

Suburb Report.



Frankston VIC 3199

Prepared on:
13 May 2019

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CoreLogic®

FRANKSTON



41km

Distance from GPO



36.1k

Population

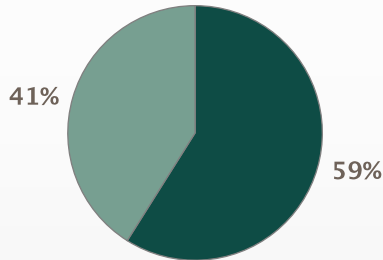
↑3.1%

5 year population change



11 years

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Frankston is approximately 19.8 square kilometres. It has 49 parks covering nearly 6.3% of total area. The population of Frankston in 2011 was 35,009 people. By 2016 the population was 36,090 showing a population growth of 3.1% in the area during that time. The predominant age group in Frankston is 30-39 years. Households in Frankston are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Frankston work in a professional occupation. In 2011, 58.7% of the homes in Frankston were owner-occupied compared with 56.8% in 2016. Currently the median sales price of houses in the area is \$595,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



11,220

669

\$545,227

152



5,486

321

\$404,991

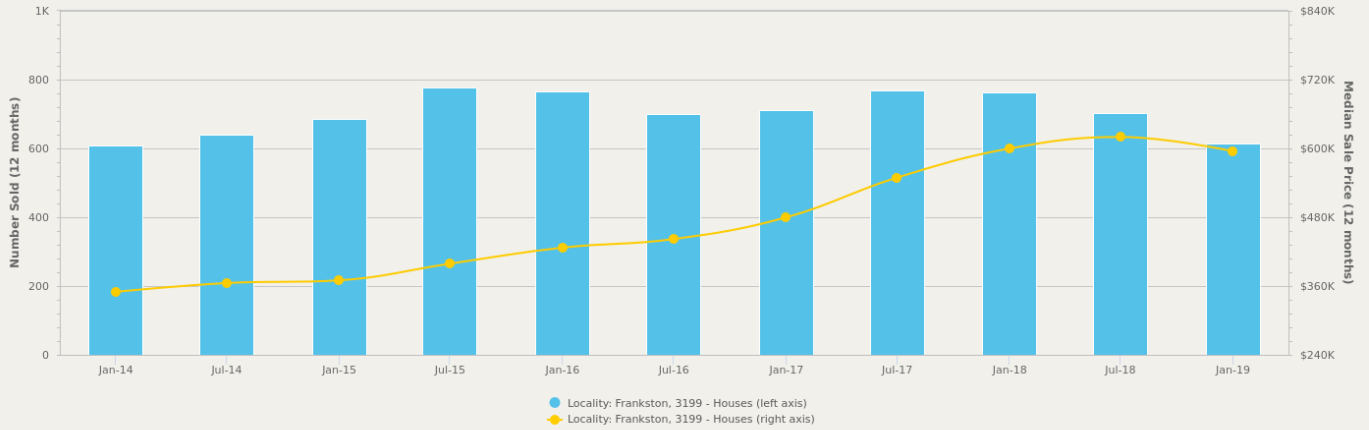
121

*Total number of unique properties listed for sale over the past 12 months.

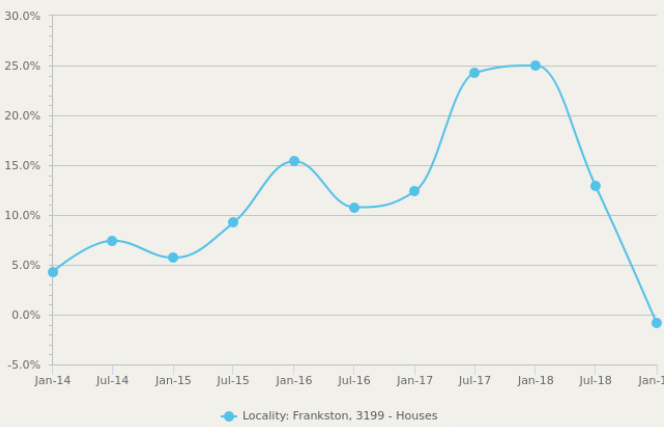


Houses: For Sale

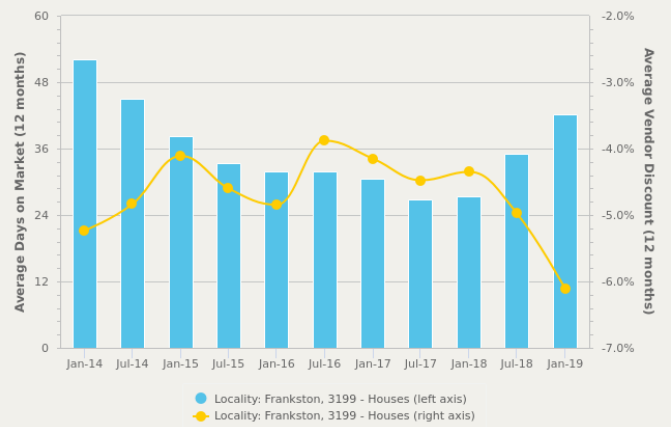
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$662,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$595,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$525,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

ON THE MARKET

11

2
BEDROOMS

RECENTLY SOLD

23

<p>10 Lawrey Street Frankston VIC 3199 Listed on 11 May 2019 \$530,000 - \$580,000</p> <p> 1 1 665m²</p>	<p>8 Colin Avenue Frankston VIC 3199 Sold on 25 Apr 2019 \$561,320*</p> <p> 2 1 639m²</p>
<p>13 Bragge Street Frankston VIC 3199 Listed on 10 May 2019 Contact Agent</p> <p> 4 1 563m²</p>	<p>24 Kurong Avenue Frankston VIC 3199 Sold on 17 Apr 2019 \$370,000*</p> <p> 1 1 578m²</p>

79

3
BEDROOMS

128

<p>11 Ashleigh Avenue Frankston VIC 3199 Listed on 12 May 2019 \$540,000-\$590,000</p> <p> 2 2 441m²</p>	<p>4 Frome Avenue Frankston VIC 3199 Sold on 09 May 2019 \$615,000*</p> <p> 1 1 772m²</p>
<p>3 Gatum Court Frankston VIC 3199 Listed on 12 May 2019 \$420,000 - \$460,000</p> <p> 2 1 386m²</p>	<p>16 Helvetia Court Frankston VIC 3199 Sold on 06 May 2019 \$650,000*</p> <p> 2 1 608m²</p>

48

4
BEDROOMS

67

<p>3 Faygate Court Frankston VIC 3199 Listed on 12 May 2019 \$590,000 - \$ 640,000</p> <p> 2 2 634m²</p>	<p>9 Finisterre Court Frankston VIC 3199 Sold on 11 May 2019 Not Disclosed</p> <p> 3 2 651m²</p>
<p>4 Jerome Court Frankston VIC 3199 Listed on 12 May 2019 \$575,000 - \$630,000</p> <p> 2 2 703m²</p>	<p>6 Narambi Crescent Frankston VIC 3199 Sold on 10 May 2019 \$640,000*</p> <p> 1 2 545m²</p>

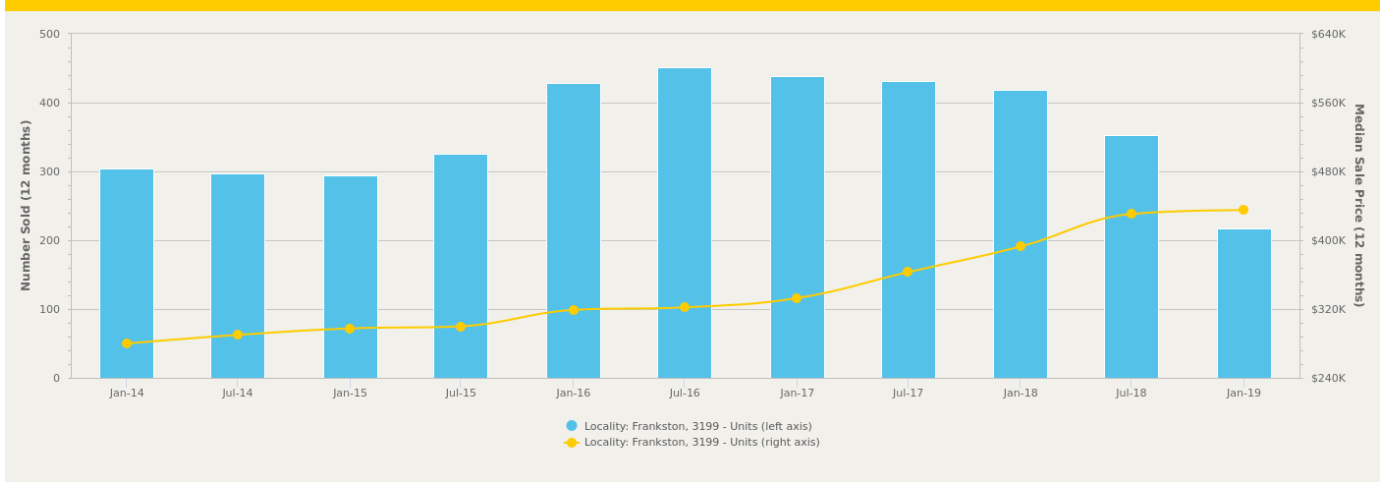
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

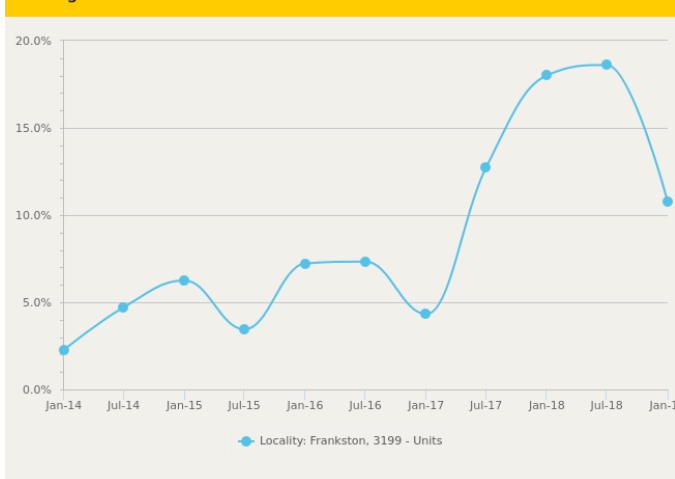


Units: For Sale

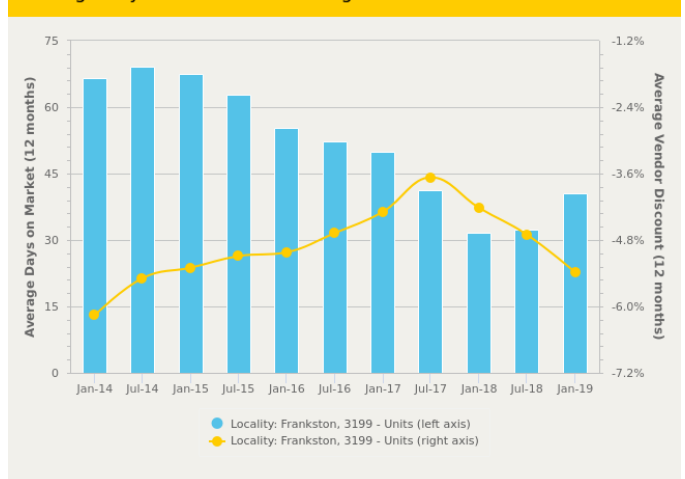
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$505,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$435,100

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$324,543

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



Units: Market Activity Snapshot

ON THE MARKET

18

1
BEDROOMS

RECENTLY SOLD

13

<p>5 Bragge Street Frankston VIC 3199 Listed on 11 May 2019 CONTACT AGENT</p> <p> 1 1 718m²</p>	<p>4/16 Petrie Street Frankston VIC 3199 Sold on 03 Apr 2019 Not Disclosed</p> <p> 1 1 90m²</p>
<p>5/61 Bayview Road Frankston VIC 3199 Listed on 10 May 2019 \$305,000</p> <p> - 1 76m²</p>	<p>9/4-6 Foot Street Frankston VIC 3199 Sold on 28 Mar 2019 \$300,000*</p> <p> 1 1 97m²</p>

59

2
BEDROOMS

48

<p>2/25-27 Ashleigh Avenue Frankston VIC 3199 Listed on 12 May 2019 \$430,000 - \$473,000</p> <p> 1 1 162m²</p>	<p>3/140 Williams Street Frankston VIC 3199 Sold on 06 May 2019 \$292,500*</p> <p> 1 1 131m²</p>
<p>17-27 Erskine Street Frankston VIC 3199 Listed on 12 May 2019 \$340,000 - \$374,000</p> <p> 3 1 153m²</p>	<p>8/68-70 Nolan Street Frankston VIC 3199 Sold on 26 Apr 2019 \$495,000*</p> <p> 1 1 121m²</p>

34

3
BEDROOMS

22

<p>8 Abelia Avenue Frankston VIC 3199 Listed on 12 May 2019 \$550,000 - \$600,000</p> <p> 2 2 162m²</p>	<p>52A Skye Road Frankston VIC 3199 Sold on 29 Apr 2019 Not Disclosed</p> <p> 2 2 300m²</p>
<p>4/24-26 Robinia Street Frankston VIC 3199 Listed on 12 May 2019 \$530,000 - \$550,000</p> <p> 2 2 234m²</p>	<p>6/316 Skye Road Frankston VIC 3199 Sold on 29 Apr 2019 Not Disclosed</p> <p> 1 1 142m²</p>

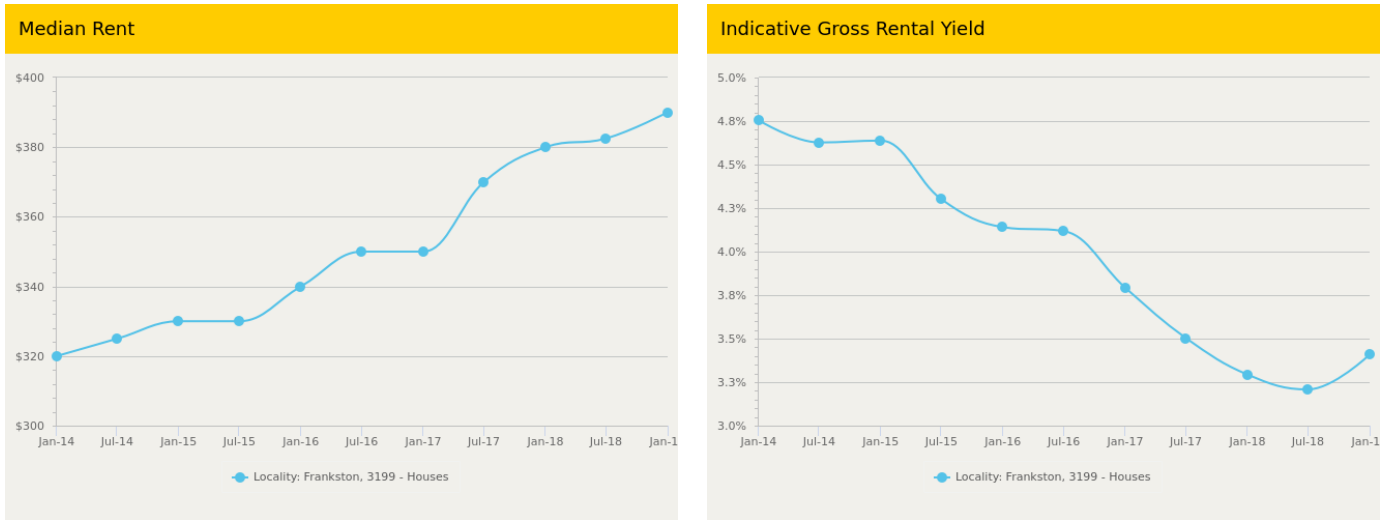


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



Houses: For Rent



Houses: Rental Activity Snapshot

FOR RENT



6

2
BEDROOMS

 <p>2 Gulwa Avenue Frankston VIC 3199</p> <p>Listed on 12 May 2019 \$400/W</p> <div style="display: flex; flex-direction: column; align-items: center;"> 2 2 262m² </div>	 <p>4 Bradshaw Street Frankston VIC 3199</p> <p>Listed on 08 May 2019 \$345/W</p> <div style="display: flex; flex-direction: column; align-items: center;"> 1 1 760m² </div>
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90

3
BEDROOMS

 <p>19 Lerwick Court Frankston VIC 3199</p> <p>Listed on 12 May 2019 \$380/W</p> <div style="display: flex; flex-direction: column; align-items: center;"> 2 1 543m² </div>	 <p>18 Margate Avenue Frankston VIC 3199</p> <p>Listed on 12 May 2019 \$335/W</p> <div style="display: flex; flex-direction: column; align-items: center;"> 1 1 831m² </div>
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26

4
BEDROOMS

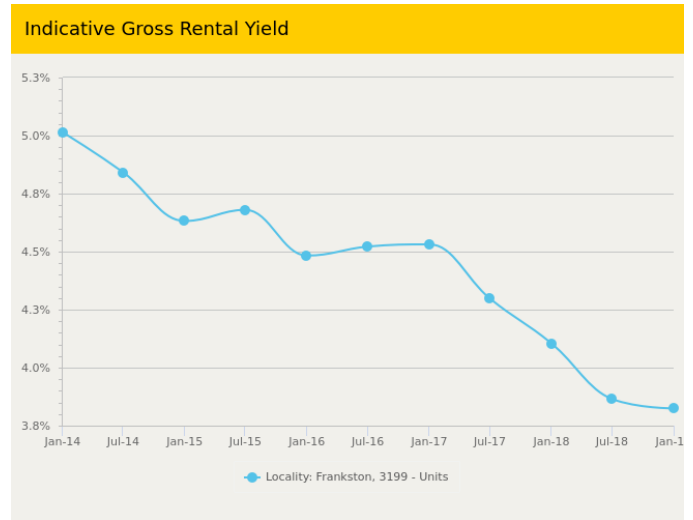
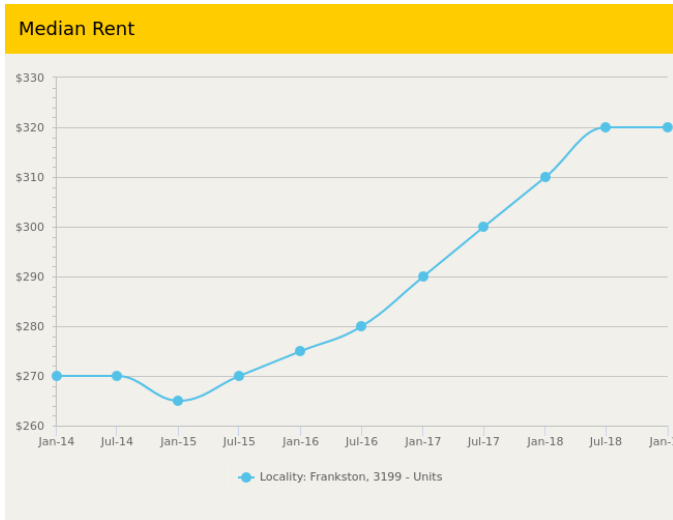
 <p>24 Leonard Street Frankston VIC 3199</p> <p>Listed on 12 May 2019 \$320/W</p> <div style="display: flex; flex-direction: column; align-items: center;"> 2 2 804m² </div>	 <p>9 Alexander Crescent Frankston VIC 3199</p> <p>Listed on 11 May 2019 \$449/W</p> <div style="display: flex; flex-direction: column; align-items: center;"> 2 1 546m² </div>
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= number of houses observed as On the Market for Rent within the last month



Units: For Rent



Units: Rental Activity Snapshot

FOR RENT

16

1
BEDROOMS

<p>406 Nepean Highway Frankston VIC 3199 Listed on 11 May 2019 \$195/W</p> <p> 1 1 3,682m²</p>	<p>8/358 Nepean Highway Frankston VIC 3199 Listed on 10 May 2019 \$210/W</p> <p> - 1 979m²</p>
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78

2
BEDROOMS

<p>1/14 St Johns Avenue Frankston VIC 3199 Listed on 12 May 2019 \$320/W</p> <p> 1 2 318m²</p>	<p>7/13 Cliff Road Frankston VIC 3199 Listed on 11 May 2019 \$230/W</p> <p> 2 1 989m²</p>
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26

3
BEDROOMS

<p>1/12 Gweno Avenue Frankston VIC 3199 Listed on 12 May 2019 \$440/W</p> <p> 2 2 242m²</p>	<p>33/95 Ashleigh Avenue Frankston VIC 3199 Listed on 10 May 2019 \$380/W</p> <p> 2 1 313m²</p>
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= number of units observed as On the Market for Rent within the last month

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