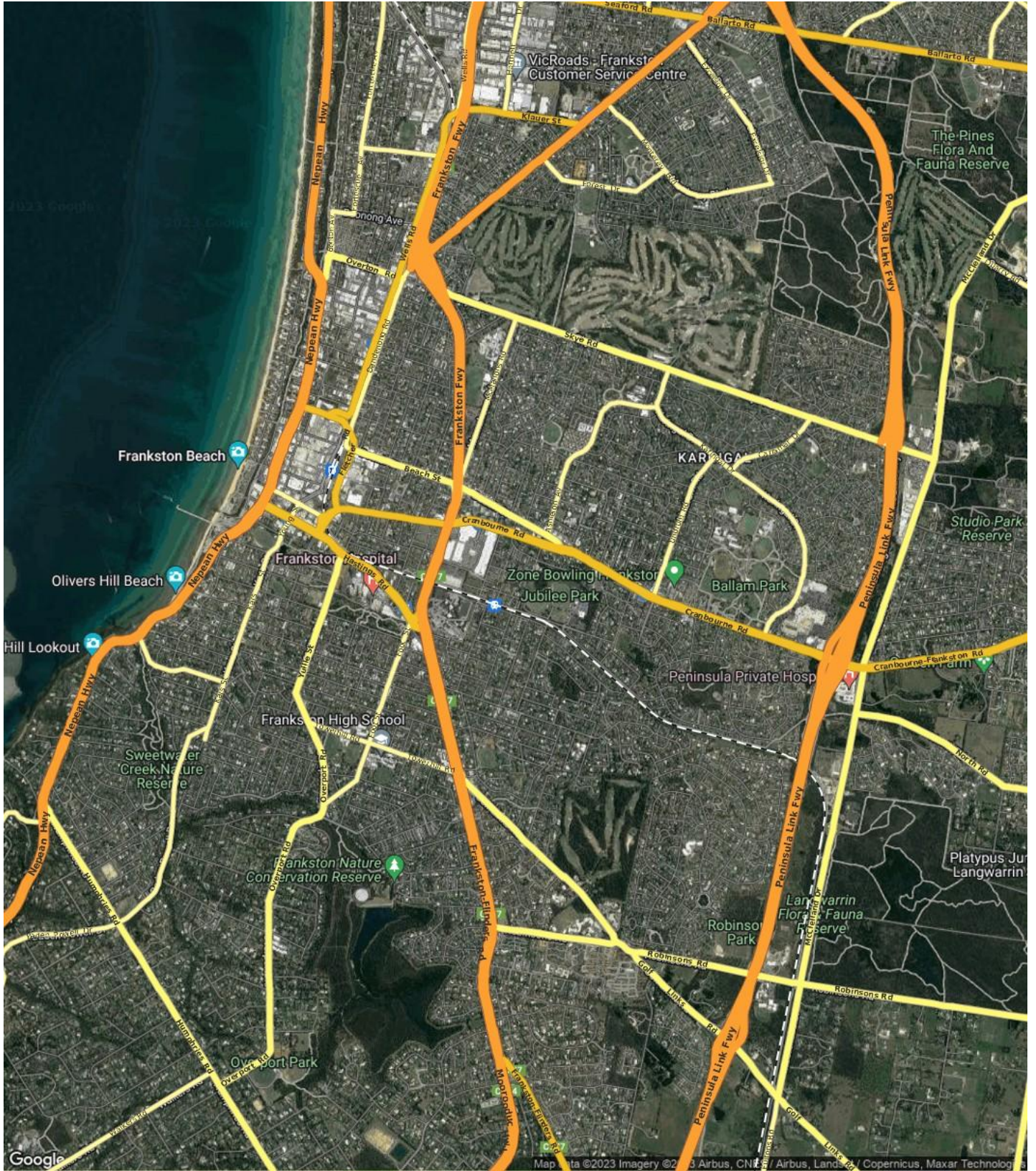


# **SUBURB FLYOVER REPORT**

FRANKSTON (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

# FRANKSTON - Suburb Map



# FRANKSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	808	\$ 245,000	0.0 %	\$ 17,000	\$ 2,790,000
2007	895	\$ 279,000	13.9 %	\$ 1,650	\$ 2,800,000
2008	622	\$ 300,000	7.5 %	\$ 7,500	\$ 2,187,900
2009	741	\$ 315,000	5.0 %	\$ 90,000	\$ 1,870,000
2010	719	\$ 365,000	15.9 %	\$ 5,000	\$ 1,675,000
2011	583	\$ 355,000	-2.7 %	\$ 6,000	\$ 2,530,000
2012	572	\$ 335,000	-5.6 %	\$ 87,000	\$ 1,800,000
2013	673	\$ 347,000	3.6 %	\$ 53,968	\$ 3,000,000
2014	715	\$ 368,000	6.1 %	\$ 127,846	\$ 3,511,000
2015	746	\$ 425,000	15.5 %	\$ 160,000	\$ 1,800,000
2016	681	\$ 471,000	10.8 %	\$ 180,000	\$ 2,710,000
2017	741	\$ 600,000	27.4 %	\$ 212,000	\$ 3,400,000
2018	591	\$ 605,000	0.8 %	\$ 75,000	\$ 2,600,000
2019	531	\$ 580,000	-4.1 %	\$ 275,000	\$ 2,125,000
2020	482	\$ 621,250	7.1 %	\$ 233,839	\$ 1,660,000
2021	711	\$ 751,000	20.9 %	\$ 300,000	\$ 3,725,000
2022	507	\$ 765,000	1.9 %	\$ 321,000	\$ 5,050,000
2023	365	\$ 730,000	-4.6 %	\$ 432,000	\$ 2,720,000
2024	0				

**Median Sale Price**  
**\$730k**

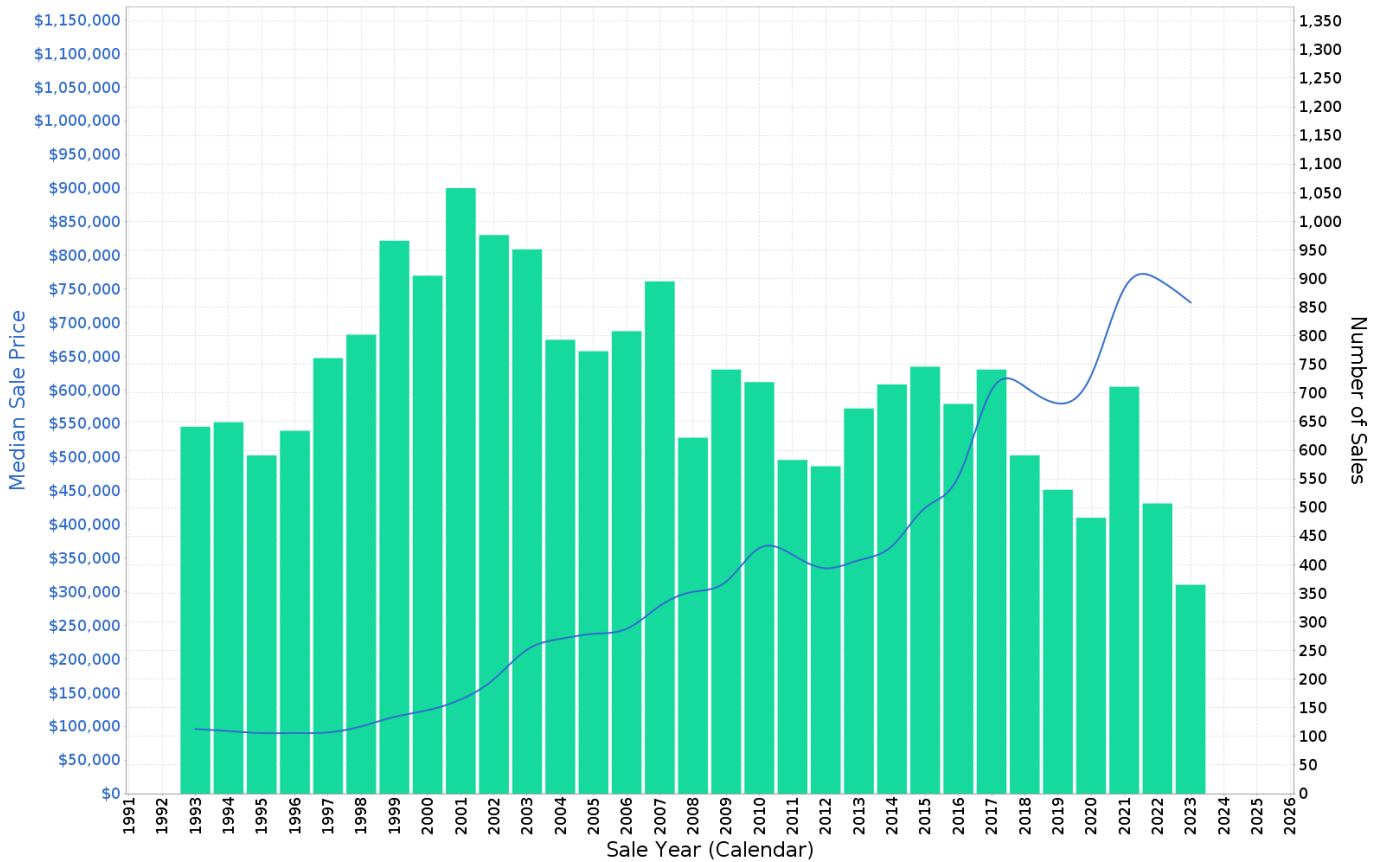
Based on 365 recorded House sales within the last 12 months (2023)

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

**Suburb Growth**  
**-4.6%**

Current Median Price: \$730,000  
Previous Median Price: \$765,000

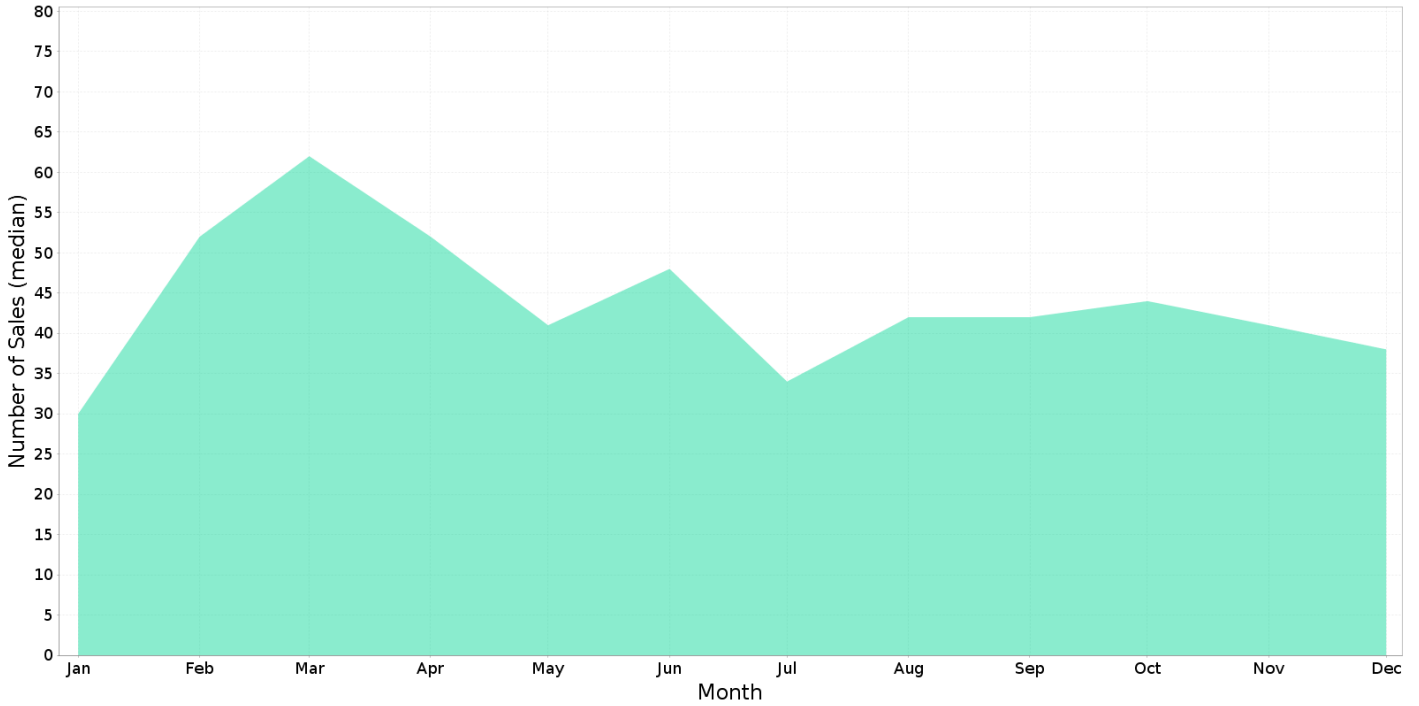
Based on 872 recorded House sales compared over the last two rolling 12 month periods



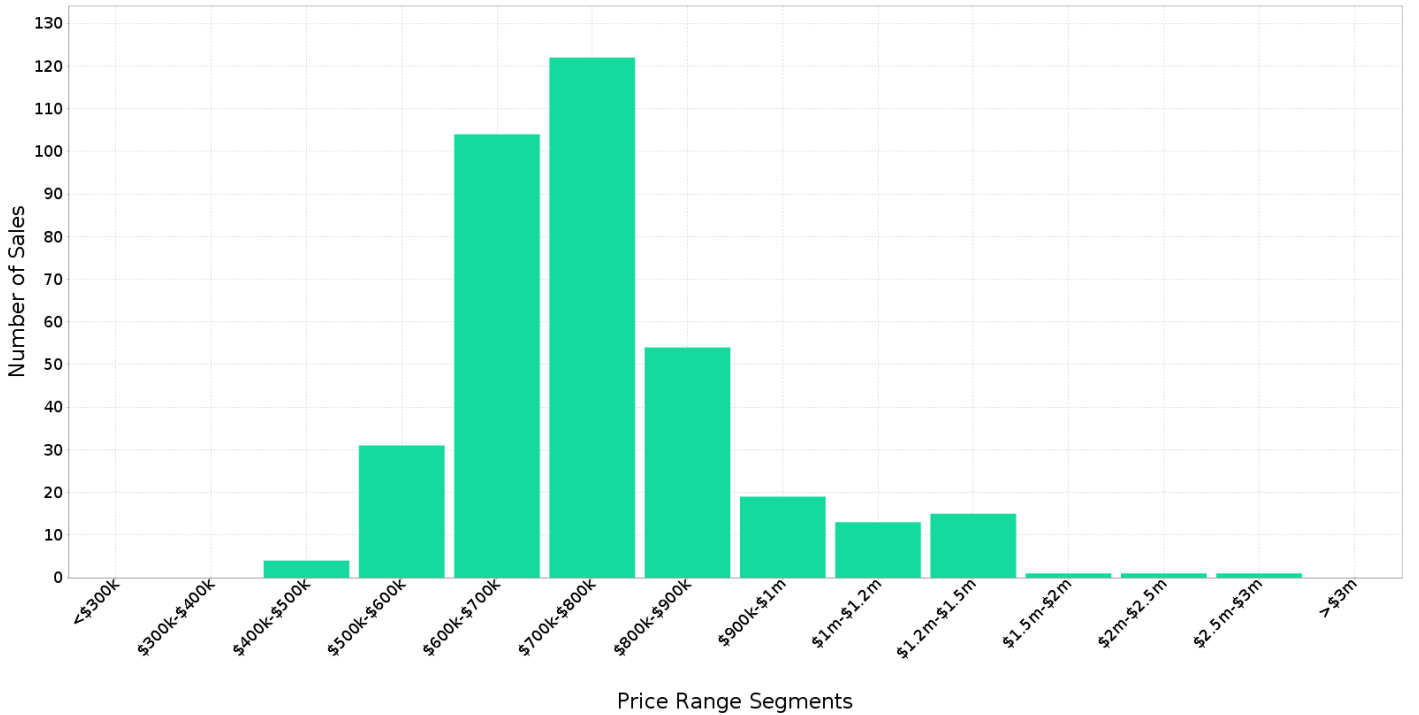
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## FRANKSTON - Peak Selling Periods (3 years)



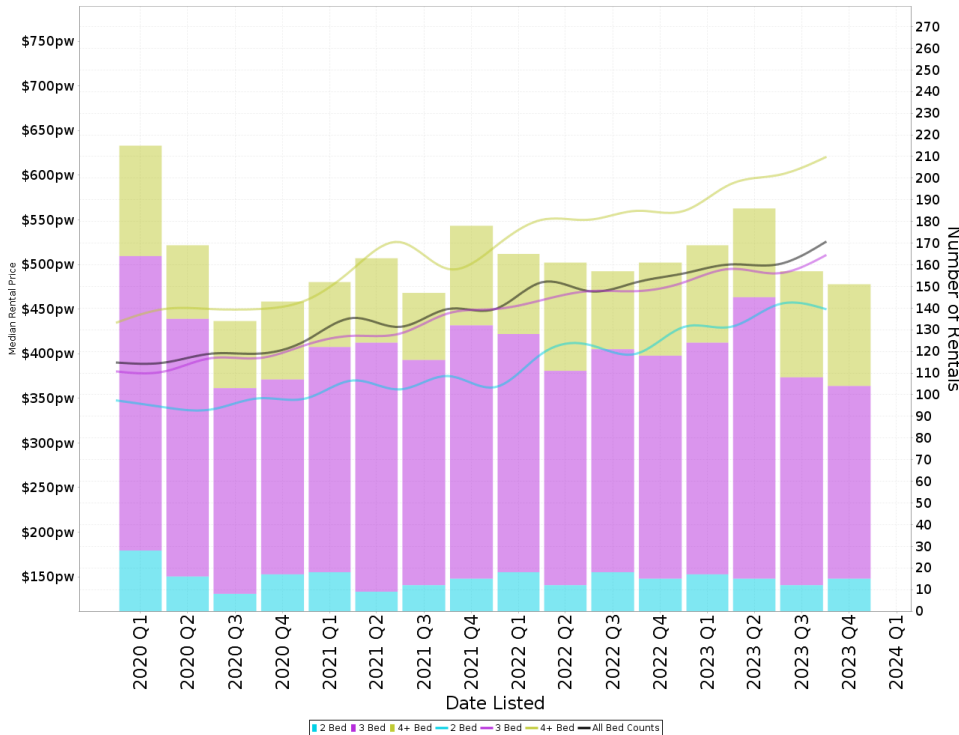
## FRANKSTON - Price Range Segments (12 months)



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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.6%**

Current Median Price: \$730,000  
Previous Median Price: \$765,000

Based on 872 registered House sales compared over the last two rolling 12 month periods.

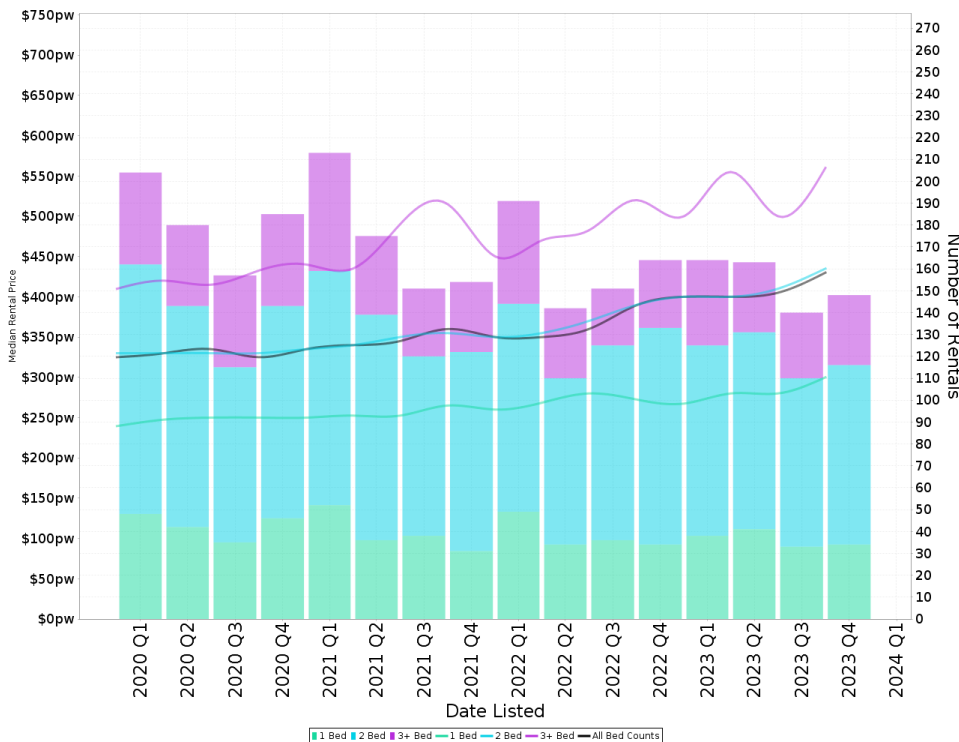
### Suburb Rental Yield

**+3.6%**

Current Median Price: \$730,000  
Current Median Rent: \$500

Based on 663 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-11.4%**

Current Median Price: \$483,000  
Previous Median Price: \$545,000

Based on 709 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$483,000  
Current Median Rent: \$410

Based on 615 registered Unit rentals compared over the last 12 months.

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# FRANKSTON - Recently Sold Properties

Median Sale Price

**\$730k**

Based on 365 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

**-4.6%**

Current Median Price: \$730,000  
Previous Median Price: \$765,000

Based on 872 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**365**

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

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

**3/12-14 NURSERY AVE**



**\$405,000**

275 m<sup>2</sup> 2 1 1

Sold Dec 2023 27 Days

**22 GRIMWADE CRES**



**\$670,000**

571 m<sup>2</sup> 3 1 2

Sold Dec 2023 44 Days

**71 DANDENONG ROAD RD**



**\$775,000**

845 m<sup>2</sup> 3 1 4

Sold Dec 2023 87 Days

**8 BEVERLEY CL**



**\$750,000**

567 m<sup>2</sup> 3 2 2

Sold Dec 2023 65 Days

**50 FINLAY ST**



**\$655,000**

498 m<sup>2</sup> 3 2 -

Sold Dec 2023 26 Days

**10 TALARA CRT**




**\$640,000**

533 m<sup>2</sup> 4 1 1

Sold Dec 2023 41 Days

**6 BARWON AVE**



**\$790,000**

572 m<sup>2</sup> 4 2 3

Sold Dec 2023 24 Days

**2 CROMER CRT**




**\$750,000**

632 m<sup>2</sup> 3 1 1

Sold Dec 2023 51 Days

**6 EDNA ST**



**\$1,790,000**

706 m<sup>2</sup> 3 2 2

Sold Dec 2023

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**9 PALM CRT**

**\$1,060,000**

Another  
**SOLD**  
OFF MARKET

2023  
N/A

233 m<sup>2</sup> 3 2 -

**6 QUAMBY AVE**

**\$815,000**

2023  
17 Days

614 m<sup>2</sup> 4 3 2

**4 DIANNE CRT**

**\$857,000**

2023  
24 Days

602 m<sup>2</sup> 3 2 2

**4 PALM CRT**

**\$1,245,000**

2023  
22 Days

240 m<sup>2</sup> 3 2 1

**16 GUILDFORD CL**

**\$935,000**

2023  
21 Days

800 m<sup>2</sup> 4 2 2

**10 PARKVIEW DR**

**\$685,500**

2023

538 m<sup>2</sup> 3 1 1

**6 OAKLANDS CRES**

**\$620,000**

2023  
8 Days

578 m<sup>2</sup> 3 1 2

**1A SILAS AVE**

**\$765,000**

2023  
48 Days

547 m<sup>2</sup> 3 2 4

**5 CULBURRA AVE**

**\$677,000**

2023  
22 Days

562 m<sup>2</sup> 4 2 4

**7 RESERVOIR RD**

**\$753,000**

2023  
22 Days

699 m<sup>2</sup> 4 1 2

**28 TOWERHILL RD**

**\$877,575**

2023  
34 Days

904 m<sup>2</sup> 3 2 2

**49 MCMURTRY WAY**

**\$910,000**

2023  
25 Days

699 m<sup>2</sup> 4 2 2

# FRANKSTON - Properties For Rent

Median Rental Price

**\$500 /w**

Based on 663 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

**+3.6%**

Current Median Price: \$730,000  
Current Median Rent: \$500

Based on 365 recorded House sales and 663 House rentals compared over the last 12 months

Number of Rentals

**663**

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

**66 QUEEN STREET**

**\$460**

574 m<sup>2</sup> 3 1 1

Jan 2024 1 Day

**2/37 WILLIAMS STREET**

**\$540 / wk**

129 m<sup>2</sup> 2 2 1

Jan 2024 2 Days

**26 LEONARD STREET**

**\$599/wk**

817 m<sup>2</sup> 4 1 2

Jan 2024 2 Days

**3/24 CRICKLEWOOD AVENUE**

**\$395 per week**

267 m<sup>2</sup> 2 1 1

Jan 2024 5 Days

**117 WANGARRA ROAD**

**\$470.00 pw**

563 m<sup>2</sup> 3 1 1

Jan 2024 5 Days

**24 BERBERIS CRESCENT**

**\$480**

649 m<sup>2</sup> 3 1 2

Jan 2024 5 Days

**14 MORRIS COURT**

**\$540 pw**

536 m<sup>2</sup> 3 1 2

Jan 2024 6 Days

**2 BUSH COURT**

**\$680 per week**

547.8 m<sup>2</sup> 3 1 2

Jan 2024 6 Days

**21 FOOT STREET**

**\$530**

483 m<sup>2</sup> 2 1 3

Jan 2024 5 Days

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**71 STANLEY STREET**



\$520 per week

Jan 2024  
8 Days

693 m<sup>2</sup> 3 1 1

**30 BAYVIEW ROAD**



\$625 per week

Jan 2024  
7 Days

692 m<sup>2</sup> 4 2 2

**5 ST FILLANS COURT**

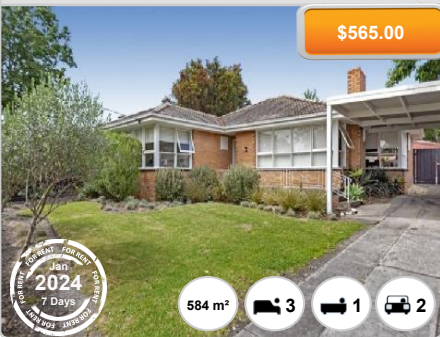


\$515 Per Week

Jan 2024  
7 Days

622 m<sup>2</sup> 3 2 2

**33 MINCHA STREET**




\$565.00

Jan 2024  
7 Days

584 m<sup>2</sup> 3 1 2

**36A BURNS STREET**



\$470 per week

Jan 2024  
7 Days

218 m<sup>2</sup> 3 2 1

**34 LIPTON DRIVE**

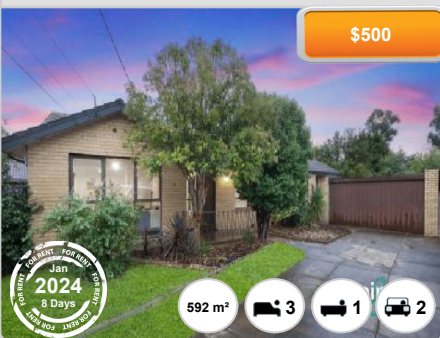


\$650 per week

Jan 2024  
8 Days

667 m<sup>2</sup> 3 2 2

**3 CHARON COURT**



\$500

Jan 2024  
8 Days

592 m<sup>2</sup> 3 1 2

**11/115 WILLOW ROAD**

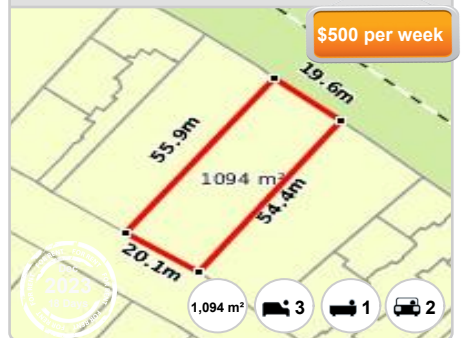


\$450 per week

Jan 2024  
8 Days

230 m<sup>2</sup> 2 1 1

**7 KENILWORTH AVENUE**



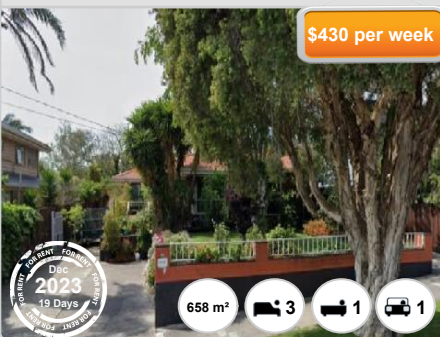
\$500 per week

2023  
19 Days

1,094 m<sup>2</sup> 3 1 2

55.9m 19.6m 54.4m 20.1m 1094 m<sup>2</sup>

**4 WINTON AVENUE**



\$430 per week

Dec 2023  
19 Days

658 m<sup>2</sup> 3 1 1

**4 PARWAN COURT**



\$650 pw

Dec 2023  
19 Days

568 m<sup>2</sup> 4 3 4

**7 FRANKLIN COURT**

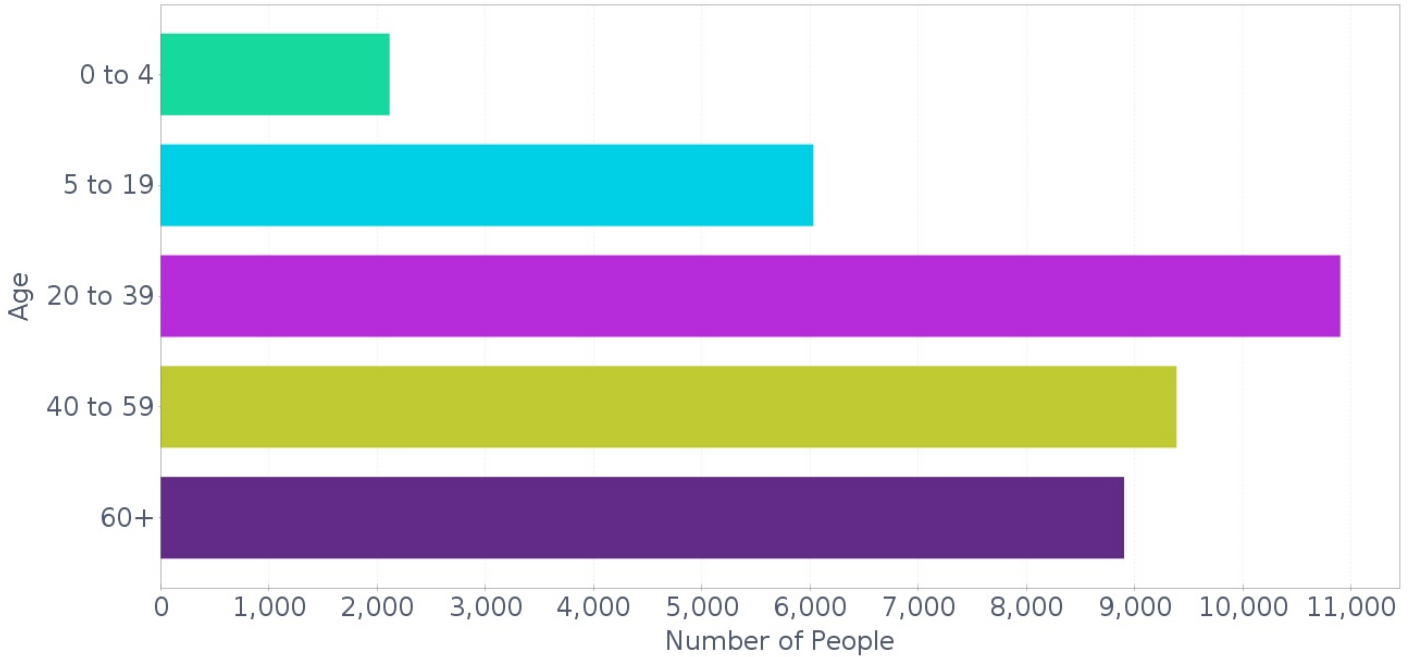


\$500 per week

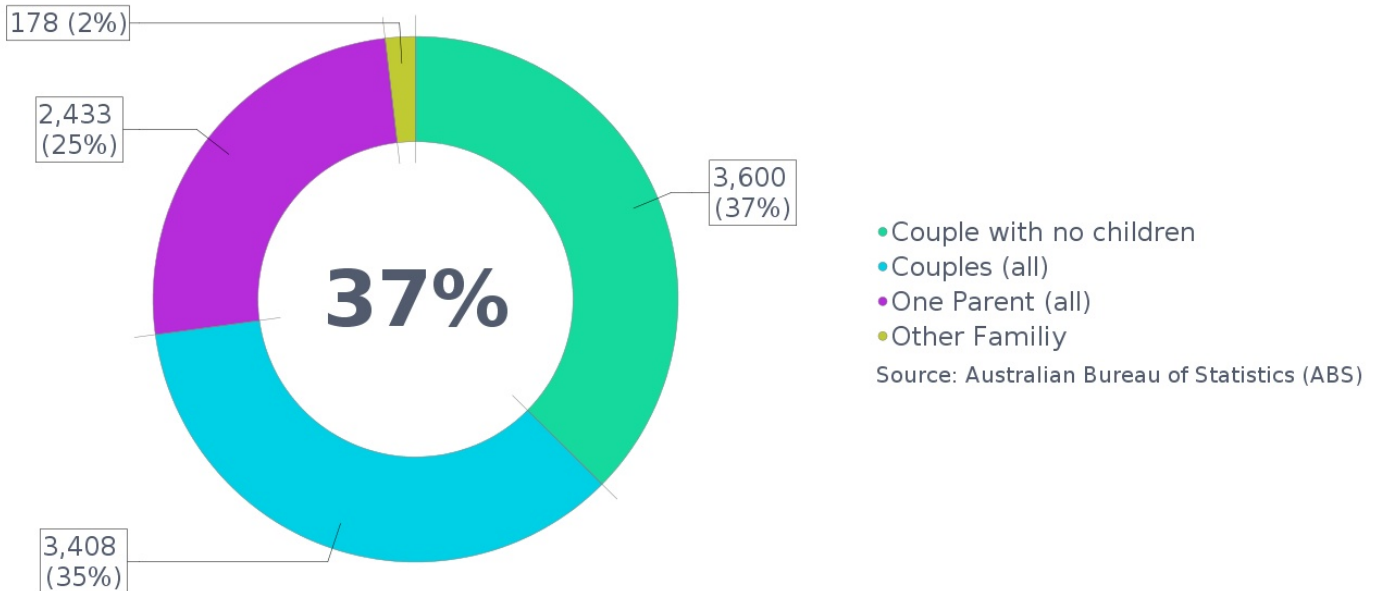
Dec 2023  
19 Days

1,315 m<sup>2</sup> 5 2 3

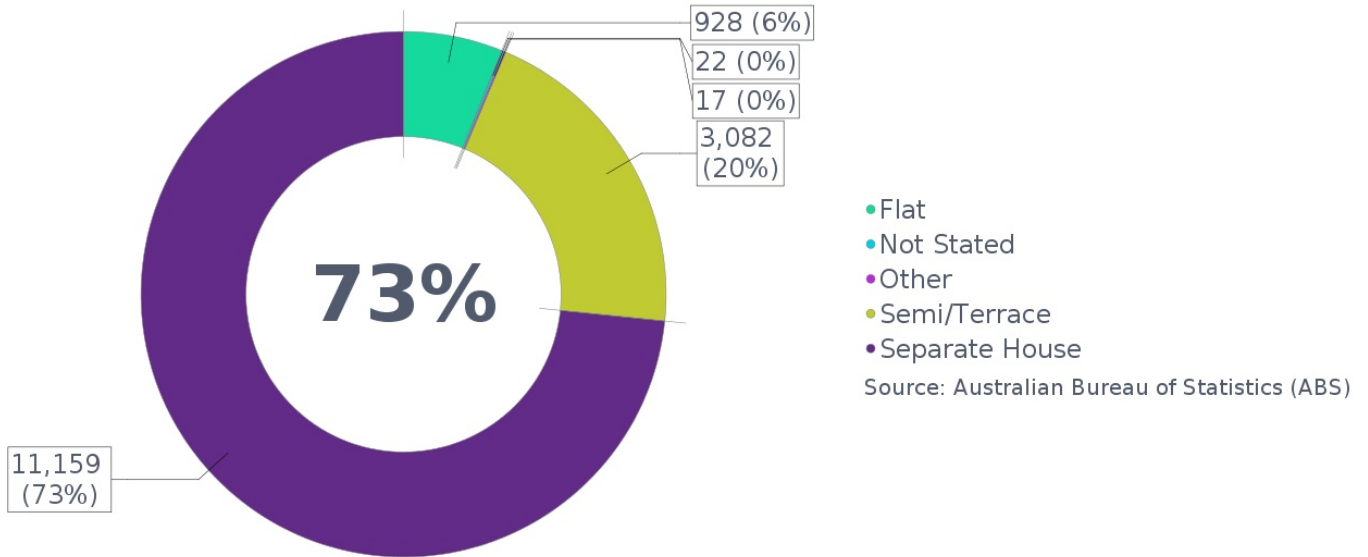
## Age of Population (2021)



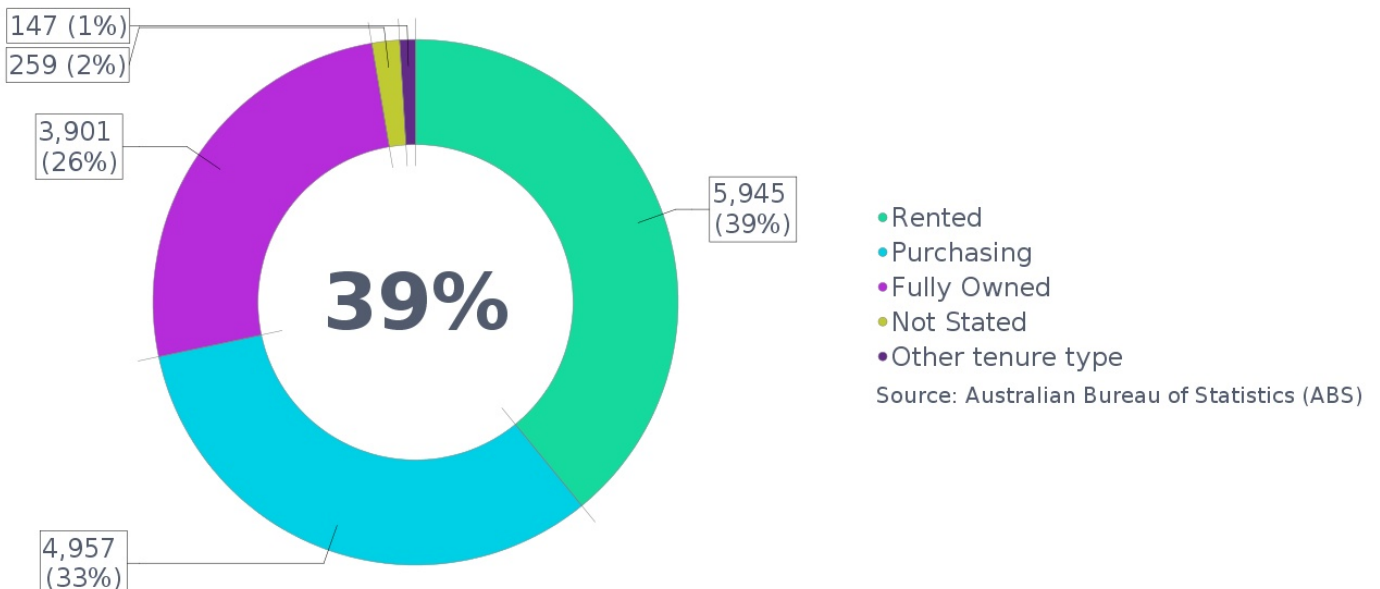
## Family Composition (2021)



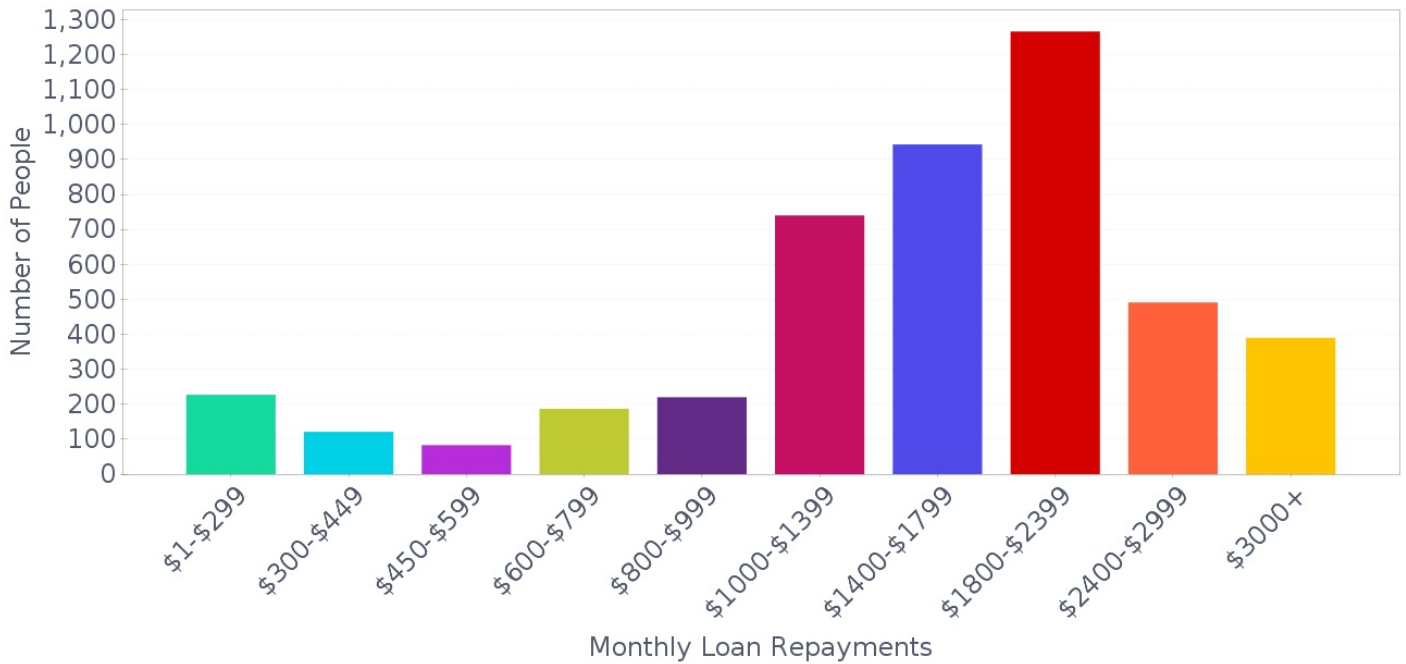
## Dwelling Structure (2021)



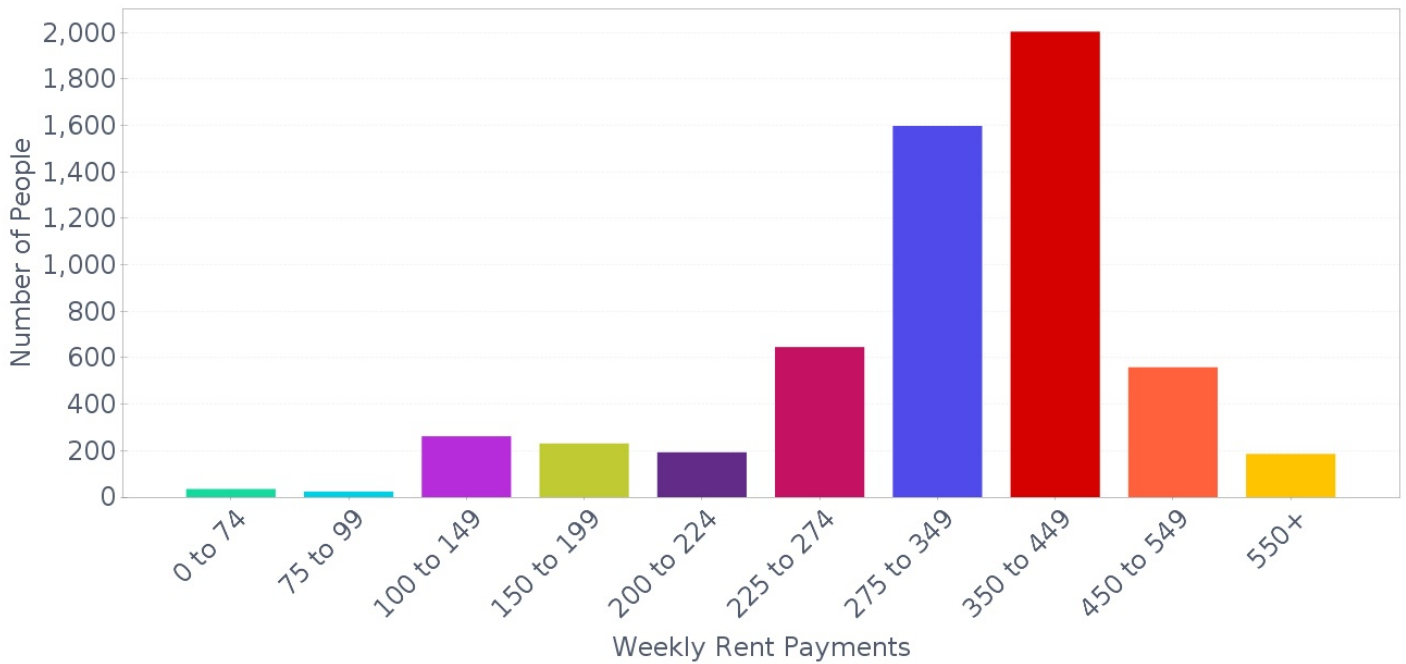
## Home Ownership (2021)



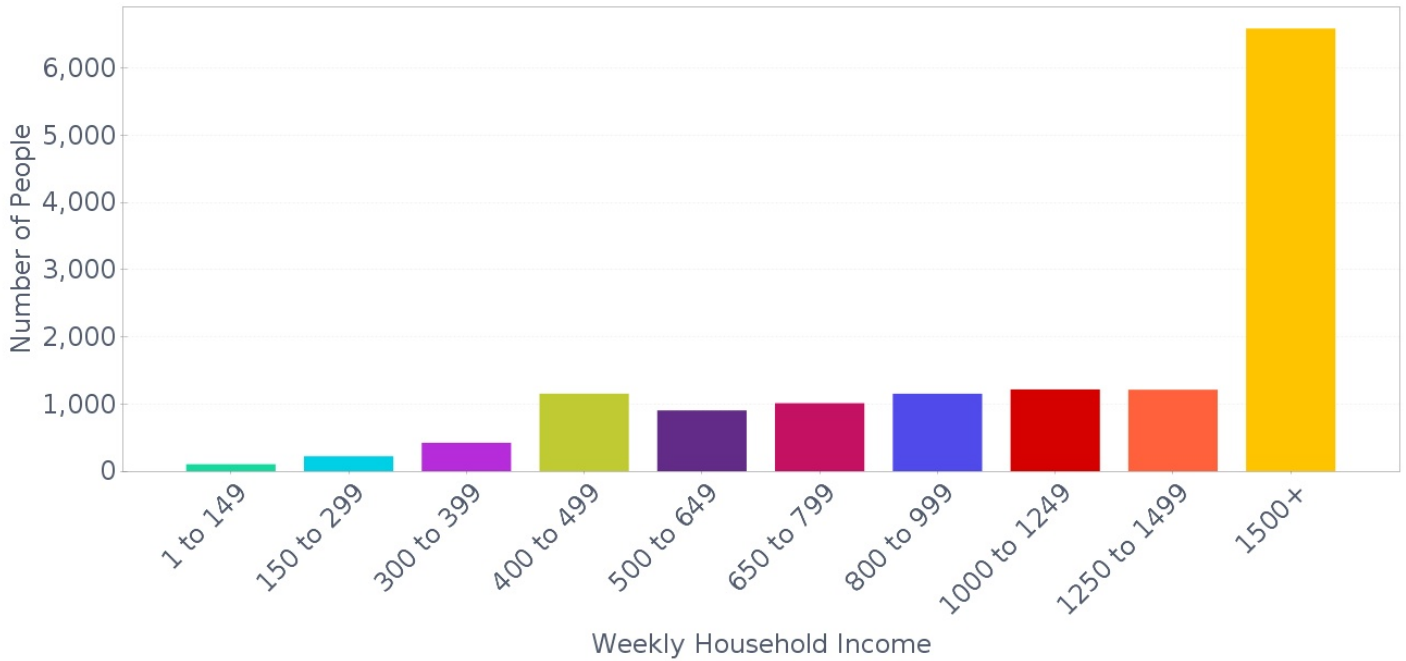
## Home Loan Repayments - Monthly (2021)



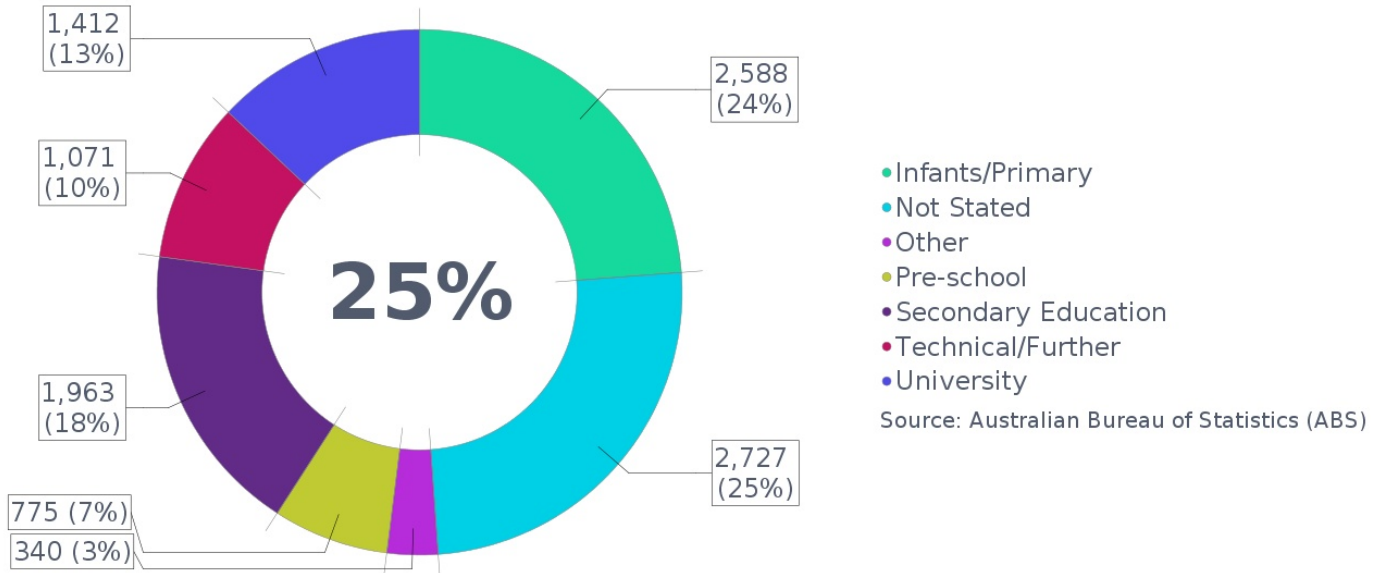
## Rent Payments - Weekly (2021)



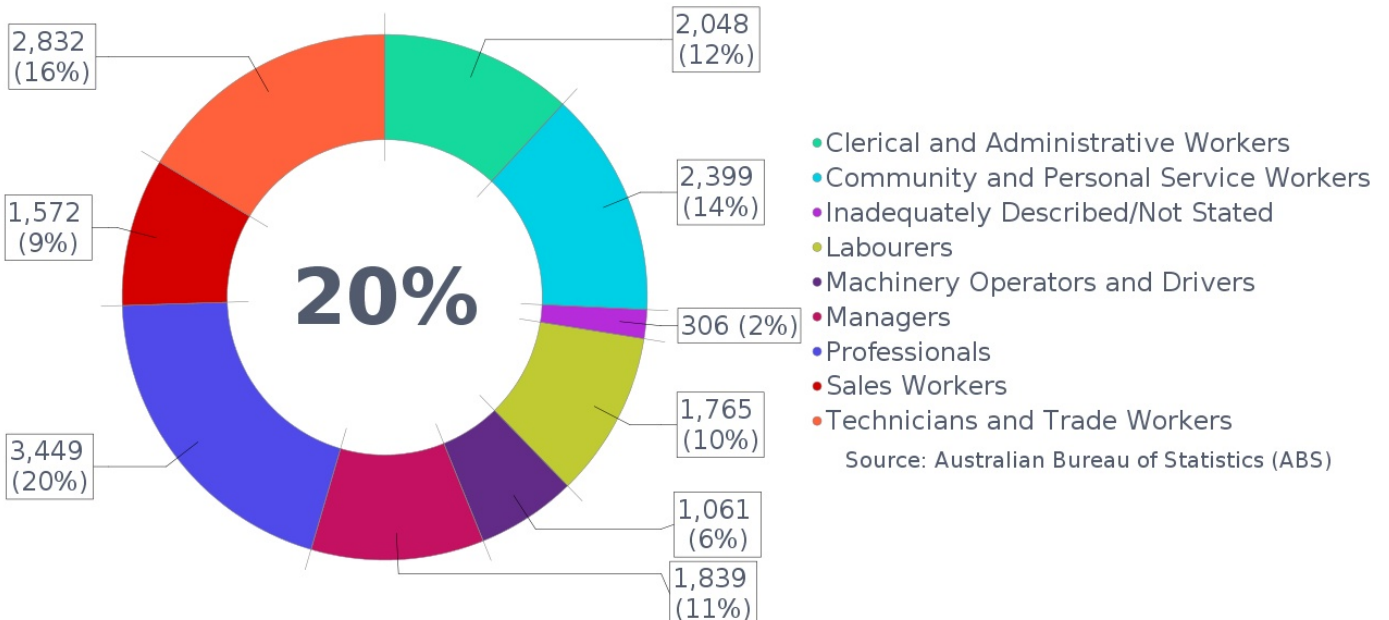
## Household Income - Weekly (2021)



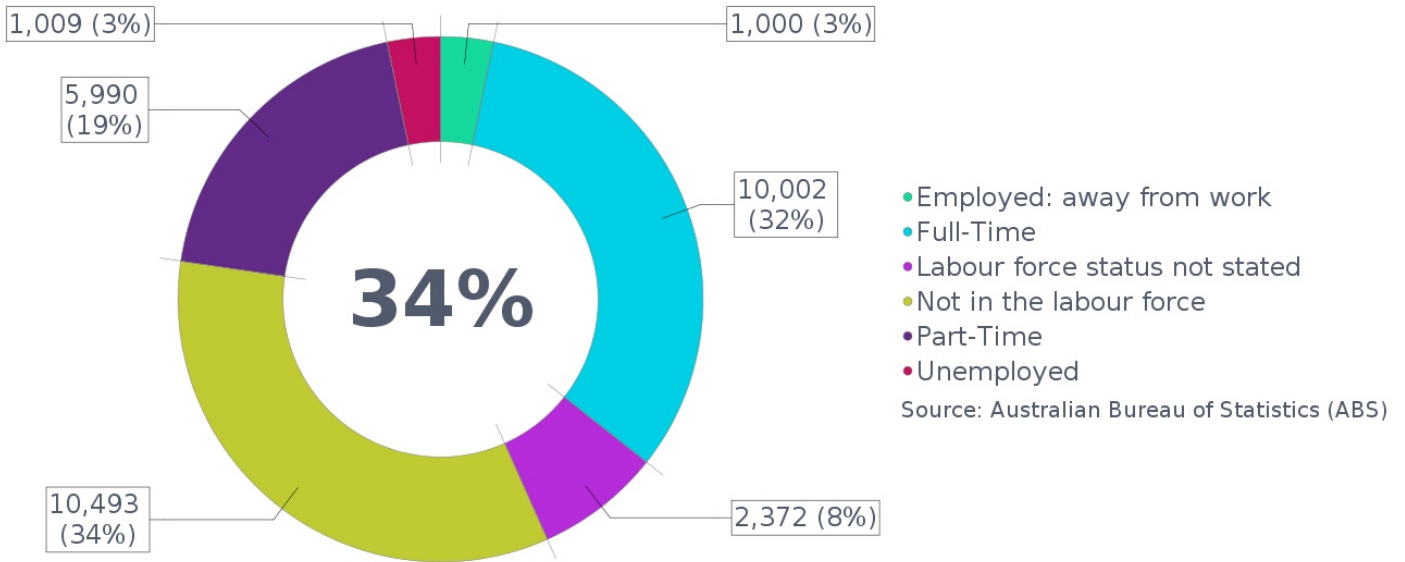
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

