ADVISEABLE

SUBURB FLYOVER REPORT

FRANKSTON SOUTH (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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FRANKSTON SOUTH - Suburb Map

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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	237	$ 1,175,000	-2.1 %	$ 650,000	$ 2,800,000
2024	191	$ 1,120,000	-4.7 %	$ 640,000	$ 2,605,000

Median Sale Price

$1.18m

Based on 245 recorded House sales within the last 12 months (Oct '23 - Sep '24)

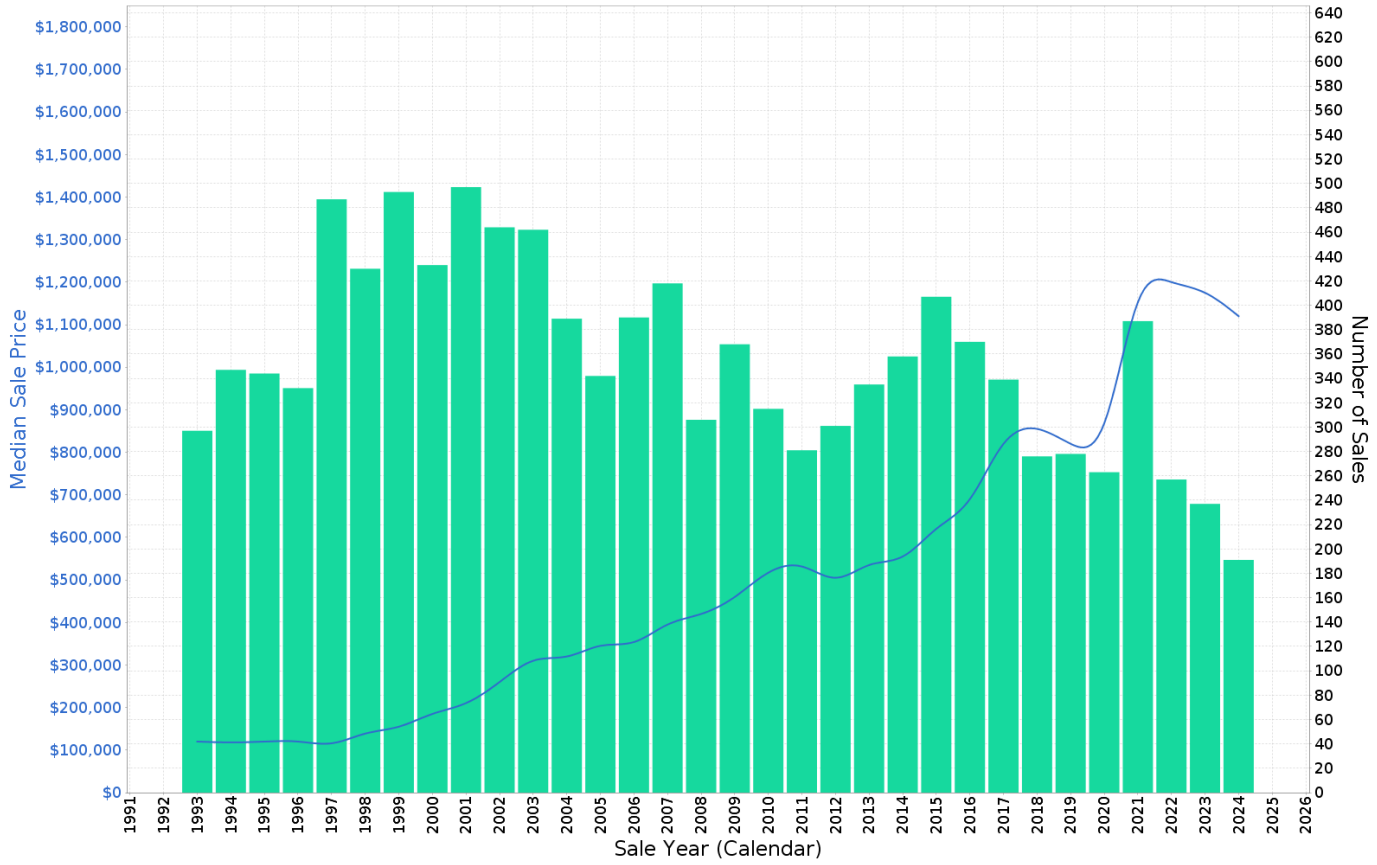
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.9%

Current Median Price: $1,180,000
Previous Median Price: $1,158,000

Based on 480 recorded House sales compared over the last two rolling 12 month periods



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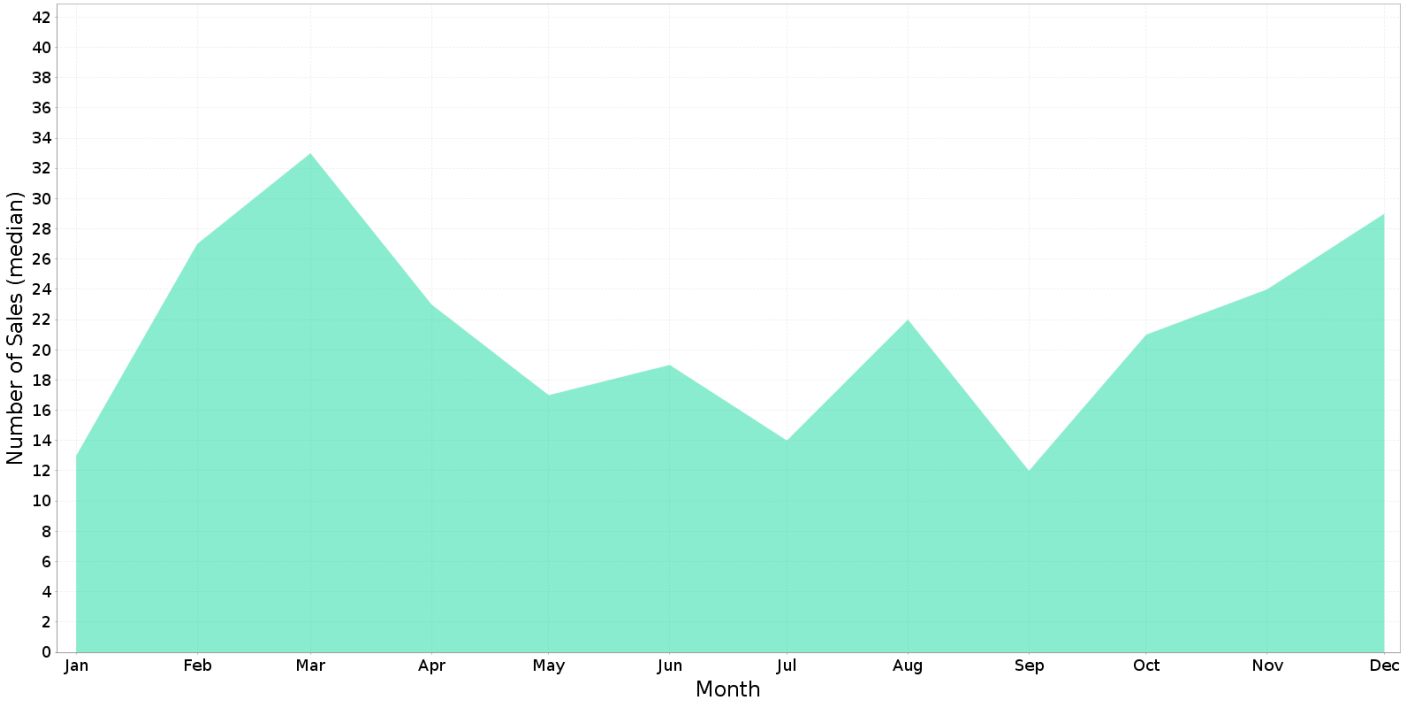
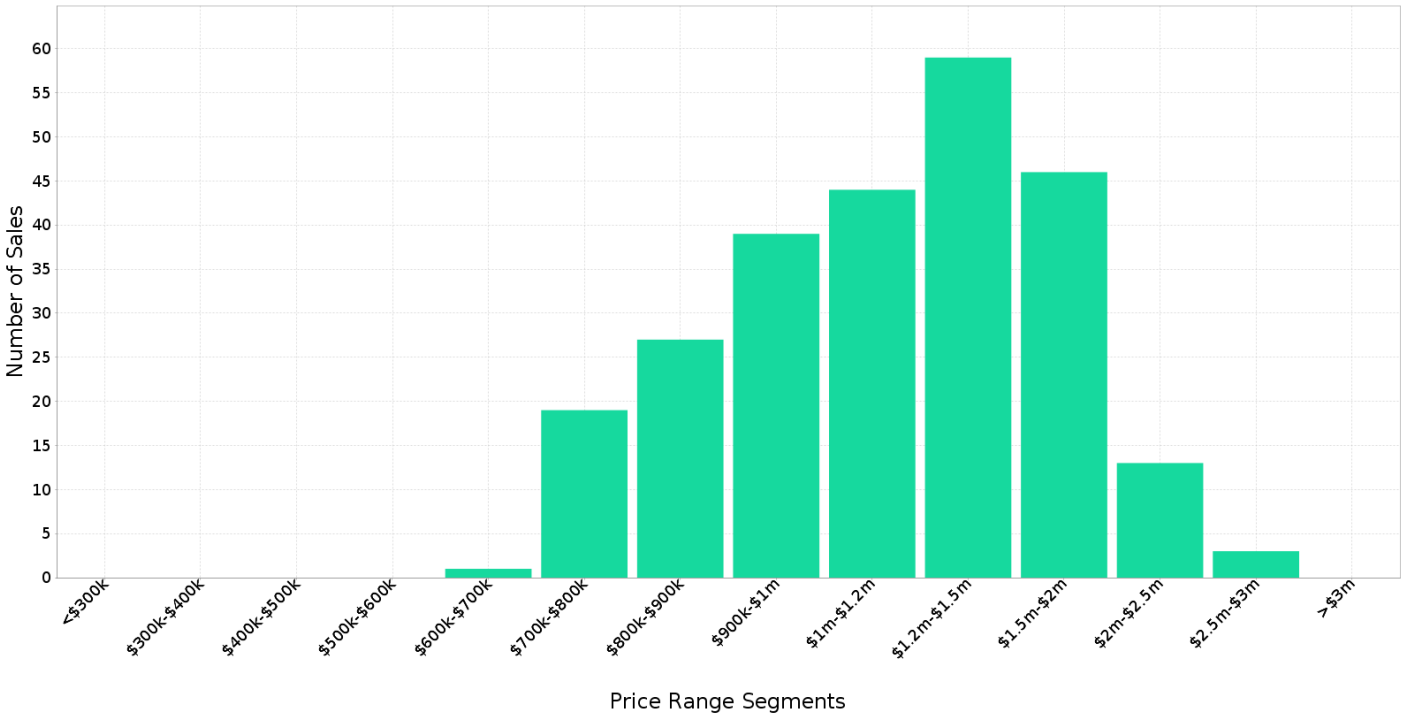
FRANKSTON SOUTH - Peak Selling Periods (3 years)



FRANKSTON SOUTH - Price Range Segments (12



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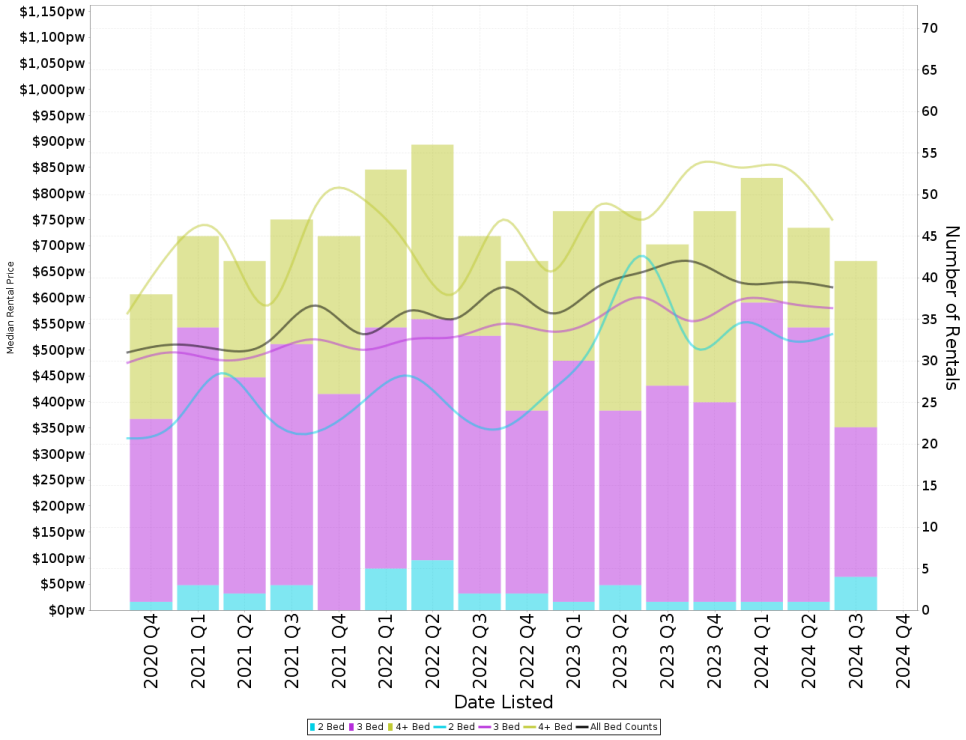
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.9%

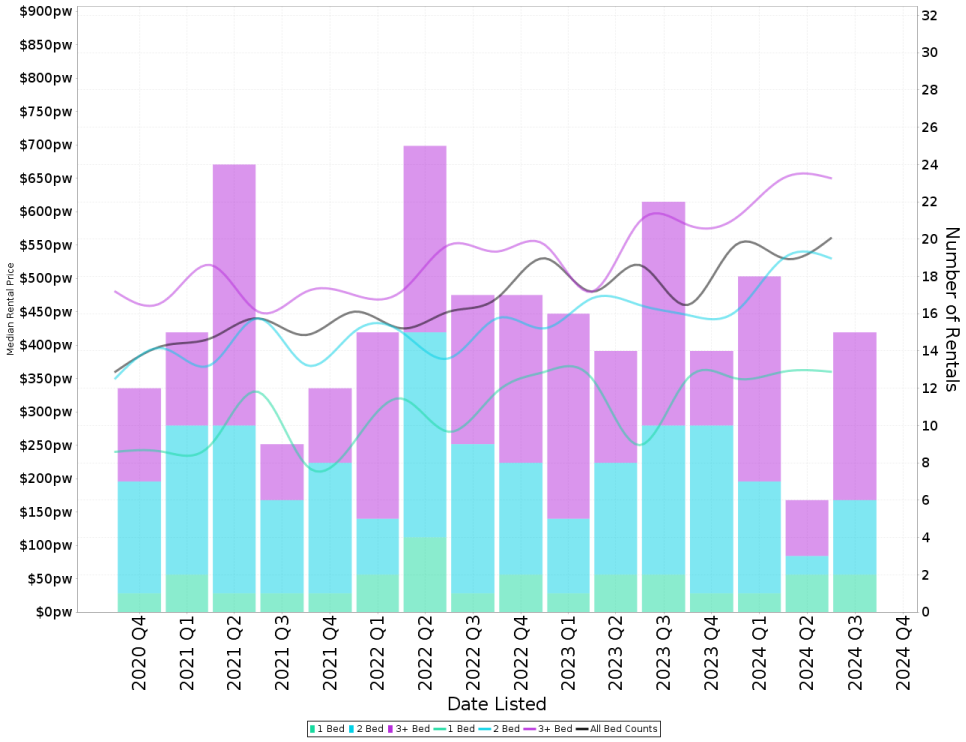
Current Median Price: $1,180,000
Previous Median Price: $1,158,000
Based on 480 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: $1,180,000
Current Median Rent: $640
Based on 188 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.1%

Current Median Price: $765,000
Previous Median Price: $735,000
Based on 110 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: $765,000
Current Median Rent: $550
Based on 53 registered Unit rentals compared over the last 12 months.

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FRANKSTON SOUTH - Recently Sold Properties

Median Sale Price

$1.18m

Based on 245 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+1.9%

Current Median Price: $1,180,000
Previous Median Price: $1,158,000

Based on 480 recorded House sales compared over the last two rolling 12 month periods

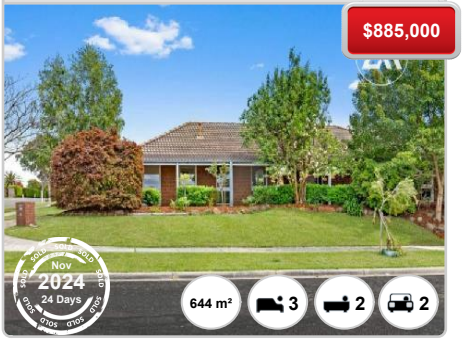
Sold Properties

245

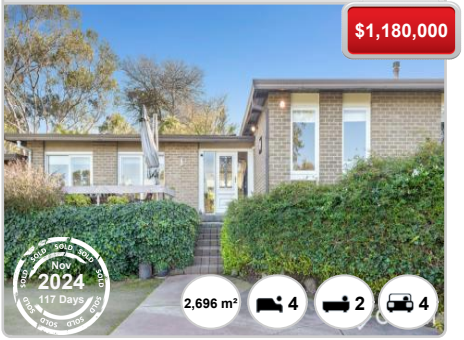
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

1 ARKINDALE PL



10 BARMAH CRT

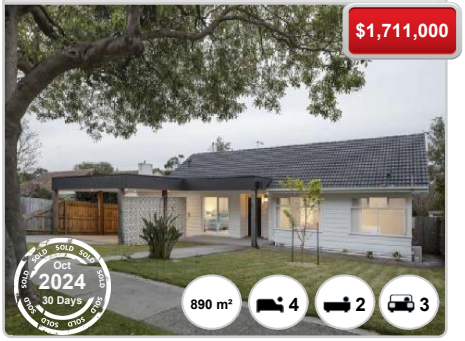


25A THE RDGE

9 SEWELL CRT

63 BAILEYANA ST

49 FLEETWOOD CRES



39 SETTLERS WAY

2 BALAMARA CRT

41 PRATT AVE

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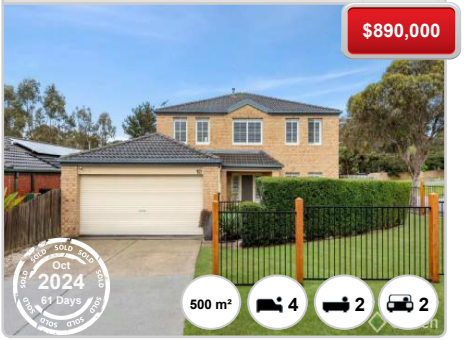
9 SEAVIEW RD

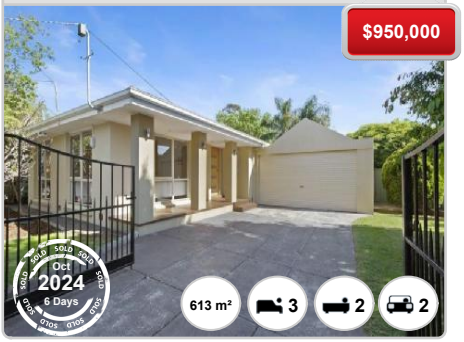
10 PALMA CRT



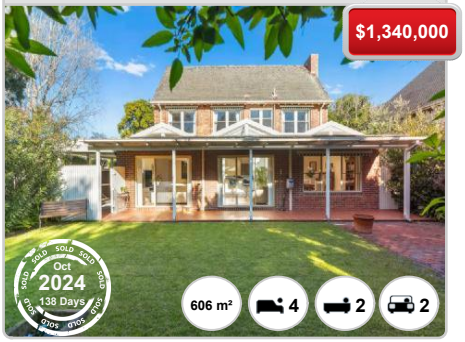
117 ROSEDALE GR

6A WILLORA CRT

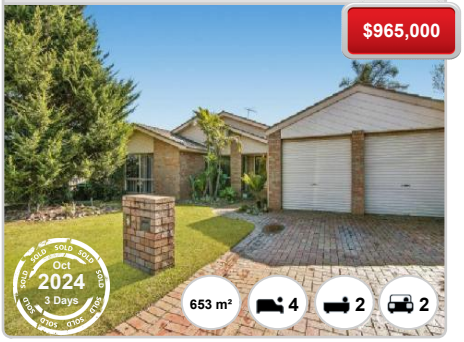
21 HAMILTON GR



1 BRUARONG CRES

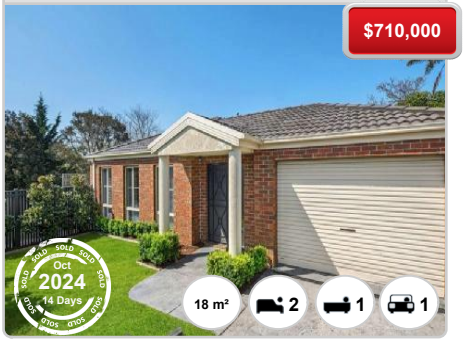


3 SHEARER CRT



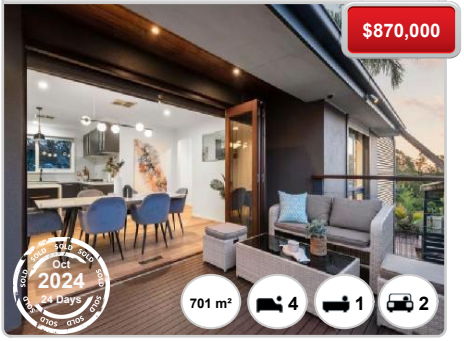
2 PLUMMER AVE

11 BRIGHTON ST

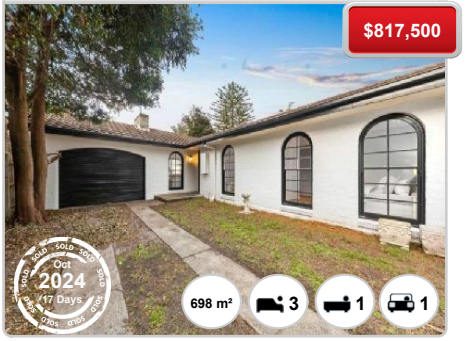


12 VILLIERS ST

105 ROSEDALE GR



15 OVERPORT RD



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FRANKSTON SOUTH - Properties For Rent

Median Rental Price

$640 /w

Based on 188 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

Rental Yield

+2.8%

Current Median Price: $1,180,000
Current Median Rent: $640

Based on 245 recorded House sales and 188 House rentals compared over the last 12 months

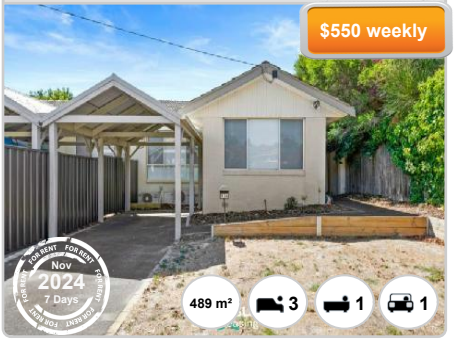
Number of Rentals

188

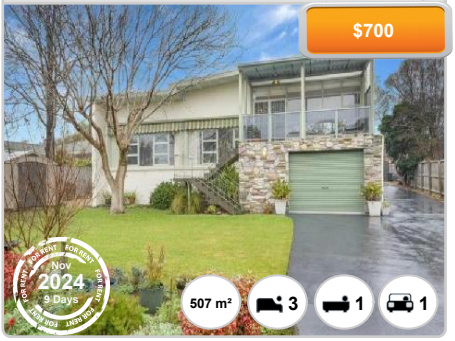
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

93A YUILLE STREET

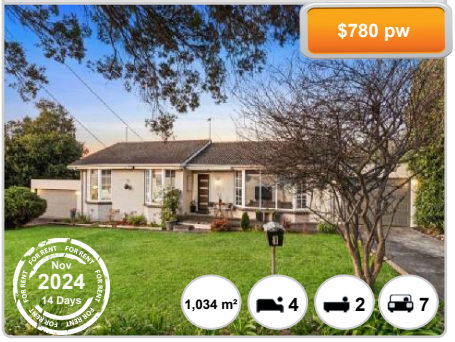


28 DUNSTAN STREET

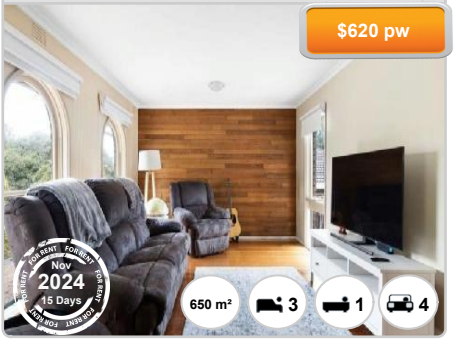


103 YUILLE STREET

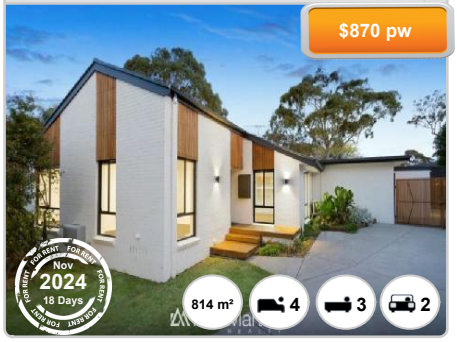
1 PALMERSTON CRESCENT



30 BLAXLAND AVENUE

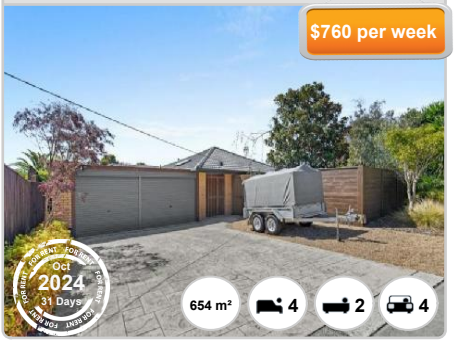


4 BANKSIA COURT



2 LAWSON AVENUE

38 CULCAIRN DRIVE



1/623 NEPEAN HIGHWAY

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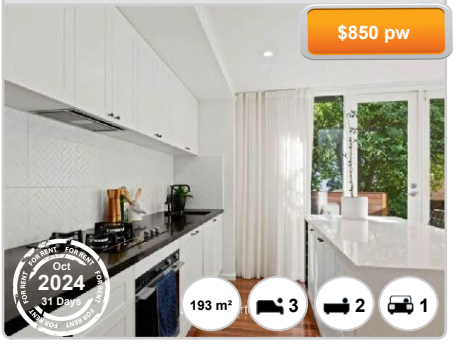
40A MENZIES CLOSE



3 HARCOURT AVENUE

663 NEPEAN HIGHWAY

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