920,000	3	2	2	581
70	Blaxland Avenue	15-Feb-24	\$930,000	4	2	2	678
3	Amberley Crescent	22-Jan-24	\$975,000	3	1	2	852
21	Idon Avenue	23-Mar-24	\$975,000	3	2	2	840
14	Rylett Court	13-Mar-24	\$980,000	3	2	2	655
16	Manor Drive	22-Feb-24	\$985,000	3	2	2	680
141	Rosedale Grove	17-Feb-24	\$995,000	4	3	2	672
2	Buckingham Place	5-Feb-24	\$996,000	4	2	2	728
17A	Ronald Avenue	5-Feb-24	\$1,000,000	4	2	2	430
1	Luke Court	15-Jan-24	Not Disclosed	4	2	2	701
7	Charlotte Court	5-Feb-24	\$1,030,000	5	2	2	719
6	Highland Drive	8-Jan-24	\$1,033,000	5	2	2	592
9	Christopher Drive	23-Jan-24	\$1,045,000	4	2	2	659
65	Sycamore Road	21-Mar-24	Not Disclosed	4	2	2	682
1	Woodside Avenue	19-Feb-24	\$1,075,000	4	2	3	1,131
6	Cooinda Court	17-Jan-24	\$1,100,000	4	2	1	598
15	Humphries Road	15-Mar-24	\$1,100,000	4	3	2	1,004
63	Woodside Avenue	24-Jan-24	\$1,108,000	5	3	2	1,310
3	The Close	4-Feb-24	\$1,120,000	3	1	2	869
10	Gowrie Avenue	16-Jan-24	\$1,200,000	4	2	2	725
30	Seaview Road	19-Mar-24	\$1,200,000	4	3	3	957
4	Blenheim Place	30-Jan-24	\$1,260,000	4	2	2	653
14	Liddesdale Avenue	17-Feb-24	\$1,267,000	5	1	2	1,064

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
14	Norman Avenue	2-Jan-24	\$1,300,000	4	2	5	877
54	Bartlett Street	9-Feb-24	\$1,325,000	4	2	4	1,497
51	Overport Road	2-Mar-24	\$1,350,000	4	2	-	867
20	Grosvenor Street	16-Mar-24	\$1,355,000	4	2	2	589
73	Fleetwood Crescent	2-Mar-24	\$1,380,000	4	1	-	1,546
4/42	Violet Street	25-Mar-24	\$1,400,000	3	2	2	525
53	Woodside Avenue	22-Feb-24	\$1,400,000	4	3	6	1,396
4	Idon Avenue	21-Feb-24	\$1,458,288	3	2	2	641
76	Overport Road	18-Mar-24	\$1,500,000	4	1	2	3,113
1`	Barriedale Grove	24-Jan-24	\$1,535,000	5	3	1	2,878
1	Alicudi Avenue	9-Mar-24	\$1,570,000	6	2	5	1,433
13	Merilyn Way	5-Mar-24	\$1,590,000	5	2	2	2,662
10	Glenbrook Close	15-Jan-24	\$1,700,000	3	2	4	3,019
39	Humphries Road	28-Mar-24	Not Disclosed	4	2	3	998
10	Baxter-Tooradin Road	18-Jan-24	Not Disclosed	-	-	-	46,539
39	Violet Street	5-Mar-24	\$1,980,000	4	2	2	892
87	Kars Street	8-Mar-24	\$2,200,000	3	3	2	877
144	Overport Road	18-Mar-24	\$2,200,000	5	3	2	2,699
43	Menzies Close	5-Jan-24	\$2,200,000	5	3	2	688
3	The Grange	1-Jan-24	\$2,200,005	4	2	-	2,752
21	Menzies Close	25-Feb-24	\$2,275,000	5	3	2	624
2	Manchelle Close	29-Feb-24	\$2,470,000	5	3	2	2,593
153	Overport Road	16-Mar-24	\$2,525,000	4	3	8	3,213
265A	Humphries Road	21-Mar-24	\$2,605,000	6	3	3	4,874
624	Nepean Highway	18-Jan-24	Not Disclosed	4	1	-	1,909
14	Norman Avenue	2-Jan-24	\$1,300,000	4	2	5	877
54	Bartlett Street	9-Feb-24	\$1,325,000	4	2	4	1,497
51	Overport Road	2-Mar-24	\$1,350,000	4	2	-	867

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17A Ronald Avenue, Frankston South



Sales
Dunn Right

63 Woodside Avenue, Frankston South



Bed	Bath	Car	Land
4	2	2	430m2

Sold for \$1,000,000

Advertised price \$910,000 - \$995,000
61 days on the market

Bed	Bath	Car	Land
4	2	2	1,310m2

Sold for \$1,108,000

Advertised price \$1,100,000 - \$1,150,000
Sold off market

13 Francis Street, Frankston



Leases
Dunn Right

11 Balamara Court, Frankston South



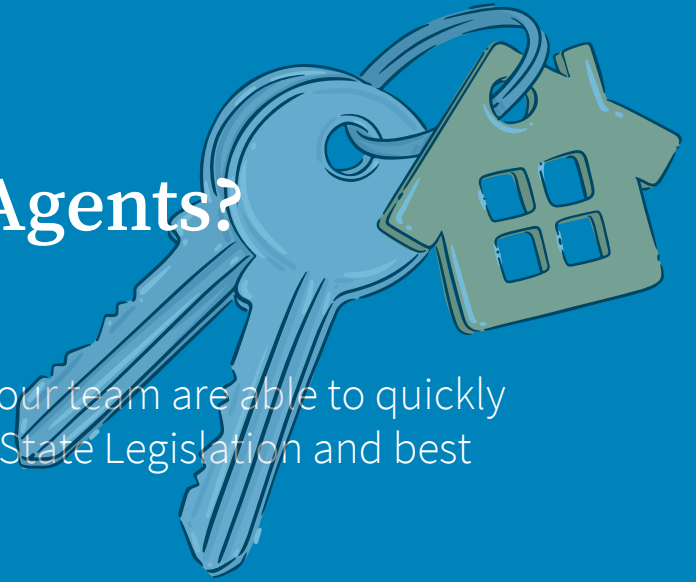
Bed	Bath	Car	Land
4	1	3	618m2

Leased for \$600/w

Bed	Bath	Car	Land
4	2	2	3372m2

Leased for \$895/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 small 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

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

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:

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randjdunn@tpg.com.au

Pop into our office and meet the team!



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Janice **Dunn**

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