

A bright, modern living room with a white sofa, a patterned rug, and a large window. The room features light-colored wood-look tile flooring and a white wall. A dark blue door with a glass insert is visible in the background. A white sofa with a striped pillow is in the foreground. A large, patterned rug is on the floor. A white lamp with a wooden tripod base is on the right. Three blankets are hanging on a rack against the wall. A small table with a plant is next to the sofa. A chandelier hangs from the ceiling.

# Mount Eliza 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 Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
1/178	Canadian Bay Road	22-Jan-24	\$560,000	2	1	1	111
8/121-123	Mount Eliza Way	30-Mar-24	\$570,000	2	1	1	116
5/163	Mount Eliza Way	13-Feb-24	\$592,000	2	1	1	90
3/139-141	Mount Eliza Way	3-Feb-24	\$640,000	3	1	1	192
5/193-197	Mount Eliza Way	31-Jan-24	Not Disclosed	3	1	1	246
4/1	Baden Powell Place	29-Mar-24	\$830,000	2	1	2	349
48	Colstan Court	23-Jan-24	\$870,000	3	2	2	502
9	Kenau Avenue	12-Jan-24	\$1,000,000	3	2	-	441
36-40	Barmah Street	29-Mar-24	\$1,040,000	-	-	-	1,042
37	Warana Way	12-Mar-24	\$1,060,000	3	2	2	794
3	Maughan Road	5-Feb-24	\$1,650,000	3	3	5	1,218
12	Cormorant Place	6-Feb-24	\$1,065,000	4	2	2	704
73	Beluga Street	7-Mar-24	\$1,070,000	4	2	3	1,293
8/189	Mount Eliza Way	25-Jan-24	Not Disclosed	3	2	2	187
18	Coonara Avenue	4-Mar-24	\$1,102,495	4	2	2	827
6	Gaskell Avenue	25-Jan-24	\$1,135,000	3	2	2	1,170
27	Bellevue Crescent	12-Jan-24	\$1,137,000	3	2	2	790
3	Dalry Court	22-Feb-24	\$1,145,000	4	2	2	1,263
8	Summerhill Crescent	28-Mar-24	\$1,160,000	4	2	2	698
28	Bellevue Crescent	26-Jan-24	\$1,175,000	3	2	1	779
3/12	Coonara Avenue	8-Mar-24	\$1,175,000	3	2	2	298
18	Bambra Street	31-Jan-24	Not Disclosed	-	-	2	971
9	Mason Street	16-Feb-24	\$1,200,000	4	3	2	742
204	Mount Eliza Way	24-Mar-24	\$1,200,000	4	1	2	942
8	Redbourne Avenue	30-Mar-24	\$1,220,000	3	2	2	990
15	St James Crescent	21-Mar-24	\$1,220,000	3	2	2	916
7	Acunha Street	3-Feb-24	\$1,247,000	3	1	-	824
34	Humphries Road	6-Mar-24	Not Disclosed	-	-	-	4,093

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 Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
2A	Koornalla Crescent	21-Feb-24	Not Disclosed	3	2	3	392
28	Roborough Avenue	24-Mar-24	\$1,260,000	3	2	2	795
22	Brighton Crescent	23-Mar-24	\$1,270,000	4	2	1	829
20	Mountain View Road	25-Jan-24	\$1,275,000	3	1	2	696
115	Koornalla Crescent	29-Jan-24	\$1,280,000	5	3	4	1,836
7	Riviera Close	16-Jan-24	Not Disclosed	3	2	2	1,757
5	Orca Street	4-Mar-24	Not Disclosed	4	3	2	1,014
80-82	Claremont Street	12-Feb-24	\$1,375,000	5	2	2	1,301
32	Clarkestown Avenue	12-Feb-24	\$1,395,000	3	2	2	472
22	Rutland Avenue	14-Mar-24	\$1,400,000	3	2	-	815
56	Wimbledon Avenue	2-Feb-24	\$1,400,000	3	-	2	820
3	Valley Court	8-Feb-24	\$1,412,000	4	2	2	952
69	The Ridge	11-Feb-24	\$1,440,000	6	3	1	1,923
69	Granya Grove	19-Feb-24	\$1,450,000	5	2	2	978
6A	Hamersley Court	21-Mar-24	\$1,468,000	4	3	2	2,657
9	Bellbird Road	13-Feb-24	Not Disclosed	5	3	4	2,711
10	Cormorant Place	11-Mar-24	\$1,520,000	5	3	-	681
14	Colstan Court	2-Feb-24	\$1,550,000	4	2	2	542
83	Walkers Road	8-Feb-24	\$1,620,000	4	2	4	2,841
15	Bareena Drive	20-Mar-24	Not Disclosed	4	3	2	2,728
3	Maughan Road	5-Feb-24	\$1,650,000	3	3	7	1,218
9	Woodlyn Mews	10-Jan-24	\$1,650,000	3	2	2	656
171	Wooralla Drive	21-Jan-24	Not Disclosed	3	2	2	695
22	Redbourne Avenue	19-Jan-24	\$1,680,000	3	3	2	935
26	Acunha Street	1-Feb-24	\$1,700,000	4	2	-	1,007
95	Baden Powell Drive	24-Jan-24	Not Disclosed	4	2	2	4,047
61	Bellbird Road	24-Feb-24	\$1,770,000	3	2	2	3,002
168	Moorooduc Highway	6-Jan-24	\$1,925,000	3	2	2	1,899

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
8A	Meadow Lane	24-Feb-24	\$2,000,000	5	3	2	1,181
68	Wimborne Avenue	7-Mar-24	Not Disclosed	4	2	2	810
13	Rylston Court	27-Mar-24	\$2,015,000	4	2	2	2,733
5	Mohilla Street	16-Mar-24	Not Disclosed	4	3	2	970
12	Crawford Street	26-Feb-24	Not Disclosed	4	2	2	793
92	Two Bays Road	27-Feb-24	\$2,100,000	5	3	2	5,940
1/7	Roy Court	10-Jan-24	\$2,225,000	3	2	-	-
4/7	Roy Court	10-Jan-24	\$2,225,000	3	2	-	-
16	Brian Court	12-Jan-24	Not Disclosed	4	3	2	2,834
9	Glen Shian Crescent	22-Feb-24	Not Disclosed	4	3	2	1,249
31	Rannoch Avenue	13-Mar-24	\$2,500,000	4	3	-	904
1	Roborough Avenue	6-Feb-24	Not Disclosed	3	3	2	1,390
5	Sally Close	10-Feb-24	Not Disclosed	4	2	2	1,536
73	Koornalla Crescent	8-Feb-24	\$2,700,000	4	4	2	1,753
33	Wimbledon Avenue	13-Feb-24	Not Disclosed	4	3	4	840
19	Clendon Close	21-Mar-24	Not Disclosed	5	3	3	1,622
15	Daveys Bay Road	5-Mar-24	Not Disclosed	4	3	4	1,421
34	Jacksons Road	6-Mar-24	Not Disclosed	5	3	4	2,792
200	Wooralla Drive	9-Jan-24	\$4,900,000	5	3	3	55,037
56	Glen Shian Lane	6-Mar-24	\$7,528,000	5	4	6	5,449

Thinking of Selling ? Keep it local  
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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

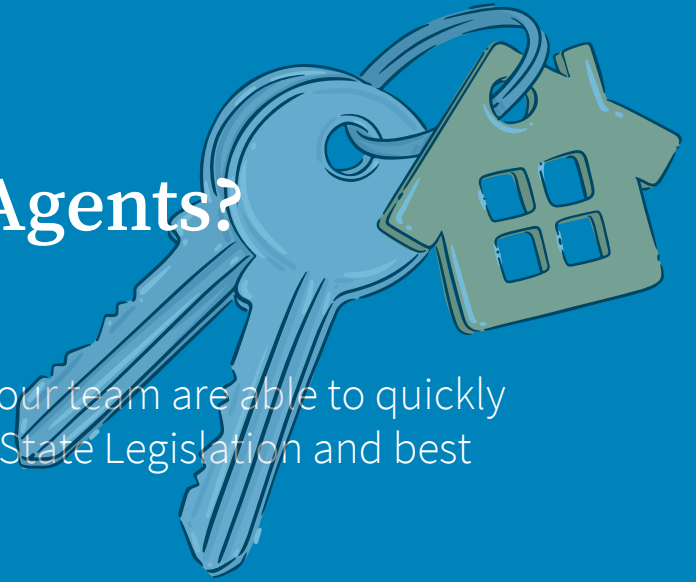
Leased for \$600/w

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

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what goes on at Yamala Park  
Bowls Club?

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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,  
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[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