



# Location Report

**FRANKSTON**

Southern Suburbs of Melbourne

Bunurong Country

March - June 2025





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# FRANKSTON LGA HIGHLIGHTS



**Strong population  
growth**



**Steady secure  
price growth**



**Appealing  
seaside lifestyle**



**Prime location  
between city and  
country**



**EastLink road  
network**



**Multiple freeway  
access**



**Frankston  
Railway Station  
upgrade**



**Significant  
medical access**



**Access to major  
renewable energy  
precinct**

## FRANKSTON LGA Southern suburbs of Melbourne

### Bunurong Country

Stretching along the eastern shore of Port Phillip Bay, Frankston is a thriving metropolitan hub positioned at the gateway to the Mornington Peninsula.

With a population of more than 145,000 and projected growth to 161,600 by 2041, the city's appeal is underpinned by strong economic activity, key infrastructure investment, and ongoing urban revitalisation.

Frankston's economy has expanded significantly, with a Gross Regional Product of \$9 billion in 2023 and an annual economic output of \$19.82 billion, driven by sectors such as healthcare, construction, and manufacturing.

Major projects are shaping the city's future, including the \$1.1 billion Frankston Hospital redevelopment, a \$151.1 million upgrade at Chisholm Institute, and the \$53.5 million Frankston Basketball and Gymnasium Stadium expansion.

Transport connectivity is also improving with 27 level crossings being removed along the Frankston train line by 2029 and new commuter parking facilities at Frankston and Kananook stations.

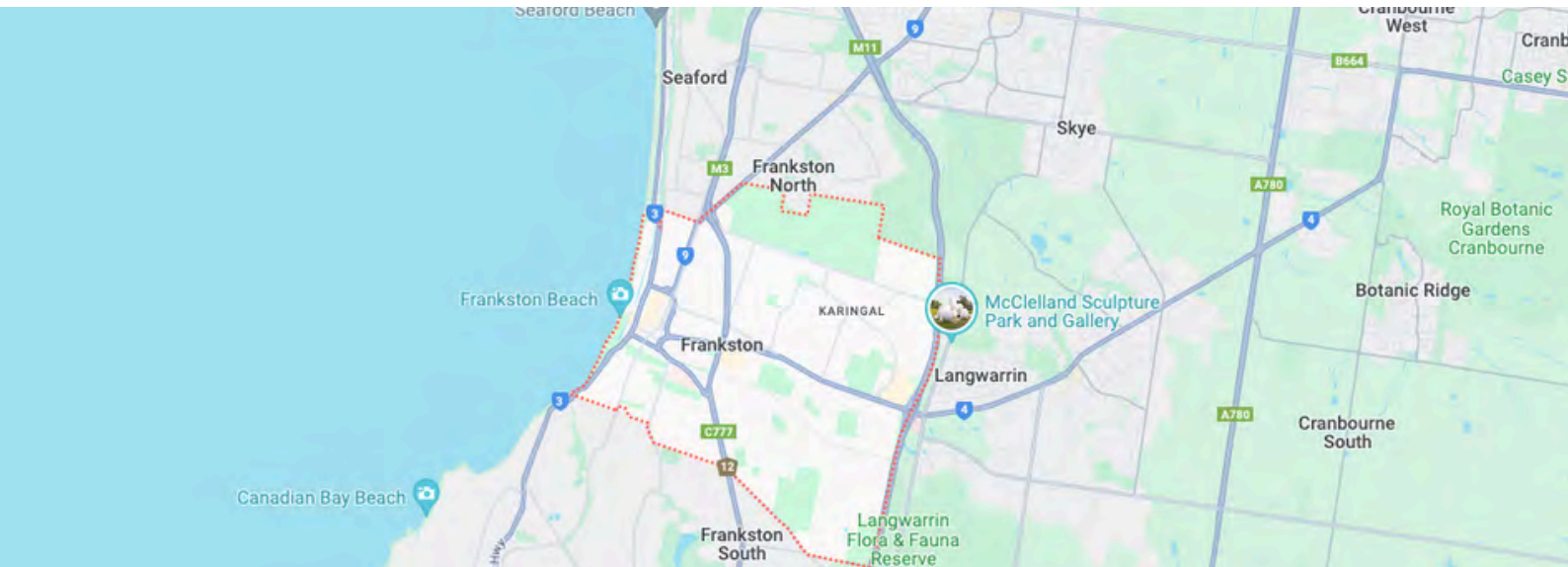
Frankston's property market continues to attract homeowners and investors, with strong demand pushing median house prices beyond \$1.9 million in some suburbs and vacancy rates remaining low.

The city's skyline is also evolving, with multiple high-rise residential projects approved or under development, reinforcing its role as a key activity centre.

With its coastal lifestyle, growing economy, and major infrastructure projects underway, Frankston is well-positioned to meet the needs of its expanding population while remaining a prime destination for residents, businesses, and visitors alike.

# Frankston LGA

Location, Employment, Population, Home Ownership

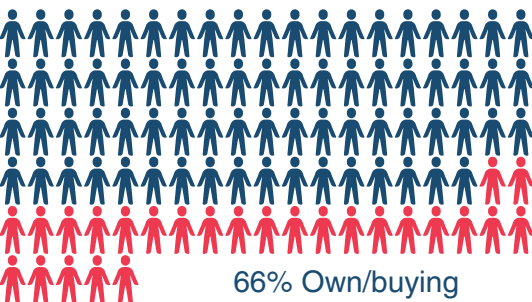


## LOCATION

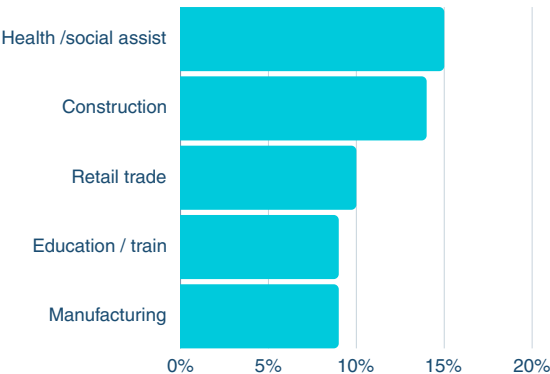
Distance from Melbourne CBD: 40km

**LGA:** Frankston City Council

## HOME OWNERSHIP

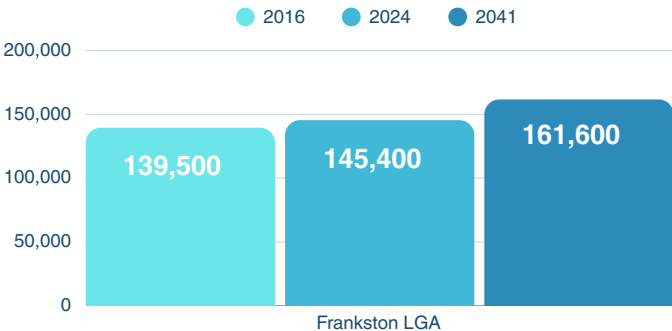


## EMPLOYMENT BY INDUSTRY

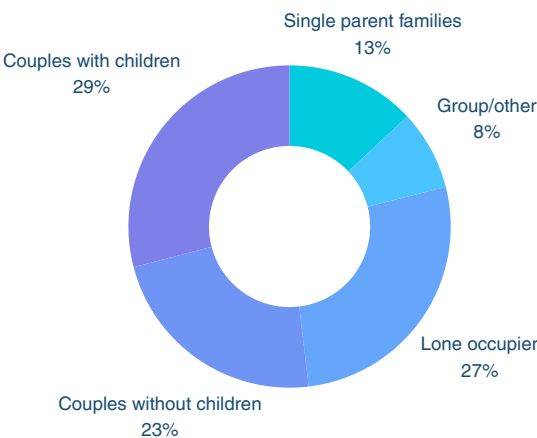


Source: ABS Census

## POPULATION



## HOUSEHOLD COMPOSITION



We acknowledge the Bunurong peoples as the traditional owners of lands within the Frankston region

# Frankston LGA

## Economy and Amenities

Frankston City is predominantly a residential area, with some rural residential, industrial and commercial areas. Central Frankston functions as the major regional retail and commercial centre, servicing outer southern Melbourne and the Mornington Peninsula.

The Frankston City economy has been growing steadily, with a gross regional product of \$9 billion in 2023, up from \$7.08 billion in 2020. According to Remplan, Frankston has an annual economic output of \$19.82 billion. The top four contributing industries to the City's GRP are rental, hiring and real estate (\$1.37 billion); health care and social assistance (\$1.37 billion); construction (\$1.06 billion); and manufacturing (\$580 million).

The LGA had an unemployment rate of 4.7% in the September 2024 quarter, with health care and social assistance the largest sector of employment.

The Council Budget for FY2025 includes \$58.16 million for capital works and notes a number of significant community projects have been completed including the \$36.6 million Jubilee Park Stadium – a multi-sport complex for netballers that will also be used for basketball, cricket and volleyball. A \$9.25 million upgrade of the Eric Bell Pavilion, in Frankston North, and the \$8.6 million Lloyd Park Pavilion redevelopment at Langwarrin were completed in 2024. The Council also has plans for a \$10 million redevelopment of Bruce Park Pavilion.

Work is underway on expanding Council kindergarten facilities, with the Integrated Children's Centre at the Langwarrin Community Centre, and the redevelopment of Baden Powell Kindergarten set to be completed in 2025 and 2026.

In the past 15 years, the Frankston waterfront has been revitalised with upgrades to the surf club and yacht club, beautification of the foreshore and the addition of the Peninsula Aquatic Recreation Centre with pools, aquatic play areas and waterslides.

As a beachside community, Frankston attracts around 900,000 visitors a year. Many attend annual events such as the Sand Sculpting Australia Championships in April and the new Frankston Swim Classic, which held its second race in 2025. The region is also renowned for its prestigious golf courses.

The Frankston Central Activities District (CAD) includes retail, office and entertainment facilities and is the only regional metropolitan activity centre adjoining Port Phillip. The Bayside Entertainment Cinema complex is a key feature of the CAD.

In 2015, South East Water moved 700 staff into its new headquarters at Frankston. The Bayside Shopping Centre and Karingal Hub Shopping Centre are major retail outlets in Frankston. Several other parks and gardens add to the city's character and allure.

## Transport

Frankston's road access to the Melbourne CBD is multi-linked. It is accessible via the Frankston Freeway, Mornington Peninsula Freeway, Peninsula Link, Moorooduc Highway, Nepean Highway, Frankston-Dandenong Road and Dandenong-Hastings Road.

The Frankston train line has stations at Frankston, Kananook, Seaford and Leawarra. The Frankston station received a \$63 million upgrade in 2018 and is now part of a Victorian Government project, worth more than \$3 billion, to remove 27 level crossings on the Frankston line along with building many new stations.

Buses are also readily available from the station, travelling further into the Mornington Peninsula and throughout the surrounding southeast region.

# Frankston LGA

## Economy and Amenities

### Education Facilities

Educational facilities are plentiful in Frankston with more than 40 public and private primary and secondary schools in the LGA, including the highly sought-after Frankston High School, and esteemed independent schools such as Woodleigh School and neighbouring Toorak College.

Monash University and Chisholm Institute of TAFE both have campuses in the area, with 4000 students attending the university's peninsula campus and more than 11,000 students enrolled in more than 130 courses at the TAFE.

A new state-of-the-art learning hub opened at Chisholm Institute in March 2025, as part of a \$151.1 million redevelopment of the Frankston Campus. It means 2,000 extra students will study at the Frankston campus each year thanks to the new building.

### Medical Facilities

Frankston Hospital is the main medical facility that services the LGA and the Mornington Peninsula.

In its role as a major teaching centre, the hospital has affiliations with Monash University and Deakin University, as well as links with other universities in postgraduate studies. The 454-bed hospital is undergoing a \$1.1 billion redevelopment, which should be complete by the end of 2025 and operational at the start of 2026.

The Peninsula Private Hospital is a 344-bed hospital with acute emergency, surgical, medical, cardiac and obstetric services.

### Industrial centres

Frankston City is well-placed as an industrial centre. It is positioned between principal freight networks including Eastlink, the Mornington Peninsula Freeway and Frankston-Dandenong Road, which provides good supply chain accessibility throughout Victoria.

Its industrial areas include Carrum Downs, Seaford, Seaford North, Langwarrin, Frankston East and Frankston, which are leading job nodes.

In March 2024, the Council adopted its Frankston City Industrial Strategy - a 20-year plan to guide its planning policy use and the future development of its industrial precincts. It will guide the ongoing revitalisation of:

- The Kananook Industrial Sub Precinct, which will leverage broader employment opportunities created from the renewal and expansion of the Frankston Stadium. Encourage sports, leisure and hospitality uses along Easton Avenue, while maintaining primary industrial uses.
- A prominent Hartnett Boulevard that forms an active spine for Precinct 1: Seaford. The proposed upgrades will seek to increase pedestrian footpath space on both sides of the road, increase canopy tree planting and provide bicycle lanes in each direction.
- Key industrial street upgrades providing increased landscaping, high quality paving, and additional space for people to gather.

# Frankston LGA

## Property Profile

### Strong Activity

Demand for property in the City of Frankston has been strong in recent years as an increasing number of people relocate to the area in search of a more affordable lifestyle.

Hotspotting's Summer 2024-2025 *Price Predictor Index* says Frankston LGA is one of the traditionally "unfashionable" outer-ring Greater Melbourne markets showing stronger sales activity trends than the city overall. In the Frankston LGA, most markets have positive ratings, with steady increases in sales numbers.

House markets with rising sales activity include Carrum Downs and Seaford, while the Frankston unit market is also rising. Rising sales are generally a precursor to further price growth.

At the end of 2025, PropTrack data revealed that Frankston's Long Island pocket is a hidden luxury enclave where homes frequently sell for over \$3 million, offering direct beach access and attracting buyers from affluent suburbs like Brighton and Elsternwick. Off the island, home prices drop back to the suburb's \$730,000 median price.

Canstar's 2024 Rising Stars report nominated both the house and unit markets in Frankston as being primed for further growth. It said the suburb had grown in popularity for its affordability, infrastructure and good transport links. Resident amenities include schools, universities, a hospital and golf courses.

According to CoreLogic's December quarter 2024 Pain and Gain Report, 93.5% of sellers in the LGA made a nominal profit with a median profit of \$320,000.

### House market

The Frankston LGA housing market continues to show steady growth, with several suburbs recording million-dollar median prices.

PropTrack data for the 12 months to March 2025 shows median house prices ranging from \$600,000 in Frankston North to \$1.95 million in Langwarrin South.

Langwarrin South recorded the strongest annual growth, up 13%, followed by Skye at 5% and Frankston North at 4%. Sandhurst was the weakest-performing suburb, with an annual decline of 8%, while Frankston also had a slight drop of 1%.

Frankston led in sales volumes with 563 transactions, followed by Carrum Downs (352 sales) and Langwarrin (300 sales).

Five-year average growth rates are strongest in Langwarrin South (9%) and Frankston North (7%), with most other suburbs recording between 4% and 7%.

Rental yields remain solid, ranging from 2.7% in Langwarrin South to 4.4% in Frankston North, making the area an appealing option for investors.

# Frankston LGA

## Property Profile

### Unit market

The Frankston LGA unit market remains strong, with median prices ranging from the mid-\$500,000s to more than \$700,000.

PropTrack data for the 12 months to March 2025 shows median unit prices start at \$550,000 in Frankston and rise to \$710,500 in Frankston South.

Skye recorded the strongest annual growth, up 10%, followed by Carrum Downs at 8% and Frankston at 6%. Frankston South had the weakest performance, with prices down 6%, while Langwarrin also saw a slight decline of 2%.

Frankston had the highest sales volume with 387 transactions, followed by Seaford (139 sales) and Langwarrin (137 sales).

Five-year average growth rates are highest in Carrum Downs and Skye (both 6%), while most other suburbs recorded between 3% and 5%.

Rental yields remain attractive, ranging from 4.3% in Seaford to 5.0% in Frankston.

## Rents, Vacancies & Yields

The Frankston LGA rental market remains competitive, with vacancy rates largely sitting below 2% across most suburbs.

PropTrack data for the 12 months to March 2025 shows median weekly asking rents ranging from \$450 for a unit in Frankston to \$780 for a house in Langwarrin South.

Frankston North recorded the highest annual rent increase for houses, up 13% to \$485 per week, while Carrum Downs saw the strongest unit rent growth, rising 13% to \$520 per week.

Langwarrin South houses command the highest median rent at \$780 per week, followed by Sandhurst at \$755 per week and Frankston South at \$660 per week.

Vacancy rates remain extremely tight in Langwarrin South's house market at 0.9%, while Skye houses have the highest vacancy rate at 2.3%.

Several suburbs, including Carrum Downs, Langwarrin, and Skye, saw unit rents rise by 10% or more over the year, reflecting strong demand.

Seaford houses had moderate rental growth of 5%, reaching \$580 per week, while unit rents increased 10% to \$495 per week.



# Frankston LGA

## Market Summary

The Frankston LGA house market can be summarised as:

Suburb	12 mth Sold	Median House	1-year Growth	5 Year Growth Avg	Median Yield
Carrum Downs	352	\$705,000	3%	5%	4.3%
Frankston	563	\$730,000	-1%	5%	4.2%
Frankston North	129	\$600,000	4%	7%	4.4%
Frankston South	295	\$1,160,000	1%	7%	3.6%
Langwarrin	300	\$852,500	2%	7%	4.0%
Langwarrin South	11	\$1,945,000	13%	9%	2.7%
Sandhurst	100	\$1,002,500	-8%	4%	3.8%
Seaford	235	\$820,000	1%	4%	3.9%
Skye	111	\$786,500	5%	6%	4.0%

The Frankston LGA Unit market can be summarised as:

Suburb	12 mth Sold	Median Unit	1-year Growth	5 Year Growth Avg	Median Yield
Carrum Downs	106	\$580,000	8%	6%	4.8%
Frankston	387	\$550,000	6%	5%	5.0%
Frankston South	44	\$710,500	-6%	3%	4.4%
Langwarrin	137	\$572,000	-2%	5%	4.6%
Seaford	139	\$650,000	2%	3%	4.3%
Skye	13	\$591,500	10%	6%	4.8%

Source: PropTrack

# Frankston LGA

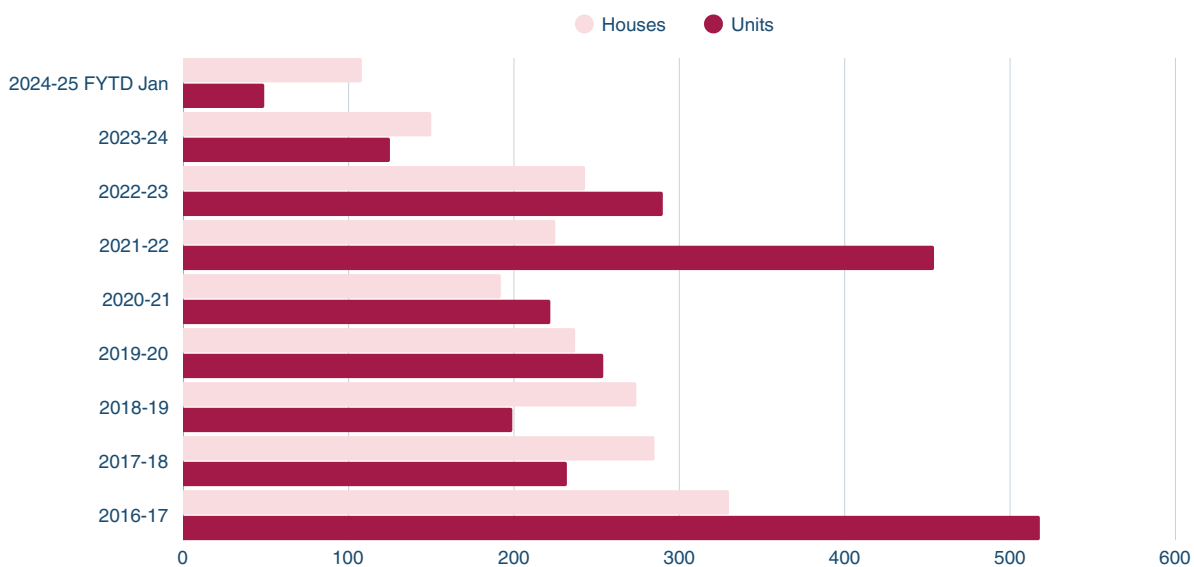
## Market Summary

The Frankston LGA rental market can be summarised as:

Suburb	Type	Vacancy	Median weekly asking rent	12 mth change
Carrum Downs	HOUSE	1.0%	\$570	10%
Carrum Downs	UNIT	1.4%	\$520	13%
Frankston	HOUSE	1.5%	\$560	10%
Frankston	UNIT	1.2%	\$450	7%
Frankston North	HOUSE	1.6%	\$485	13%
Frankston South	HOUSE	1.6%	\$660	4%
Frankston South	UNIT	1.2%	\$555	2%
Langwarrin	HOUSE	1.0%	\$605	4%
Langwarrin	UNIT	1.4%	\$505	10%
Langwarrin South	HOUSE	0.9%	\$780	12%
Sandhurst	HOUSE	0.9%	\$755	11%
Seaford	HOUSE	1.4%	\$580	5%
Seaford	UNIT	1.3%	\$495	10%
Skye	HOUSE	2.3%	\$628	10%
Skye	UNIT	1.4%	\$510	6%

Source: PropTrack and SQM Research

## Building Approvals



Source: Profile.id.com.au

# Frankston LGA

## Future Prospects

Frankston has a growing economy with more than 44,000 businesses generating an annual economic output of \$18.4 billion per year. Of those businesses, more than 160 have an annual turnover of more than \$10 million.

A new Frankston Activity Centre plan is in development and was sent to the State Planning Minister for approval in September 2024. The plan will guide development up to 2051. As part of Victoria's Housing Statement Frankston is required to deliver 36,000 homes by 2051.

While the plan is awaiting final approval from the planning minister, the State Government has ticked off 16-storey height limits in Frankston's CBD. The changes will also allow developments between three and six storeys in areas surrounding the city centre.

Frankston mayor Kris Bolam has said the new height restrictions would help council keep up with housing demand.

The State Government is directing significant funding to key projects in the LGA including:

- Frankston Hospital redevelopment
- New tech school
- Level crossing removals
- Chisholm Institute upgrade
- Commuter car park infrastructure
- Youth treatment facility upgrades

A Metropolitan Activity Centre at Frankston has become a focal point for services, employment, housing and social interaction.

## Frankston Hospital redevelopment

The \$1.1 billion Frankston Hospital redevelopment reached a major milestone at the end of 2024, with the completion of its external facade.

The project includes a new multi-storey tower with 130 additional beds, 15 new operating theatres, expanded mental health and oncology services, as well as enhanced maternity, obstetrics, and paediatric care.

It also features a new car park and two emergency department initiatives: a mental health, alcohol and drug hub, and a dedicated paediatric zone.

Led by the Exemplar Health consortium under a public-private partnership, the redevelopment is being delivered in collaboration with Peninsula Health. Major construction is set to be completed by the end of 2025, with the hospital operational in 2026, followed by further refurbishment and the construction of a childcare and community centre.

Once finished, the upgraded facility will support 35,000 more patients annually, reducing wait times and improving healthcare access for the local community.

The hospital upgrade is also tipped to provide the area a major retail and dining boost, with the redevelopment unlocking leasing opportunities for businesses. In February 2025 retailers were invited to secure tenancies ranging from 30 to 117sq m, with space available for cafes, food courts, convenience stores, newsagents, florists, and kiosks.

# Frankston LGA

## Future Prospects

### Education facilities

A new state-of-the-art learning hub opened at Chisholm Institute in Frankston in early 2025, allowing an additional 2,000 students to study on campus each year. The \$67.6 million facility features industry-simulated learning spaces and supports in-demand courses, including free TAFE programs in community services, mental health, youth work, and cyber security.

As part of a \$151.1 million campus redevelopment, it replaces two of the oldest buildings and integrates with the Frankston Learning and Innovation Precinct.

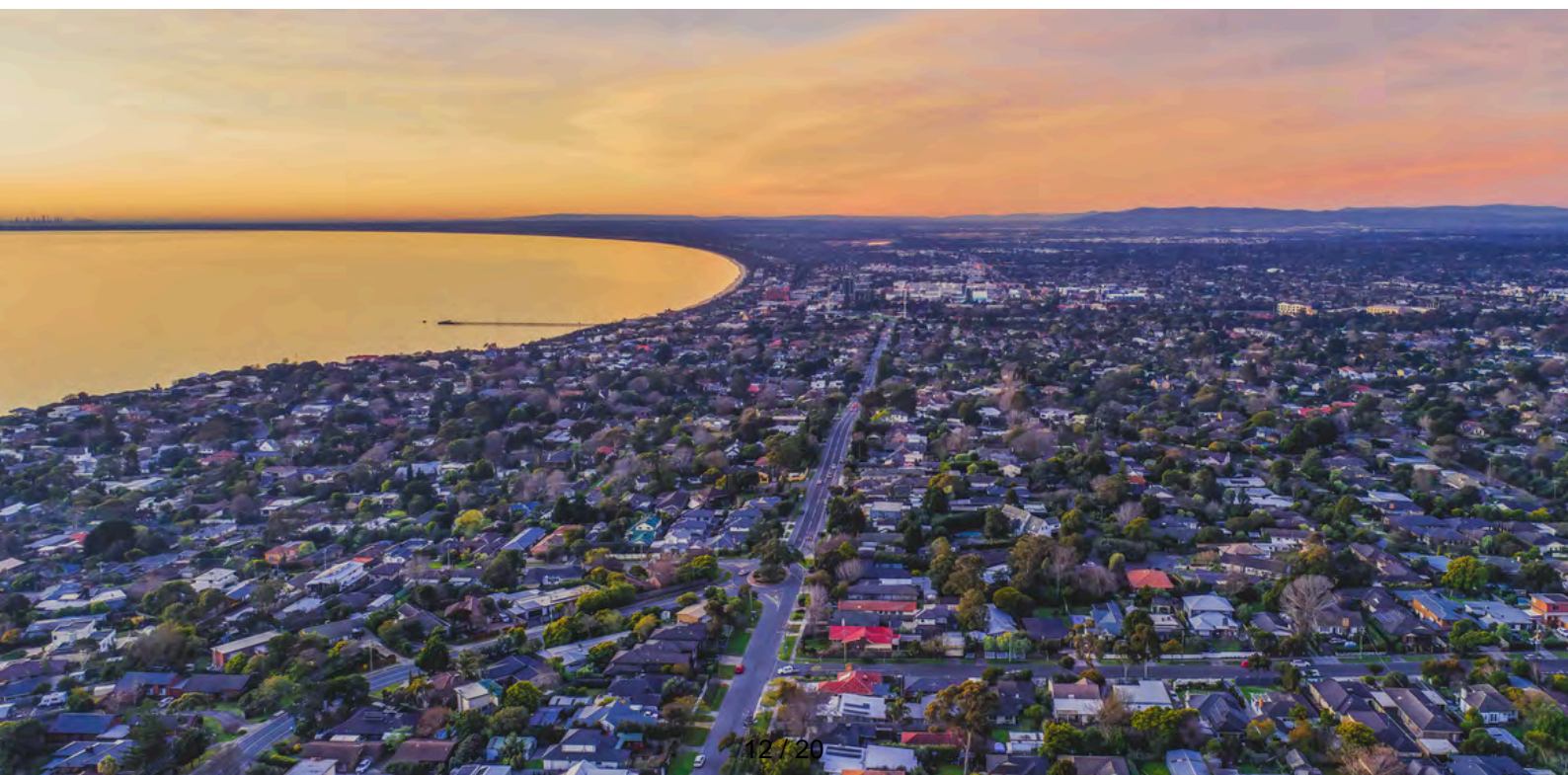
Stage 3 of the redevelopment started in August 2024 and includes the establishment of the new Frankston Tech School, which forms part of a \$116 million State Government project to deliver six new Tech Schools in Victoria by the end of 2026.

The Frankston Tech School, which is scheduled to open in Term 3 of 2025, will be hosted by Chisholm Institute and develop partnerships with local industry, community and secondary schools. It is expected the entire project will generate at least 30 new teaching positions over the next decade.

Naranga Special School is undergoing a \$7.6 million redevelopment to modernise facilities. This involves the construction of a new building which will include four classrooms for older students and four learning spaces for specialist programs. It is anticipated work will be finished in the second quarter of 2025.

The Victorian Government has also announced \$15 million to deliver the first stage in lifting education outcomes for local primary and secondary students through the Frankston North Education Plan.

This includes upgrading and modernising the multipurpose hall at Mahogany Rise Primary School as well as improvements at Monterey Secondary College. It also includes planning for an upgrade to Aldercourt Primary School.





# Frankston LGA

## Future Prospects

### Transport updates

The State Government is removing 27 level crossings on the Frankston Line by 2029. It is also building a number of new stations. New stations will be built at Highett, Mordialloc, Aspendale and Seaford. It also involves creating at 14km of new shared user paths along the Frankston Line.

The Frankston Station Car Park has opened, providing commuters with 500 additional parking spaces, lighting and CCTV. The federal and state governments each contributed \$43.5 million towards the project.

Frankston Station is a key location for Mornington Peninsula residents, who commute to the CBD as there is no direct train line to Mornington Peninsula.

Frankston City has also partnered with the Federal Government on a new multi-level commuter car park with over 300 spaces next to Kananook Railway Station and redeveloped Frankston Basketball Stadium. Funded by a \$22 million Australian Government commitment, this new car park will improve accessibility with safe parking, bicycle facilities, upgraded intersections, and enhanced pedestrian connections.

In March 2025, the opening of the Metro Tunnel - which will include twin 9km rail tunnels from the west of the Melbourne CBD to the southeast, as well as five new underground stations - was imminent, with driver training underway and testing of the tunnel in progress. The tunnel will open in 2025.

It will allow for an additional 36,000 passengers each week on the Frankston line during peak periods. Longer-term, there are plans to have the Frankston line to Baxter electrified and duplicated.

### Residential developments

In August 2024 an affordable housing project was fast-tracked by the State Government. Developers, CAAMCo, intend to deliver the project at 11 Beach Street, after committing to ensuring at least 10% of dwellings will be affordable homes.

In January 2025 it was revealed two controversial 14-storey residential towers at 424 Nepean Hwy and 446 Nepean Hwy, Frankston, had been approved, with a third proposal at 438-444 Nepean Hwy under appeal in the Supreme Court.

The approved developments, led by OYOB and Urban DC, will be nearly 50m high and include a total of 199 apartments, along with retail, office, and hospitality spaces.

A separate proposal by Pace developers, which was previously rejected by VCAT for the former Frankston cinema site, at 438-444 Nepean Highway, is also being contested in the Supreme Court. If approved, the 14-storey development will include 133 apartments.

However, a planning permit has been approved for an eight-storey mixed-use development at 59-61 Playne Street, Frankston, featuring 60 apartments above ground-level retail. Designed by Ewert Leaf, the project was approved by Council in a narrow five-to-four vote in 2024 and is set to contribute to the revitalisation of the Frankston Major Activity Centre.

Council has also approved an amendment to the planning permit for 35 Playne Street, increasing the proposed building height from nine to 15 storeys. The development by Frankston Commons Pty Ltd will include 86 apartments, expanded car parking from 67 to 133 spaces, and a mix of retail and office spaces.

# Frankston LGA

## Future Prospects

### Tourism and Recreation

Frankston City is located at the northern entrance to the Mornington Peninsula tourism region. Frankston attracts more than 800,000 visitors annually while in 2023, the Mornington Peninsula tourism region received 8 million visitors, which was a 6% increase from 2022.

Frankston LGA is on the eastern shoreline of Port Phillip and has kilometres of beautiful beaches. In 2023 it won Bronze for the second year running in the Victorian Top Tourism Town Awards.

It is about 55km from Sorrento where the **Searoad Ferry precinct** is undergoing a \$22 million upgrade. The passenger and vehicle ferry service is the busiest in the nation and travels between Sorrento and Queenscliff, connecting the Mornington Peninsula to the Bellarine Peninsula and onto Geelong and the Great Ocean Road. Each year, the adjoining ferry service carries 950,000 people and 26,000 vehicles.

The **Frankston Basketball and Gymnasium Stadium** is set to undergo redevelopment. Council is partnering with the Victorian and Federal governments to construct a new stadium at the existing Bardia Avenue site, accommodating 10 basketball courts and a dedicated 1,000 sqm community gymnastics space.

The concept underwent a feasibility study in 2021 and was put out to construction tender in late 2024. Valued at \$53.5 million, the project is expected to get underway in mid-2025 and be completed by 2027.

Frankston City is also part-way through the \$4 million revitalisation of **Sandfield Reserve** in Carrum Downs. The project will see the precinct transform into an accessible and vibrant space for all ages, funded by the Council in partnership with the Australian and Victorian Governments.

By August 2025, residents will enjoy a revitalised community hub designed to support recreation, health, and wellbeing.

The \$5 million **Seaford Wetlands Rejuvenation Project** is enhancing safety, access, and ecological health while integrating cultural values into the wetlands' design and management. Key upgrades include a new pedestrian bridge and shared-use path to complete a full circuit, habitat improvements, a biocultural interpretative trail, and upgraded facilities, with final works set for completion in 2025.

The **Frankston Regional Arts Trail** is a \$4 million, 7.4km immersive arts and cultural trail connecting Frankston foreshore to McClelland Sculpture Park and Gallery, enhancing the city's reputation as the Arts Capital of the South East.

Jointly funded by the Council and the Federal Government, the project will feature 10 public artworks, upgraded pedestrian and cycling infrastructure, wayfinding signage, outdoor seating, and landscaping to encourage active transport and tourism.

Set for completion in late 2026, the trail will link key destinations, providing long-term economic and recreational benefits for residents and visitors.

# Frankston LGA

## Future Prospects

### Port of Hastings

Located about 25km south-southeast of Frankston, the Port of Hastings plays a vital role in the Victorian economy. Plans are underway for it to continue to develop and expand. Industries already located at the port provide connections to oil and gas offshore platforms as well as import and processing facilities.

A pipeline is also located at the port, which connects Victoria's two oil refineries. The 135km Western Port-Altona-Geelong pipeline links the Bass Strait oil and gas fields with processing facilities at Hastings, Altona and Geelong refineries.

As well, the hub provides a major gateway to domestic supply chains and industries that create significant economic activity and local jobs.

Major port companies include BlueScope Steel and Esso, with the former boasting a workforce of 600-700 people.

Other major industry facilities include BHP's Western Port Steelworks, Esso-BHP Gas Fractionation Plant and United Petroleum's Storage and Distribution facility.

The Port of Hastings also remains the most viable location for Victoria's offshore wind hub, offering a deep-water channel, extensive laydown areas, and state ownership, making it the best-suited port to support the state's renewable energy targets.

Despite federal environmental objections, the Victorian Government reaffirmed its commitment to the Port of Hastings as the preferred location for the Victorian Renewable Energy terminal in February 2025, citing significant logistical challenges at alternative sites, such as Geelong, which may require costly modifications.

As the closest deep-water point to Australia's first offshore wind development zone at Gippsland (275km east of Hastings), the port is the preferred primary construction port for Australia's first offshore wind farm at Gippsland - the 2.2GW Star of the South.

If approved, the 146-ha terminal will be capable of supporting offshore wind delivery of up to 1GW per year, placing Hastings at the centre of Australia's offshore wind construction and deployment.





# Recent sales



## 11 SANOMA DR, SKYE 3977

Sale Price: **\$787,000 (Normal Sale)**  
 Sale Date: **02/11/2024**  
 Original Price: **\$750,000 - \$825,000**  
 Final Price: **Under Contract**  
 Office Name: **Harcourts Real Estate Carrum Downs**  
 Agent Name: **Bryce Houston**  
 RPD: **6//PS616061**  
 Features: **AIR CONDITIONED**

4 2 2  
 Property Type: **House**  
 Property Area: **448m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **25**



## 8 ERWIN DR, SEAFORD 3198

Sale Price: **\$840,000 (Normal Sale)**  
 Sale Date: **29/01/2025**  
 Original Price: **\$845,000 - \$915,000**  
 Final Price: **\$845,000 - \$915,000**  
 Office Name: **Impact Realty Group - MOUNT ELIZA | FRANKSTON**  
 Agent Name: **Ben Cadd**  
 RPD: **114//LP95096**  
 Features:

3 1 2  
 Property Type: **House**  
 Property Area: **531m<sup>2</sup>**  
 Original % Chg: **-0.6%**  
 Final % Chg: **-0.6%**  
 Days to Sell: **112**



## 25 MOUNTAIN AVE, FRANKSTON SOUTH ...

Sale Price: **\$1,160,000 (Normal Sale)**  
 Sale Date: **20/12/2024**  
 Original Price: **\$1,250,000 - \$1,350,000 (Under Offer)**  
 Final Price: **\$1,100,000 - \$1,200,000 - Under Offer (Under Off...**  
 Office Name: **O'Brien Real Estate Frankston**  
 Agent Name: **Luke Magree**  
 RPD: **1//TP574288**  
 Features:

3 2 2  
 Property Type: **House**  
 Property Area: **2,695m<sup>2</sup>**  
 Original % Chg: **-7.2%**  
 Final % Chg:  
 Days to Sell: **22**



## 9 GRANITE DR, LANGWARRIN 3910

Sale Price: **\$850,000 (Normal Sale)**  
 Sale Date: **03/12/2024**  
 Original Price: **\$775,000 - \$852,500 (Under Offer)**  
 Final Price: **\$775,000 - \$852,500**  
 Office Name: **McGrath Langwarrin**  
 Agent Name: **Jacob Weeks**  
 RPD: **150//LP210054**  
 Features:

4 2 2  
 Property Type: **House**  
 Property Area: **662m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **5**



## 21 JULIANA DR, CARRUM DOWNS 3201

Sale Price: **\$732,500 (Normal Sale)**  
 Sale Date: **30/01/2025**  
 Original Price: **\$650,000 - \$715,000**  
 Final Price: **\$650,000 - \$715,000**  
 Office Name: **Belle Property Mornington | Belle Property Mou...**  
 Agent Name: **Braden Jarrett**  
 RPD: **378//LP207103**  
 Features:

4 2 2  
 Property Type: **House**  
 Property Area: **657m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **7**



## 7 WATTLE TREE LANE, FRANKSTON 3199

Sale Price: **\$732,500 (Normal Sale)**  
 Sale Date: **23/01/2025**  
 Original Price: **\$670,000 - \$730,000 - Huge Deck**  
 Final Price: **\$670,000 - \$730,000 - Huge Deck**  
 Office Name: **OBrien Real Estate Frankston**  
 Agent Name: **Tia Milne**  
 RPD: **12//LP112400**  
 Features: **AIR CONDITIONED, BUILT IN/WIR, FULLY FENCE...**

3 1 1  
 Property Type: **House**  
 Property Area: **535m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **7**



# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Mornington Peninsula Freeway, Rosebud - upgrade (State & Federal Governments)	\$130 million	Business case completed mid-2022	Freeway duplication between Jetty and Boneo roads will reduce congestion and improve travel times
Searoad Ferry precinct, Sorrento - redevelopment (Council & State Government)	\$22 million	Redevelopment underway	New terminal including passenger waiting area, improved loading and unloading facilities
Level Crossing removal and new stations (State Government)	TBA	Underway. To be completed by 2029	Frankston Line level crossing removals and new stations at Highett, Mordialloc, Aspendale and Seaford

## GENERAL DEVELOPMENTS

Project	Value	Status	Impact
Aged care complex, Rosebud (Mercy Health)	\$45 million	DA lodged with Council mid-2023	4-storey, 79 units opposite Rosebud Foreshore Camping Reserve
Frankston Hospital - upgrade (State Government)	\$1.1 billion	Under construction Completion expected 2025	Jobs: 1,700 New 12-storey clinical services tower & 15 new operating theatres
Frankston Basketball & Gymnasium Stadium upgrade (Federal and State Government and Council)	\$53 million	Construction to commence 2025, completion late 2026	10 basketball courts, upgraded gymnasium, 1,000 sqm of community space
Kananook Multi-level commuter carpark, Seaford (City of Frankston & Federal Govt)	\$22 million	Completed	300 car undercover spaces over 2 levels, dedicated bicycle parking, adjacent Kananook Railway Station

# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE - ENERGY

Project	Value	Status	Impact
Mornington BESS Battery storage project, Tyabb (Valent Energy)	\$190 million	Expected to be operational late 2025	The 240 MW battery will store approximately 480MWh of electricity and power 40,000 homes
Gippsland Offshore Wind Zone	TBA	Federal Govt issued feasibility licenses mid 2024	Expected to produce as much electricity as Victoria is producing currently
Victorian Renewable Energy Terminal (State Govt)	TBA	Proposed	Terminal will receive, store, and assemble offshore wind components

## RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Mixed use tower, 424-426 Nepean Highway, Frankston (OYOB)	TBA	Approved November 2024	14-storey tower, 105 apartments, ground floor retail
Mixed use affordable housing tower, 11 Beach St (CAAMCo)	TBA	Approved	A mix of one-, two- and three-bedroom apartments managed by a community housing provider and rented to people on low to moderate incomes as affordable homes
Harbour Apartment building, 446-450 Nepean Hwy (Urban DC)	TBA	Approved	On former home of Pancake Parlour. 94 apartment, retail and office
488-444 Nepean Hwy (Pace)	TBA	VCAT rejected. Under appeal in the Supreme Court	14-storey development including 133 apartments
59-61 Playne St (Ewert Leaf)	TBA	Planning permit approved	Mixed-use development including 60 apartments and ground-level retail
35 Playne St (Frankston Commons Pty Ltd)	TBA	Planning permit approved	Mixed-use development with 86 apartments, retail and office spaces

## EDUCATION DEVELOPMENTS

Project	Value	Status	Impact
Frankston Tech School (State Government)	Part of \$116 million project	Under construction. Expected to open Term 3 of 2025	New Tech School to provide high-tech STEM programs

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