

Frankston South Marketplace Report Second Quarter 2024 Version 1



Janice **Dunn**



Estate Agents

Testimonial



Highly recommend

It was an absolute pleasure dealing with Janice and her team. Right from the start of the process Janice proved to be an extremely motivated, reliable, passionate about her work and honest person. She kept us informed throughout the whole selling process and her knowledge of the Frankston South area is outstanding. We are extremely happy with the outcome of the sale and can't recommend her highly enough.

Vendor Review - Verified by RateMyAgent



50 Norman Ave, Frankston South
www.janicedunn.com.au

Find us on 

Janice Dunn

Estate Agents

A Note From Janice



As I write this article I'm looking at the calendar and realised we are almost 2/3rds of the way through the year - wow that has gone fast!

The Real Estate market locally has been up and down - just like Melbourne's weather.

On a positive note our neighbourhood is still in high demand, with buyers coming from Inner-Metropolitan Melbourne, Interstate, as well as Overseas Investors, we are even getting a few buyers returning back to Victoria after doing a "Sun Change" to Queensland and finding they are missing family and friends too much.

With the Victorian government establishing a dedicated task force focused on unfair practices in the property market, we are seeing less and less agencies practicing "underquoting" strategies, a good outcome for both buyers and sellers.

Underquoting is something we have never engaged in, and never will, yet still manage to achieve strong buyer numbers through our properties, resulting in great sales results.

If you are wanting a better understanding of what this is all about - feel free to get in touch with the Team at Janice Dunn Estate Agents.

Looking forward to talking to you.

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

Janice Dunn
Estate Agents



Welcome to your Market Update

Quarter 2 - Frankston South 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
L1-14/5	Culcairn Drive	17-Apr-24	\$400,000	2	1	1	-
8/5	Sanders Road	7-May-24	\$610,000	3	2	1	134
6/11	Culcairn Drive	24-May-24	\$631,000	2	2	1	246
1/615	Nepean Highway	14-Jun-24	\$661,000	2	1	2	372
3/3	Villiers Street	5-Apr-24	\$695,000	2	2	1	233
5	The Heights	22-May-24	\$700,000	2	1	2	376
53	Lawson Avenue	20-May-24	\$760,000	3	2	2	474
2/141	Kars Street	29-May-24	\$762,000	3	2	2	180
55	Norman Avenue	26-Jun-24	Undisclosed	3	2	2	288
65	Kars Street	3-May-24	Undisclosed	3	1	2	599
5/102	Sycamore Road	27-Jun-24	\$770,000	3	2	2	261
24	Pastoral Street	4-Apr-24	\$785,000	4	2	2	644
47	Baden Powell Drive	21-Jun-24	\$815,000	2	1	2	685
45	Genista Street	6-Apr-24	\$820,000	3	2	2	746
15	Hamilton Grove	14-Apr-24	\$830,000	3	2	4	694
131	Casuarina Drive	14-Apr-24	\$845,000	4	2	2	663
3	Shelbury Place	26-Jun-24	\$855,000	3	1	-	651
2/31	McComb Boulevard	13-May-24	\$890,000	3	2	1	484
23	Casuarina Drive	14-Jun-24	\$909,000	4	2	2	654
45	Settlers Way	2-May-24	\$920,000	3	2	2	652
36	Marama Drive	10-Apr-24	\$930,000	3	1	4	600
23	Grady Court	9-May-24	\$930,000	4	2	2	674
70	Fleetwood Crescent	1-Jun-24	Undisclosed	3	2	3	303
5	Raleon Avenue	19-Apr-24	\$940,000	3	2	4	464
17	Culcairn Drive	18-Apr-24	\$965,000	4	2	-	793
51	Overport Road	3-Apr-24	\$970,000	4	2	2	867
7	Burswood Close	2-Apr-24	\$975,000	4	2	4	694
24	Leslie Street	1-Jun-24	\$980,000	3	1	1	534

Information about this report: This report shows 3 months of sold properties (01.01.2024-31.03.2024), as reported on 25.07.2024. 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
170	Kars Street	31-May-24	\$1,002,500	4	2	2	308
18	Fleetwood Crescent	16-Apr-24	\$1,020,000	3	1	4	773
6	Picnic Street	13-Apr-24	\$1,030,000	4	2	4	310
9	Raleon Avenue	14-May-24	\$1,032,000	4	2	2	740
4	Salina Court	1-Apr-24	\$1,035,000	4	2	2	535
6A	Palmerston Crescent	23-May-24	\$1,045,000	3	2	2	495
9	Mitic Court	14-May-24	\$1,050,000	3	1	2	537
9B	Ronald Avenue	21-May-24	\$1,055,000	3	1	2	533
4	Manuka Court	24-Apr-24	\$1,061,000	4	2	2	645
5	Norman Avenue	22-May-24	\$1,082,800	3	1	2	866
1	Tindal Court	22-Jun-24	\$1,083,500	3	2	2	1,121
99	McComb Boulevard	20-May-24	Undisclosed	4	2	4	872
11	Lyons Avenue	1-Jun-24	Undisclosed	4	2	2	704
129	Casuarina Drive	7-May-24	\$1,100,000	5	3	4	653
8	Norman Avenue	28-Jun-24	\$1,100,000	4	2	2	904
8	Sewell Court	22-Jun-24	\$1,146,000	4	2	2	778
11	Woolmer Court	12-Apr-24	\$1,160,000	4	2	2	850
141	Overport Road	14-May-24	Undisclosed	4	2	2	2,714
195-197	Frankston-Flinders Road	8-Apr-24	\$1,180,000	4	2	4	1,277
57	Humphries Road	26-Apr-24	\$1,180,000	4	2	2	623
20	Highland Drive	23-May-24	\$1,180,500	4	2	2	802
5	Mountain Avenue	26-Jun-24	Undisclosed	4	3	2	2,700
23	Lawson Avenue	18-Apr-24	\$1,200,000	4	3	1	655
5	Kim Close	17-May-24	\$1,212,500	5	3	2	928
56	Moorooduc Highway	26-Apr-24	Undisclosed	4	2	2	2,796
24	Seaview Road	23-Apr-24	Undisclosed	4	2	2	961
1/6	Bruarong Crescent	1-Apr-24	\$1,250,000	5	2	2	547
6	Balmoral Court	1-May-24	\$1,265,000	4	2	3	805

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
2	Canning Street	24-Apr-24	\$1,270,000	3	2	2	902
66	Manor Drive	5-Apr-24	\$1,300,000	6	3	2	829
13	Blackwood Court	26-Apr-24	\$1,310,000	4	2	3	1,568
29	Hoadley Avenue	10-May-24	Undisclosed	3	2	2	693
19	Sanders Road	13-May-24	\$1,350,000	6	3	16	1,942
19	Charlotte Court	17-Apr-24	\$1,360,000	4	2	2	995
5B	Palmerston Crescent	4-Jun-24	\$1,400,000	3	2	1	415
149	Humphries Road	24-Apr-24	\$1,430,000	4	3	2	4,732
5	Stradbroke Avenue	10-Apr-24	\$1,431,500	5	2	2	579
19	Bartlett Street	8-May-24	Undisclosed	4	2	4	1,853
15	Barmah Court	14-May-24	Undisclosed	6	3	6	2,721
20	Sundown Walk	15-Apr-24	\$1,500,000	6	2	2	1,385
5	Treecreeper Place	29-May-24	\$1,500,000	4	3	2	714
21	Mountain Avenue	27-Apr-24	\$1,550,000	4	2	6	4,084
33	Harcourt Avenue	22-Jun-24	\$1,568,000	4	2	4	815
20	Rosedale Grove	29-May-24	\$1,650,000	4	2	4	2,699
8	Somerset Road	17-May-24	\$1,710,000	5	3	2	2,600
8	The Range	1-Apr-24	Undisclosed	4	2	6	1003
11	Pratt Avenue	11-Jun-24	Undisclosed	4	5	2	752
1	The Helm	13-Jun-24	\$1,830,000	4	2	2	2,610
22	Tetragona Way	7-Jun-24	\$1,850,000	4	2	2	2,490
12	The Concourse	3-Jun-24	\$1,990,000	4	3	4	2,736
257B	Humphries Road	2-May-24	Undisclosed	4	2	2	3,898
19	Rosedale Grove	10-May-24	\$2,000,000	4	2	4	4,053
47	Stotts Lane	13-May-24	\$2,145,000	5	3	4	2,500
8	Gulls Way	22-Apr-24	\$2,200,000	4	3	2	1,521
2/642A	Nepean Highway	11-Jun-24	Undisclosed	-	-	-	2,481
22	Sibyl Avenue	9-Jun-24	Undisclosed	5	3	6	2,622

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19 Charlotte Court, Frankston South



Sales
Dunn Right

Bed	Bath	Car	Land
4	2	2	995m ²

Sold for \$1,360,000

Advertised price \$1,250,000 - \$1,375,000
42 days on the market

76 Overport Road, Frankston South



Bed	Bath	Car	Land
4	2	2	3,113m ²

Sold for \$1,500,000

Advertised price \$1,495,000 - \$1,620,000
60 days on the market

7 Aquarius Drive, Frankston



Sales
Dunn Right

Bed	Bath	Car	Land
3	1	2	666m ²

Sold for \$775,000

Advertised price \$720,000 - \$770,000
8 days on market

3 Meerlu Avenue, Frankston

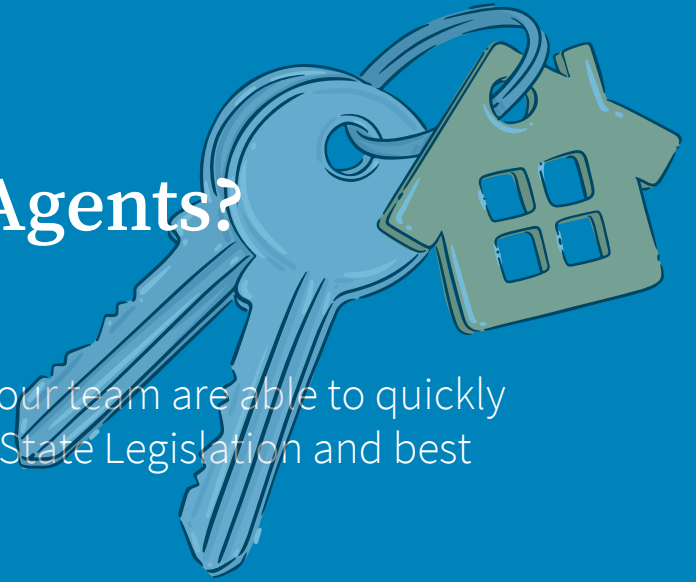


Bed	Bath	Car	Land
3	1	2	570m ²

Sold for \$625,000

Advertised price \$599,999
5 days on the market

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

Come and join us for Beginner Bowls, 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

Styling by Janice Dunn Estate Agents



Did you know Janice Dunn Estate Agents now offer styling services!

Whether you're looking for a basic styling consult, where we help you decide what to declutter, or you're wanting the use of our extensive range of soft furnishings...we even offer a full styling service.

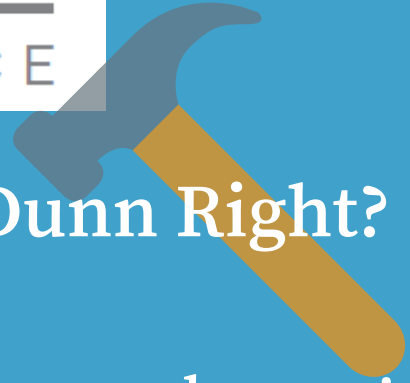
Janice **Dunn**
Estate Agents

Want to know more, give one of our team a call!



DUNN RIGHT

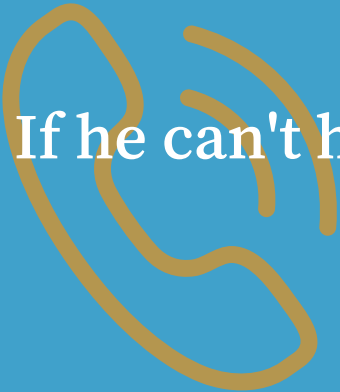
HOME MAINTENANCE



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

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SLEEP
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FRANKSTON SOUTH

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get a better night's sleep.

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Pop into our office and meet the team!



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