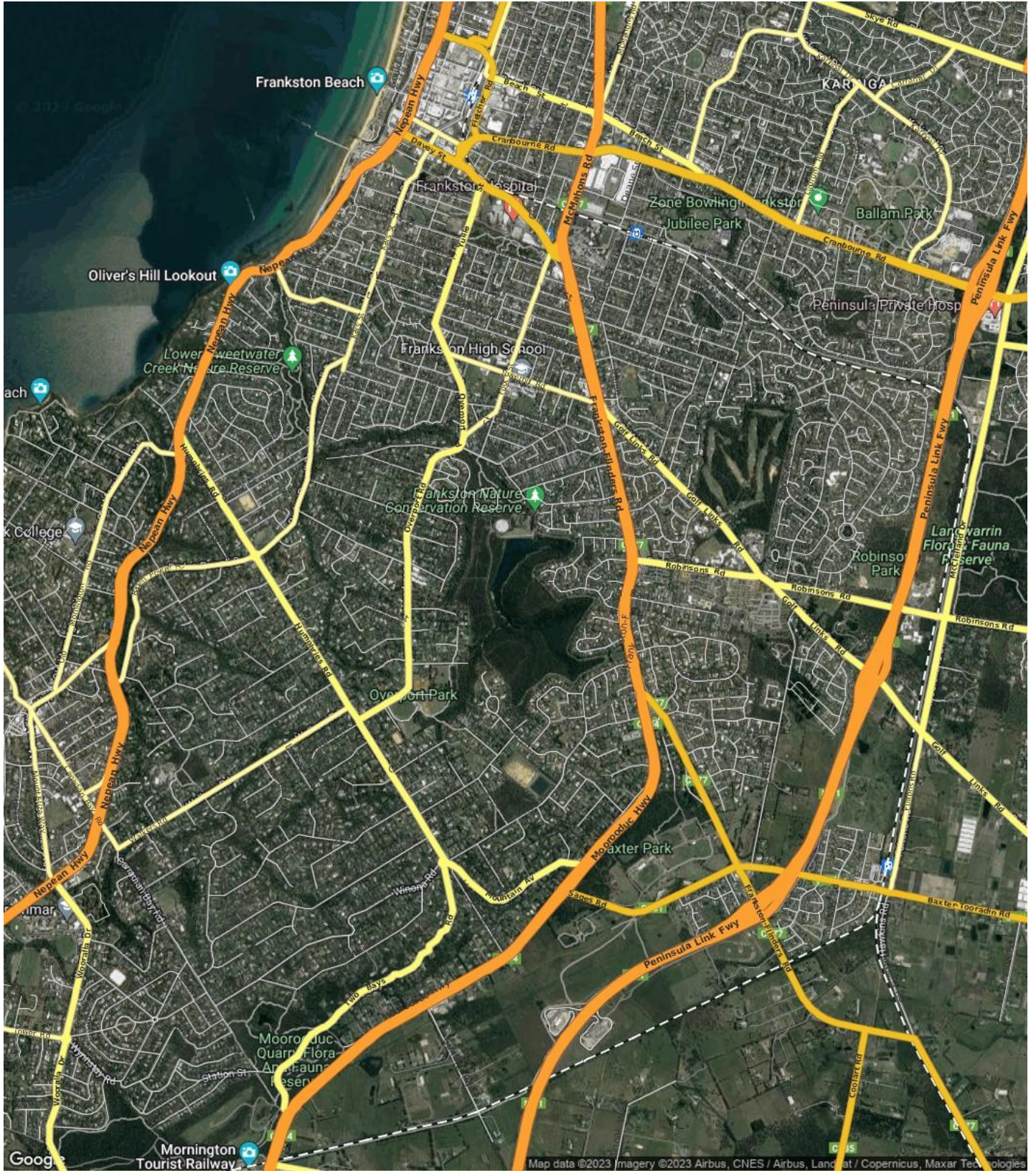


SUBURB FLYOVER REPORT

FRANKSTON SOUTH (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

FRANKSTON SOUTH - Suburb Map



FRANKSTON SOUTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	390	\$ 354,000	0.0 %	\$ 135,000	\$ 2,700,000
2007	418	\$ 395,000	11.6 %	\$ 11,001	\$ 3,500,000
2008	306	\$ 420,000	6.3 %	\$ 65,000	\$ 2,850,000
2009	368	\$ 460,000	9.5 %	\$ 136,391	\$ 3,500,000
2010	315	\$ 517,000	12.4 %	\$ 5,000	\$ 4,600,000
2011	281	\$ 531,500	2.8 %	\$ 205,000	\$ 1,980,000
2012	301	\$ 505,000	-5.0 %	\$ 155,000	\$ 4,300,000
2013	335	\$ 535,000	5.9 %	\$ 130,000	\$ 1,560,000
2014	358	\$ 555,000	3.7 %	\$ 195,000	\$ 2,200,000
2015	407	\$ 620,000	11.7 %	\$ 220,000	\$ 3,800,000
2016	370	\$ 690,000	11.3 %	\$ 5,800	\$ 2,250,000
2017	339	\$ 820,000	18.8 %	\$ 270,000	\$ 4,350,000
2018	276	\$ 855,000	4.3 %	\$ 101,000	\$ 4,600,000
2019	278	\$ 820,000	-4.1 %	\$ 500,000	\$ 9,750,000
2020	263	\$ 868,000	5.9 %	\$ 360,000	\$ 5,850,000
2021	387	\$ 1,153,000	32.8 %	\$ 225,000	\$ 6,500,000
2022	257	\$ 1,200,000	4.1 %	\$ 405,000	\$ 4,650,000
2023	175	\$ 1,150,000	-4.2 %	\$ 650,000	\$ 2,800,000
2024	0				

Median Sale Price
\$1.15m

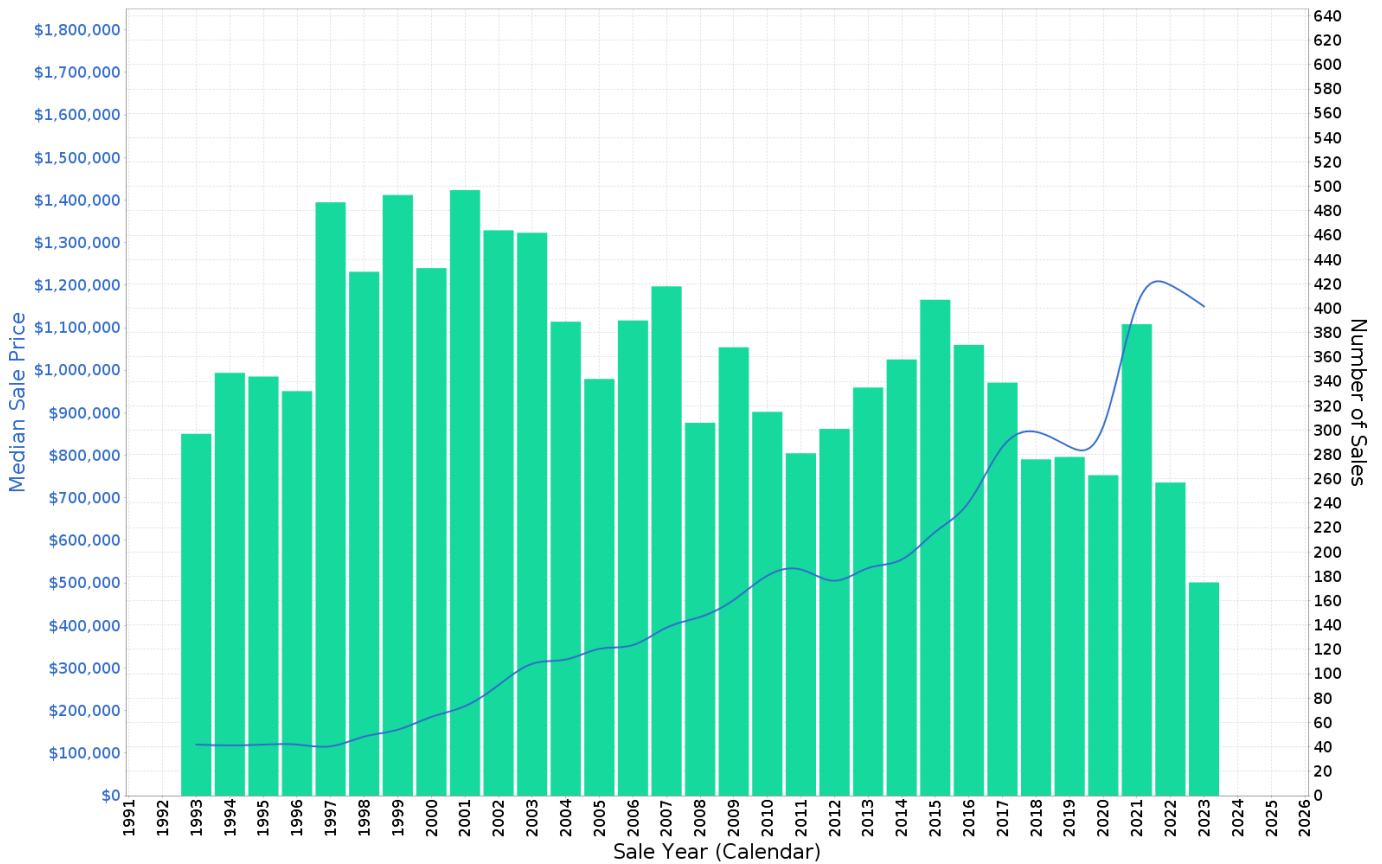
Based on 175 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
-4.2%

Current Median Price: \$1,150,000
Previous Median Price: \$1,200,000

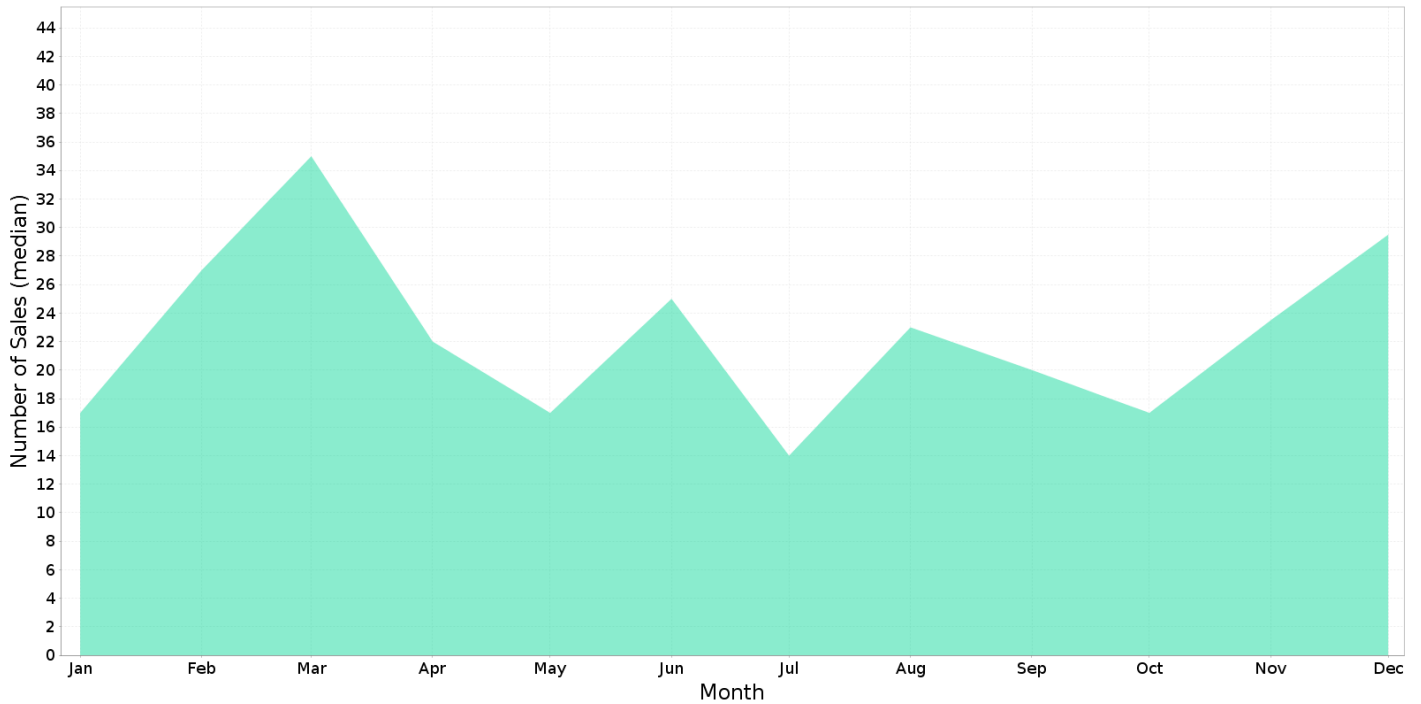
Based on 432 recorded House sales compared over the last two rolling 12 month periods



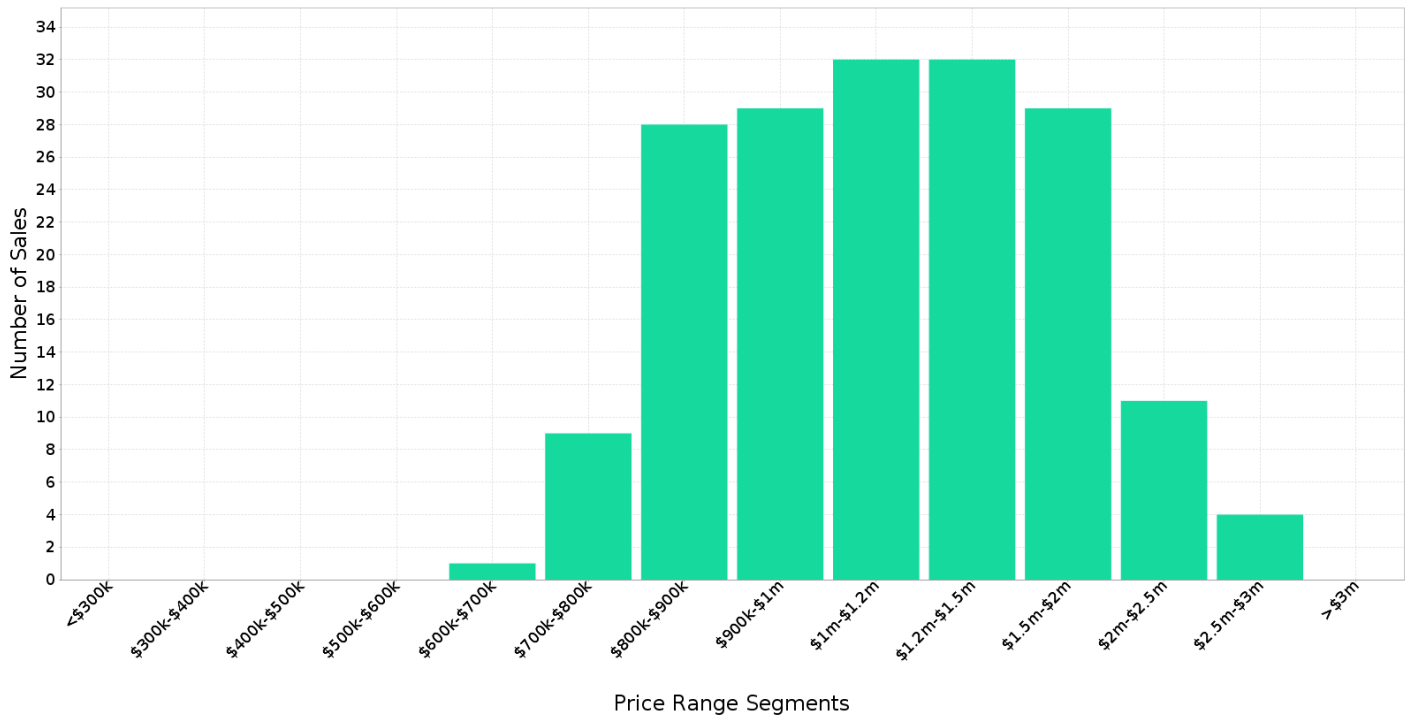
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FRANKSTON SOUTH - Peak Selling Periods (3 years)



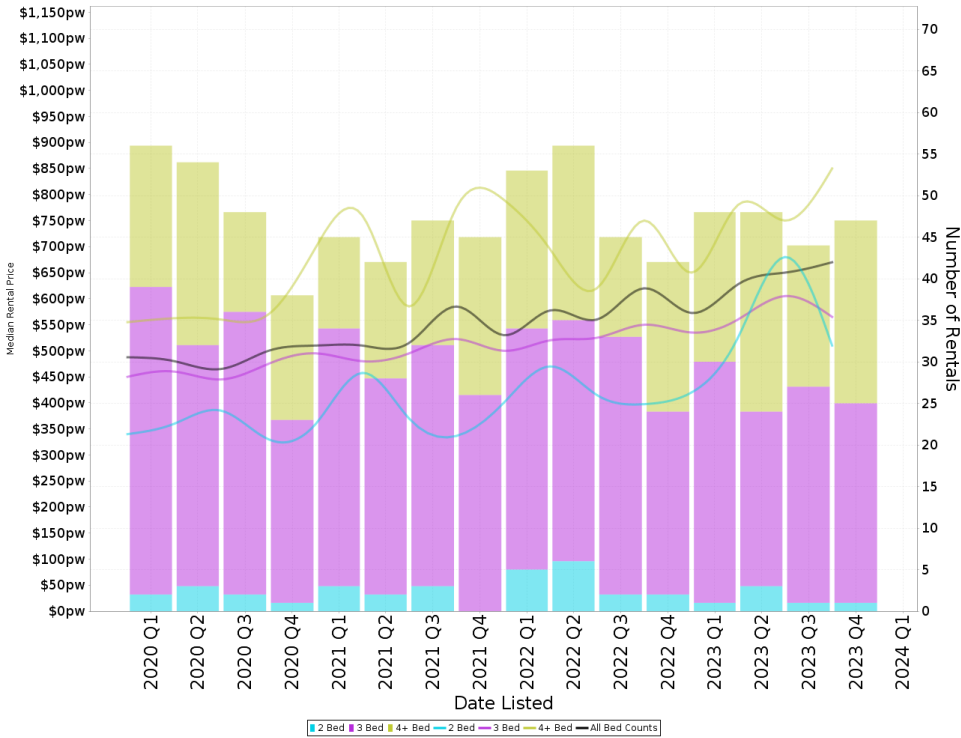
FRANKSTON SOUTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.2%

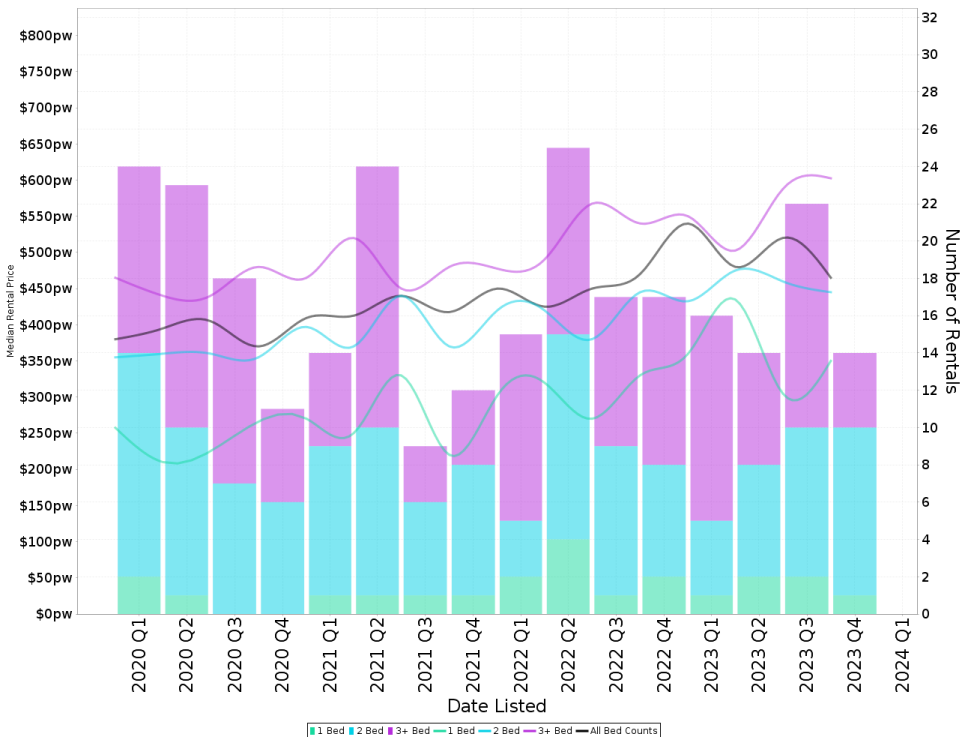
Current Median Price: \$1,150,000
Previous Median Price: \$1,200,000
Based on 432 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,150,000
Current Median Rent: \$625
Based on 187 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.3%

Current Median Price: \$735,000
Previous Median Price: \$745,000
Based on 96 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$735,000
Current Median Rent: \$493
Based on 66 registered Unit rentals compared over the last 12 months.

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FRANKSTON SOUTH - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 175 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.2%

Current Median Price: \$1,150,000
Previous Median Price: \$1,200,000

Based on 432 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

175

Based on recorded House sales within the 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

43 MENZIES CL

\$2,200,000

Sold Dec 2023
44 Days

688 m² 5 3 2

2 BALLINTYNE CRT

\$1,700,000

Sold Dec 2023
40 Days

2,201 m² 4 3 6

7 HERITAGE AVE

\$925,000

Sold Dec 2023

697 m² 4 2 2

25 PRATT AVE

\$730,000

Sold Dec 2023

536 m² 4 1 2

60 WOOLSTON DR

\$1,590,000

Sold Dec 2023
41 Days

1,426 m² 4 3 3

5 GULLS WAY

\$2,100,000

Sold Dec 2023
72 Days

2,312 m² 4 3 2

178 OVERPORT RD

\$1,680,000

Sold Dec 2023
20 Days

4,317 m² 5 2 4

14 BRUARONG CRES

\$1,800,000

Sold Dec 2023
46 Days

1,004 m² 4 4 2

37 CHETWYN CRT

\$1,930,000

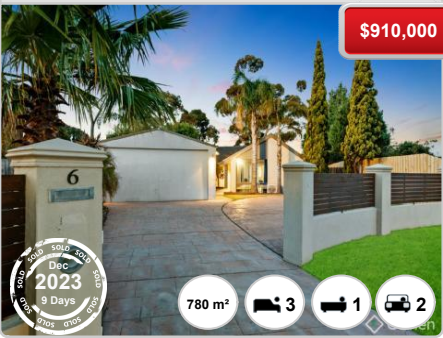
Sold Dec 2023
39 Days

3,201 m² 4 2 3

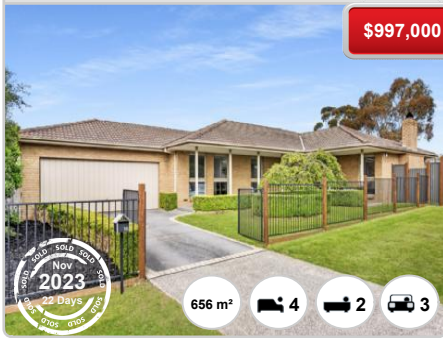
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6 ABRAM CRT



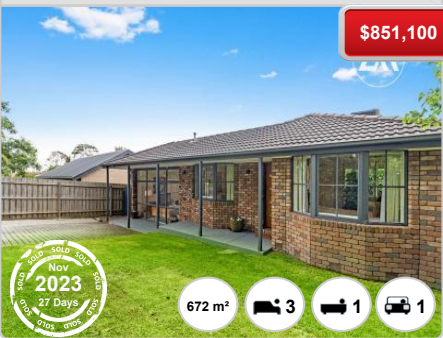
16 JINCHILLA AVE



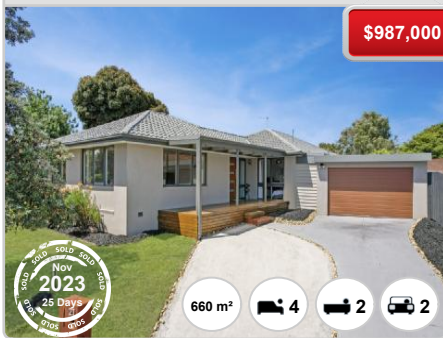
98 FOOT ST



17 ARKINDALE PL



21 HERITAGE AVE



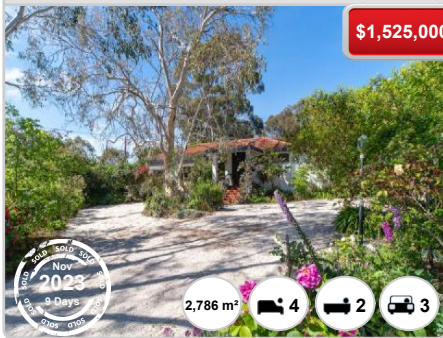
25 MABERLEY CRES



12 SCOBLE ST



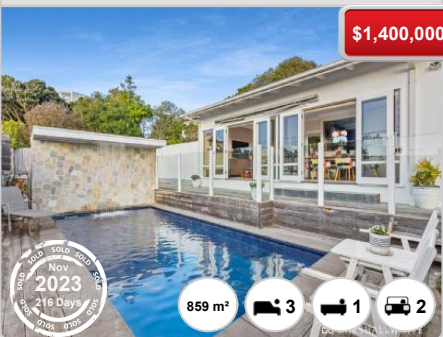
253 HUMPHRIES RD



1 CHARLOTTE CRT



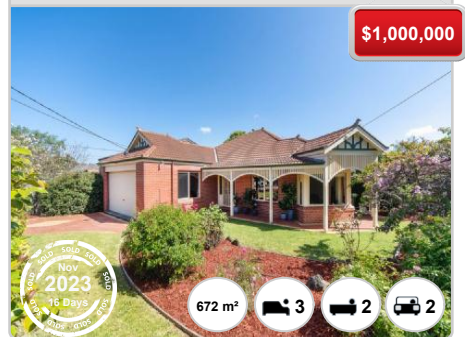
27 ITHACA RD



93 KARS ST



6 SANDERS RD



FRANKSTON SOUTH - Properties For Rent

Median Rental Price

\$625 /w

Based on 187 recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.8%

Current Median Price: \$1,150,000
Current Median Rent: \$625

Based on 175 recorded House sales and 187 House rentals compared over the last 12 months

Number of Rentals

187

Based on recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

18 STRADBROKE AVENUE

\$500 Per Week

566 m² 3 2 2

Jan 2024 1 Day

33 HARCOURT AVENUE

\$1200 per week

781 m² 5 3 2

Jan 2024 5 Days

6 ALBANY PLACE

\$580 Per Week

620 m² 3 2 2

Jan 2024 5 Days

186 FRANKSTON-FLINDERS ROAD

\$700 per week

652 m² 4 2 1

Jan 2024 8 Days

4/2A OAKFIELD COURT

\$510 per week

263 m² 2 1 2

Jan 2024 2 Days

14 PASTORAL STREET

\$850.00 pw

1,148 m² 3 2 2

Dec 2023 22 Days

7 ERUTTA PLACE

\$600 pw

645 m² 3 2 2

2023 23 Days

1/7 DUNSTAN STREET

\$850

862 m² 4 2 2

2023 23 Days

14 PRATT AVENUE

\$560 per week

830 m² 3 1 1

2023 23 Days

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19 BAILEYANA STREET

\$600 pw



846 m²



139 YUILLE STREET

\$550 /wk

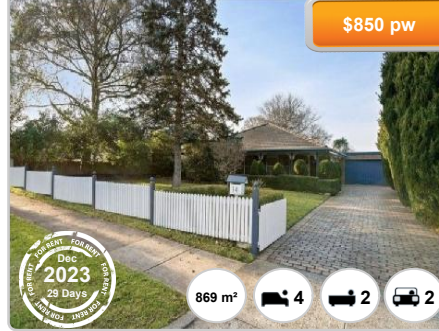


707 m²



14 MENZIES CLOSE

\$850 pw

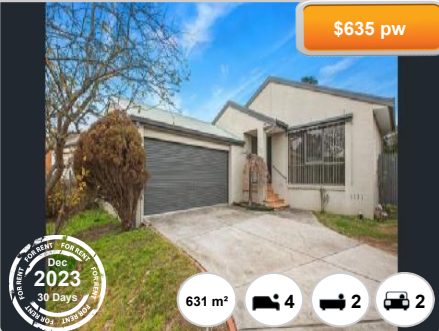


869 m²



22 SHEARER COURT

\$635 pw

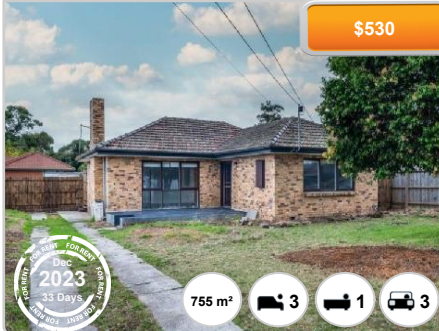


631 m²



13 PRATT AVENUE

\$530

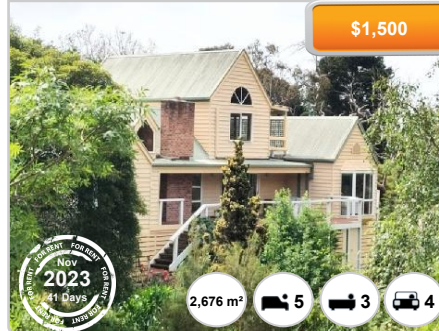


755 m²



25 MULGRA STREET

\$1,500

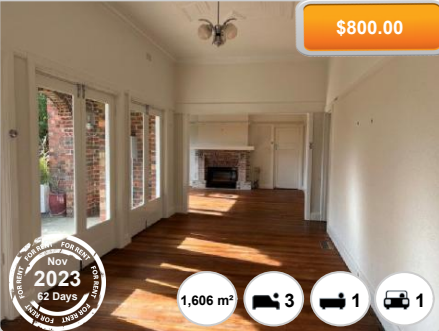


2,676 m²



21 THE RIDGE

\$800.00



1,606 m²



22 GRANGE ROAD

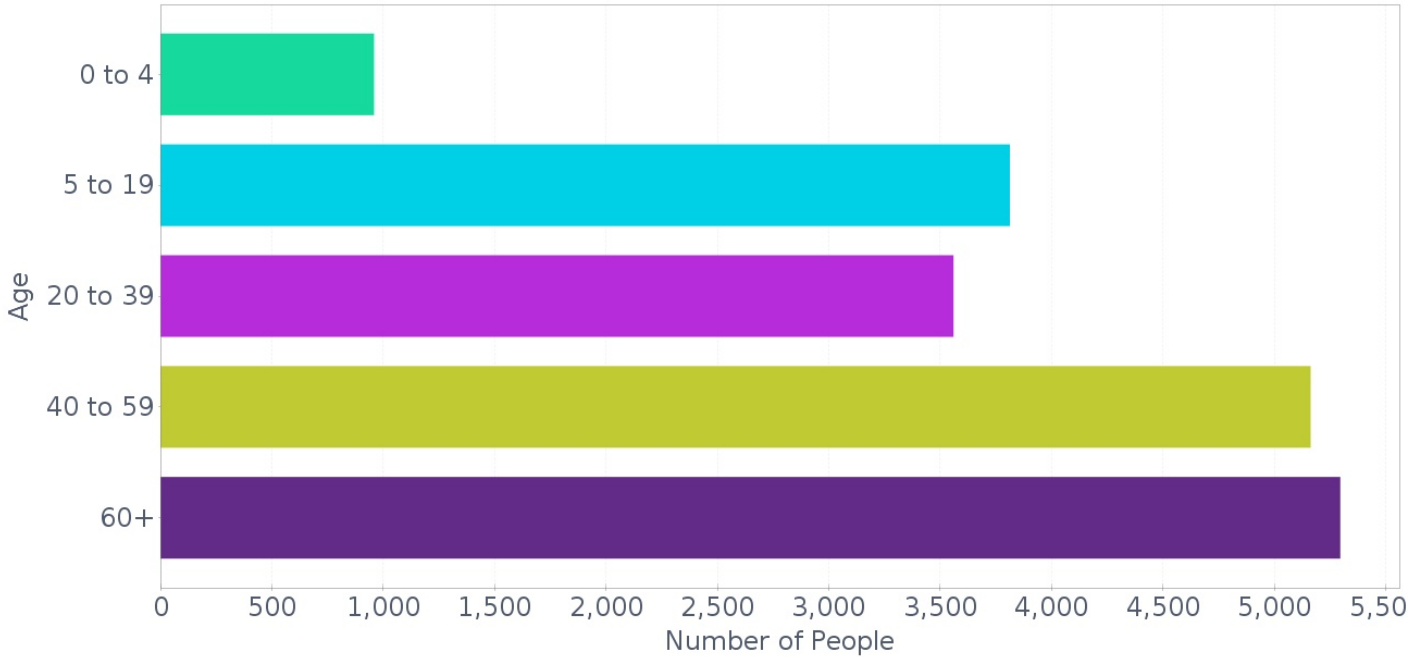
\$1,600.00



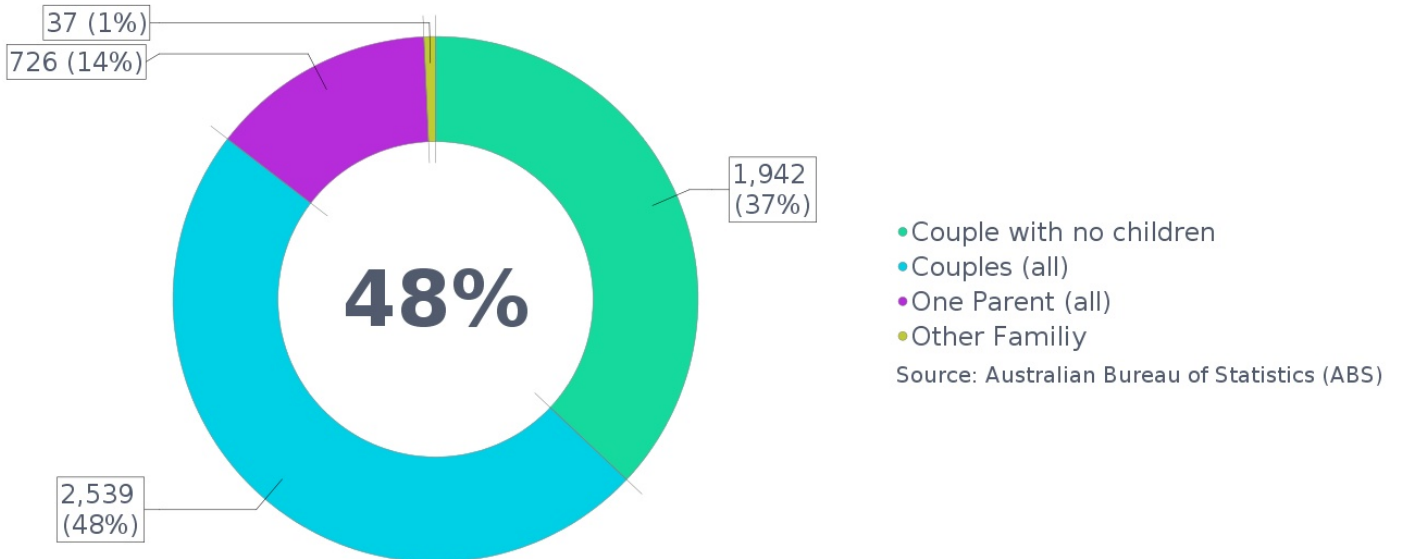
1,055 m²



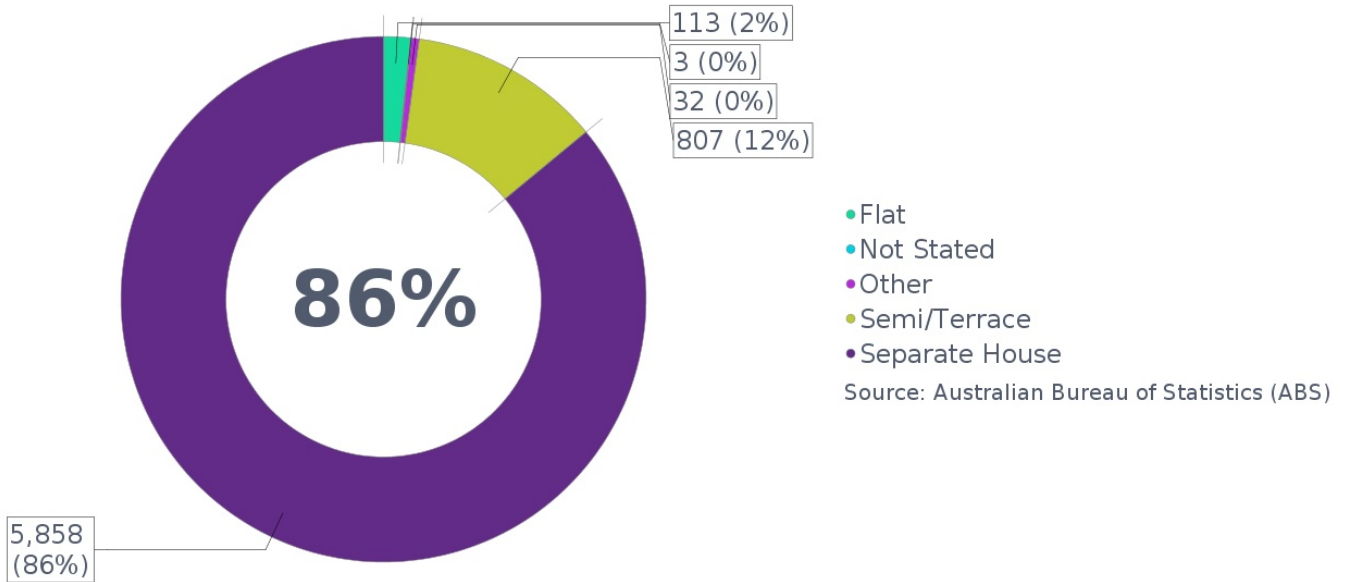
Age of Population (2021)



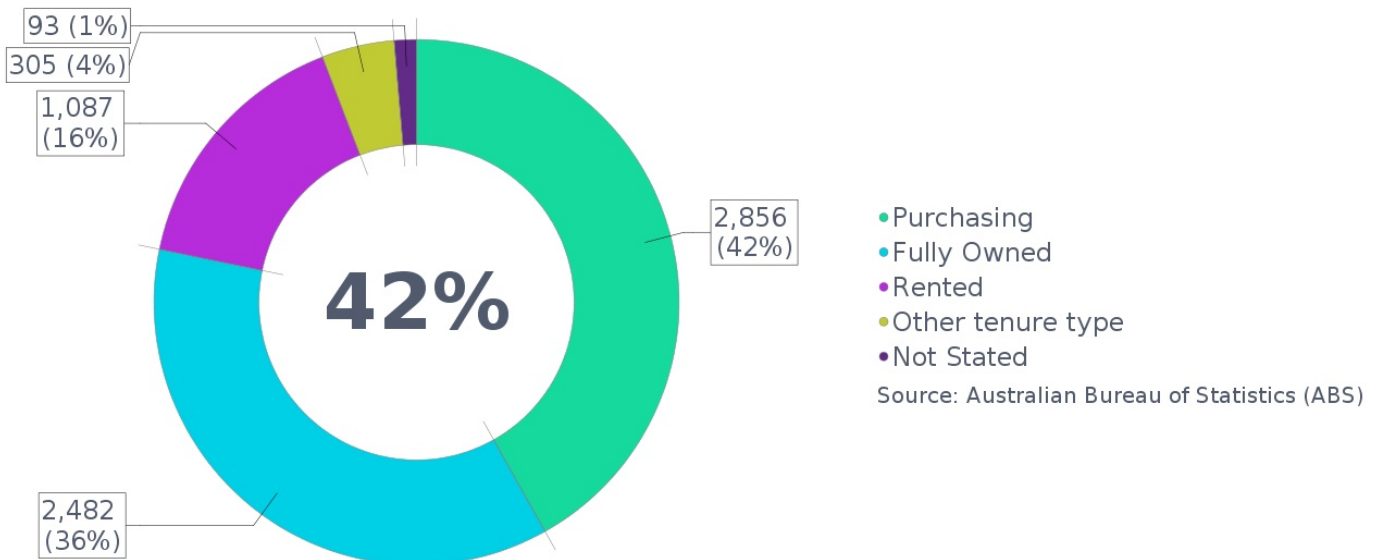
Family Composition (2021)



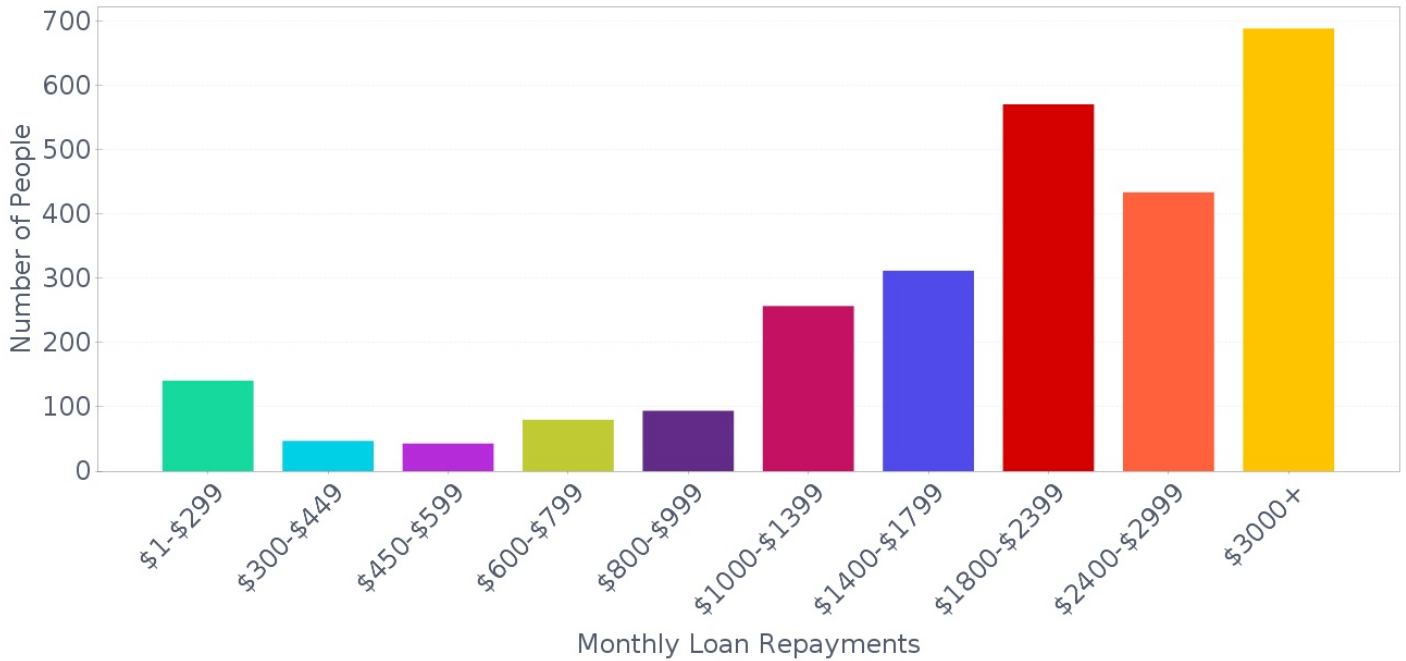
Dwelling Structure (2021)



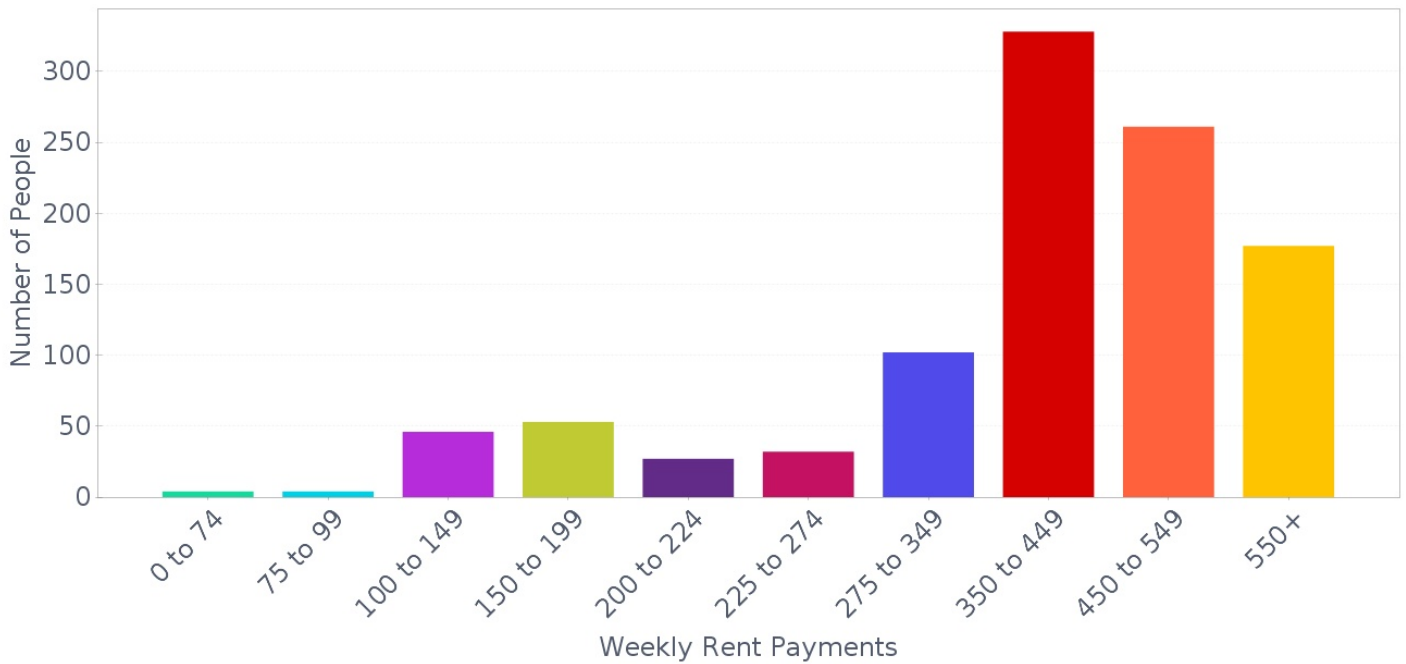
Home Ownership (2021)



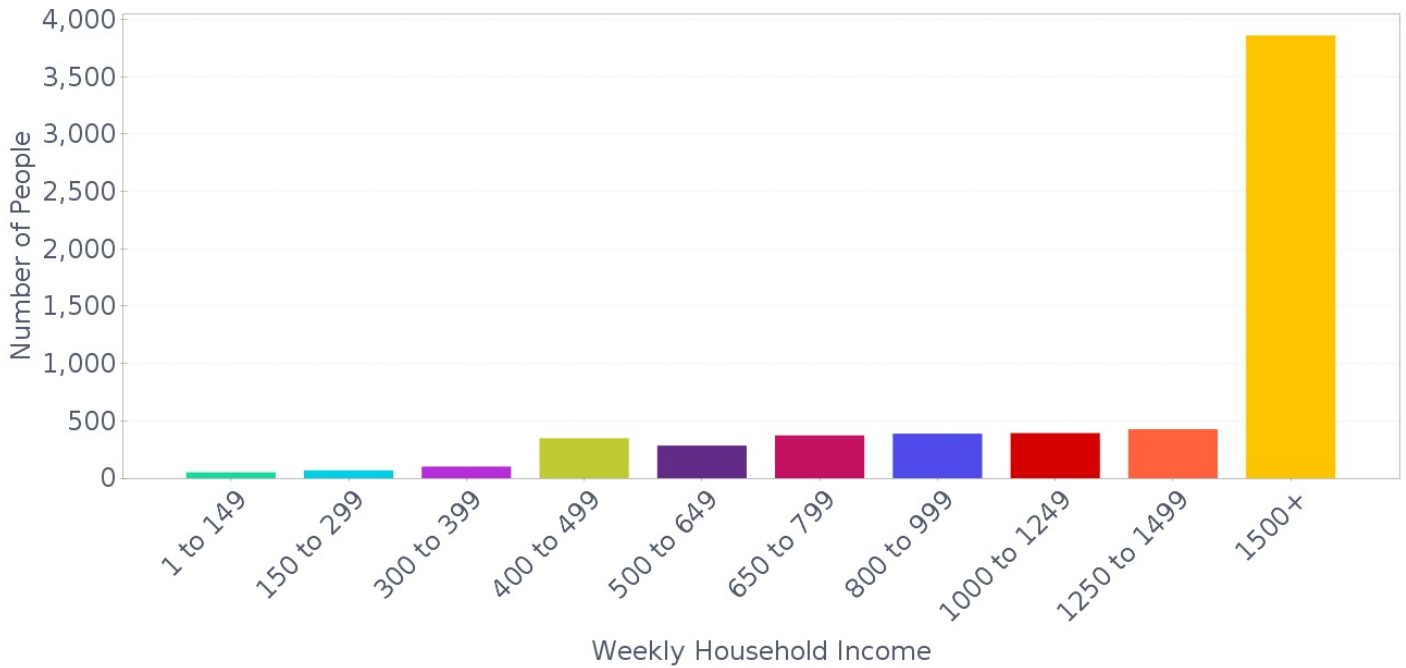
Home Loan Repayments - Monthly (2021)



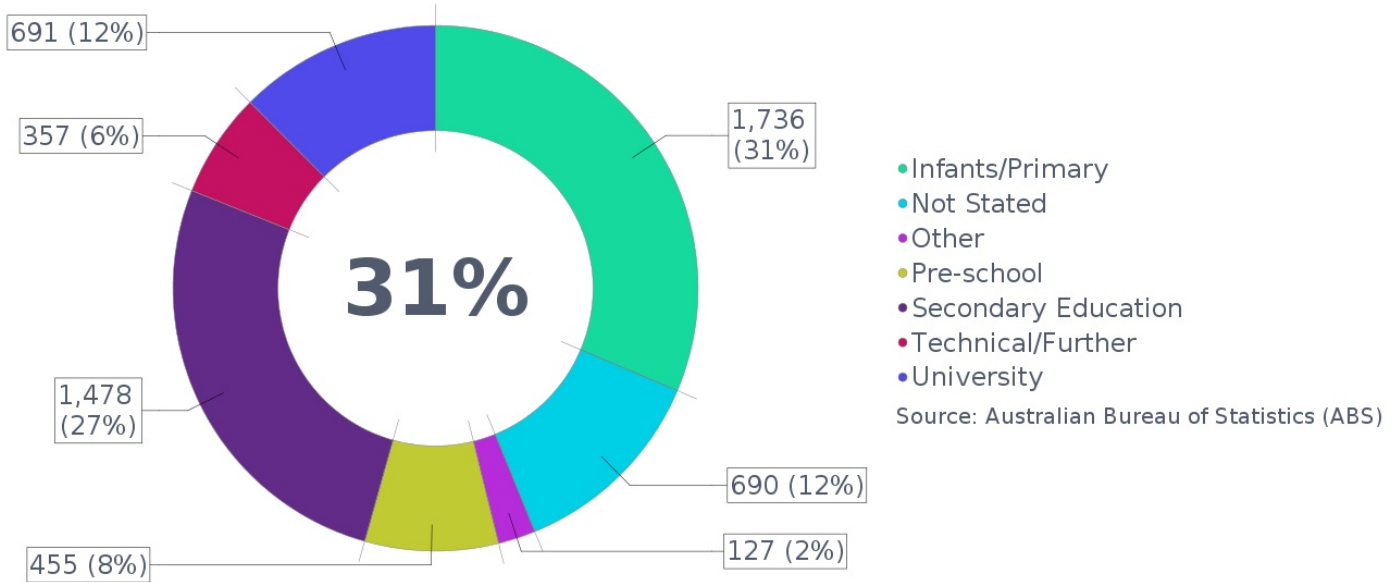
Rent Payments - Weekly (2021)



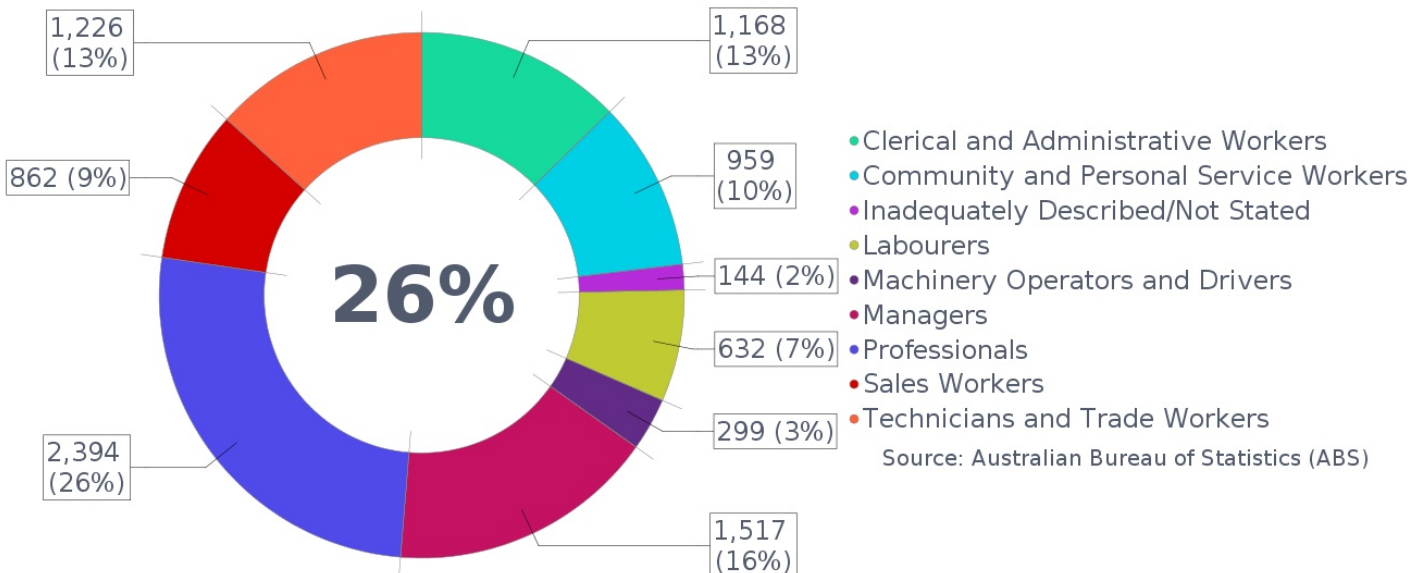
Household Income - Weekly (2021)



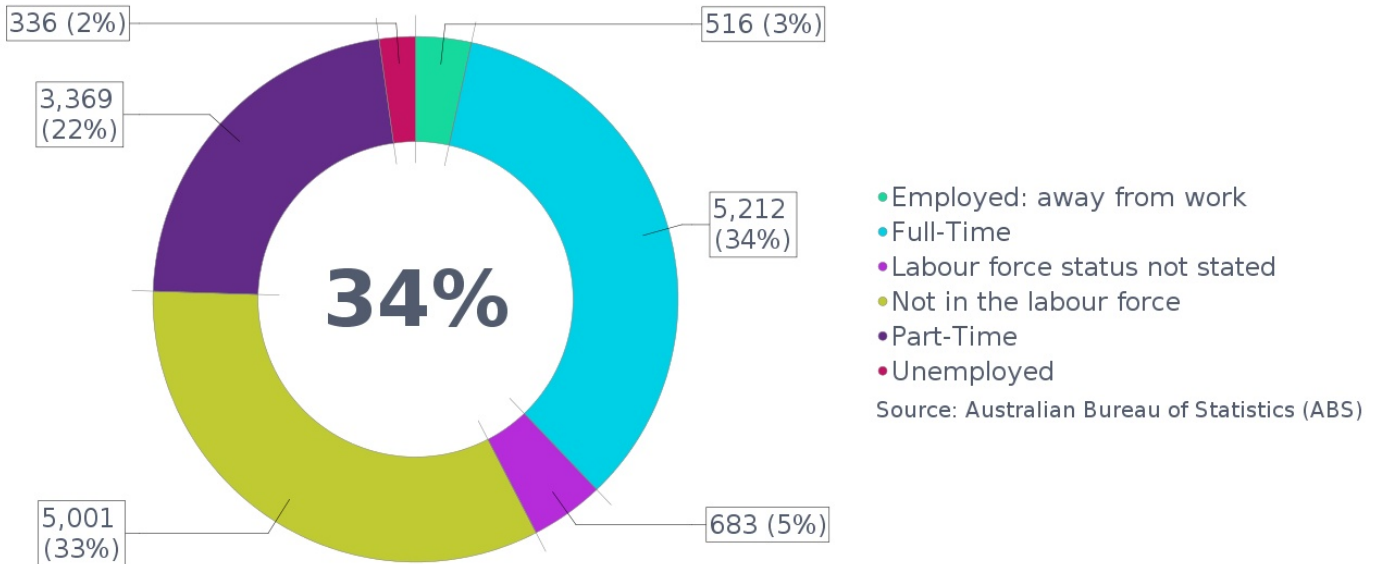
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

