



**Mount Eliza  
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](http://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 - Mount Eliza 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
9/168	Canadian Bay Road	11-May-24	\$402,000	1	1	1	-
5/1-3	Wendy Avenue	30-May-24	\$430,000	1	1	1	-
3/165	Mount Eliza Way	17-Apr-24	\$567,000	2	1	1	173
7/137	Mount Eliza Way	29-May-24	\$590,000	2	2	1	-
2	Wendy Avenue	30-Apr-24	\$740,000	2	2	1	518
12	Yewers Avenue	26-May-24	Undisclosed	3	2	1	338
5/105	Canadian Bay Road	23-Apr-24	\$855,000	2	2	2	-
2/18	Clarkestown Avenue	25-Jun-24	\$885,000	3	2	2	209
1579	Nepean Highway	8-Jun-24	Undisclosed	3	2	2	1,412
3/2	Spero Avenue	24-Jun-24	\$975,000	2	1	2	338
7	Nuville Court	11-Apr-24	\$990,000	-	-	-	2,064
12	Stewart Street	19-Apr-24	\$1,002,500	4	2	2	701
29	Autumn Crescent	1-May-24	\$1,045,000	3	1	2	702
21	Dendron Place	11-Jun-24	Undisclosed	-	-	-	1,228
2/53	Colstan Court	28-Apr-24	\$1,060,000	3	2	2	411
4/100-102	Wimborne Avenue	4-Apr-24	\$1,115,000	3	2	1	416
27	Dolphins Street	28-Jun-24	\$1,138,000	3	2	2	522
38	Batman Avenue	1-May-24	\$1,145,000	4	2	2	1,394
26	Wynnstay Road	4-Jun-24	\$1,150,000	3	2	4	816
14	Autumn Crescent	30-May-24	\$1,170,000	4	2	2	696
3	Nunga Court	29-Apr-24	Undisclosed	5	3	2	3,055
97	Kunyung Road	27-Apr-24	\$1,192,000	2	1	1	1,044
30A	Kolora Crescent	10-Apr-24	\$1,200,000	3	2	2	820
1529	Nepean Highway	29-May-24	Undisclosed	4	2	2	3,145
1/202	Mount Eliza Way	25-Jun-24	\$1,210,000	3	2	2	676
15	St James Crescent	4-Apr-24	\$1,220,000	3	2	2	916
42A	The Ridge	19-May-24	\$1,250,000	4	2	2	2,123
112	Allison Road	6-Apr-24	\$1,260,000	3	2	2	2,726

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 Mount Eliza

Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
6	Warana Way	19-Apr-24	\$1,265,000	4	2	2	810
61	Summerhill Crescent	2-May-24	\$1,295,000	4	2	2	707
13	Davis Drive	23-May-24	Undisclosed	3	2	2	695
65	Volitans Avenue	18-May-24	\$1,380,000	4	2	2	681
92	Bellbird Road	9-Apr-24	\$1,425,000	4	2	2	2,890
42A	Colstan Court	25-Jun-24	Undisclosed	3	2	2	429
331	Canadian Bay Road	11-Apr-24	\$1,500,000	3	2	2	2,758
91	Two Bays Road	6-May-24	\$1,508,950	4	2	2	3,330
13	McCutcheon Close	16-Apr-24	\$1,525,000	4	2	2	2,604
16A	Coonara Avenue	21-May-24	\$1,545,000	4	2	2	642
20	Matong Road	4-May-24	\$1,550,000	2	1	3	1,172
166	Mount Eliza Way	14-Jun-24	Undisclosed	5	2	2	923
34	Roborough Avenue	4-Apr-24	\$1,555,000	3	2	2	871
37	Brighton Crescent	4-Apr-24	\$1,580,000	4	2	4	773
12	Pennington Close	3-Jun-24	\$1,595,000	4	2	2	3,312
55A	Beluga Street	21-Apr-24	\$1,600,000	4	2	2	660
128	Koornalla Crescent	10-May-24	\$1,600,000	3	2	2	984
120	Baden Powell Drive	27-Jun-24	\$1,600,000	5	3	6	2,793
16	Allambi Court	21-Jun-24	\$1,620,000	5	3	2	4,741
Lot 42	Koornalla Crescent	22-Apr-24	Undisclosed	-	-	-	1,030
Lot 1/14	Low Street	7-Apr-24	\$1,650,000	4	2	2	2,180
18	Rosserdale Crescent	21-May-24	\$1,650,000	3	1	2	803
69	Volitans Avenue	4-May-24	\$1,680,000	4	2	2	1,079
172	Grant Road	23-Apr-24	\$1,715,000	4	3	3	1,458
19	Rendlesham Avenue	26-Apr-24	\$1,785,000	4	2	2	2,856
54	Fulton Road	26-Apr-24	\$1,785,000	4	2	2	2,856
4	Matong Road	5-Apr-24	\$1,800,000	3	2	2	1,042
105	Koornalla Crescent	6-Apr-24	\$1,800,000	4	3	2	1,880

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Num	Street	Date Sold	Price	Bed	Bath	Cars	Land
17-19	Station Street	15-May-24	\$1,800,000	4	2	2	1,366
103	Baden Powell Drive	27-May-24	\$1,838,250	6	4	4	4,416
7	Alverstone Grove	8-May-24	Undisclosed	4	2	2	2,699
49	Koetong Parade	19-Apr-24	Undisclosed	4	3	4	1,750
22-24	Station Street	16-May-24	\$1,900,000	5	3	2	1,380
160	Moorooduc Highway	5-Jun-24	\$1,925,000	4	3	2	4,876
12	Jamesbrad Court	3-May-24	\$1,950,000	5	4	2	2,572
14	Brian Court	5-Jun-24	Undisclosed	6	3	4	3,011
138	Wooralla Drive	24-May-24	\$2,000,000	3	2	2	1,650
15	Volitans Avenue	28-May-24	\$2,050,000	5	3	2	809
94	Humphries Road	28-May-24	\$2,100,000	5	4	4	2,757
129	Wooralla Drive	10-Apr-24	\$2,150,000	4	4	2	815
28	Volitans Avenue	30-Apr-24	\$2,150,000	5	3	2	1,401
8	Berkeley Court	14-Apr-24	\$2,275,000	6	3	2	2,702
33	Allison road	17-Jun-24	Undisclosed	6	3	4	2,694
4	Mcauliffe Close	11-Apr-24	\$2,450,000	4	2	2	1,285
88	Old Mornington Road	20-May-24	\$2,795,000	4	3	4	1,045
7	Coles Court	13-May-24	\$2,855,000	4	3	2	2,247
12	Bay Avenue	26-May-24	Undisclosed	5	3	4	900
5	Quindi Court	29-May-24	Undisclosed	4	3	2	1,918
58	Roborough Avenue	5-Jun-24	\$3,150,000	4	2	2	890
12	Woodland Avenue	10-Jun-24	Undisclosed	4	4	2	739
21	Glen Shian Crescent	12-Apr-24	Undisclosed	4	2	2	2,623
23	Low Street	20-Jun-24	Undisclosed	4	5	2	3,603
5	Daveys Bay Road	18-Apr-24	Undisclosed	5	3	2	2,681
15	The Ridge	7-May-24	\$3,800,000	6	4	2	3,384
28	Clendon Close	15-May-24	\$4,100,000	5	3	2	8,093
43	Rosserdale Crescent	17-Apr-24	\$5,000,000	4	2	2	696

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## 19 Charlotte Court, Frankston South



Sales  
Dunn Right

Bed	Bath	Car	Land
4	2	2	995m <sup>2</sup>

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 <sup>2</sup>

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 <sup>2</sup>

Sold for \$775,000

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

## 3 Meerlu Avenue, Frankston



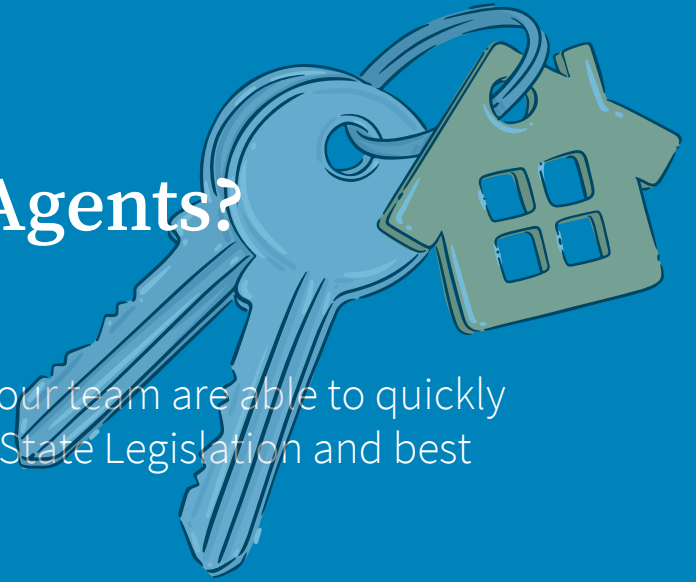
Bed	Bath	Car	Land
3	1	2	570m <sup>2</sup>

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!



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(03) 9787 5638  
[yamalaparkbc@gmail.com](mailto: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.

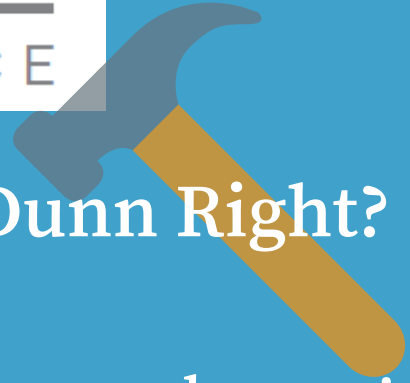
Janice **Dunn**  
Estate Agents

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



**DUNN RIGHT**

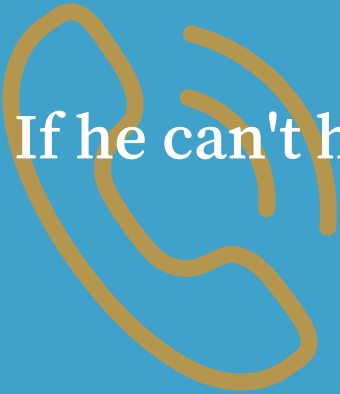
HOME MAINTENANCE



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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# Pop into our office and meet the team!



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# Janice **Dunn**

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