



Frankston South Suburb Report



Your connection to property insights



JellisCraig

FRANKSTON SOUTH SUBURB REPORT

Median house price¹

Median

\$1.24m

Quarterly price change

4.88% ↑

Median unit price¹

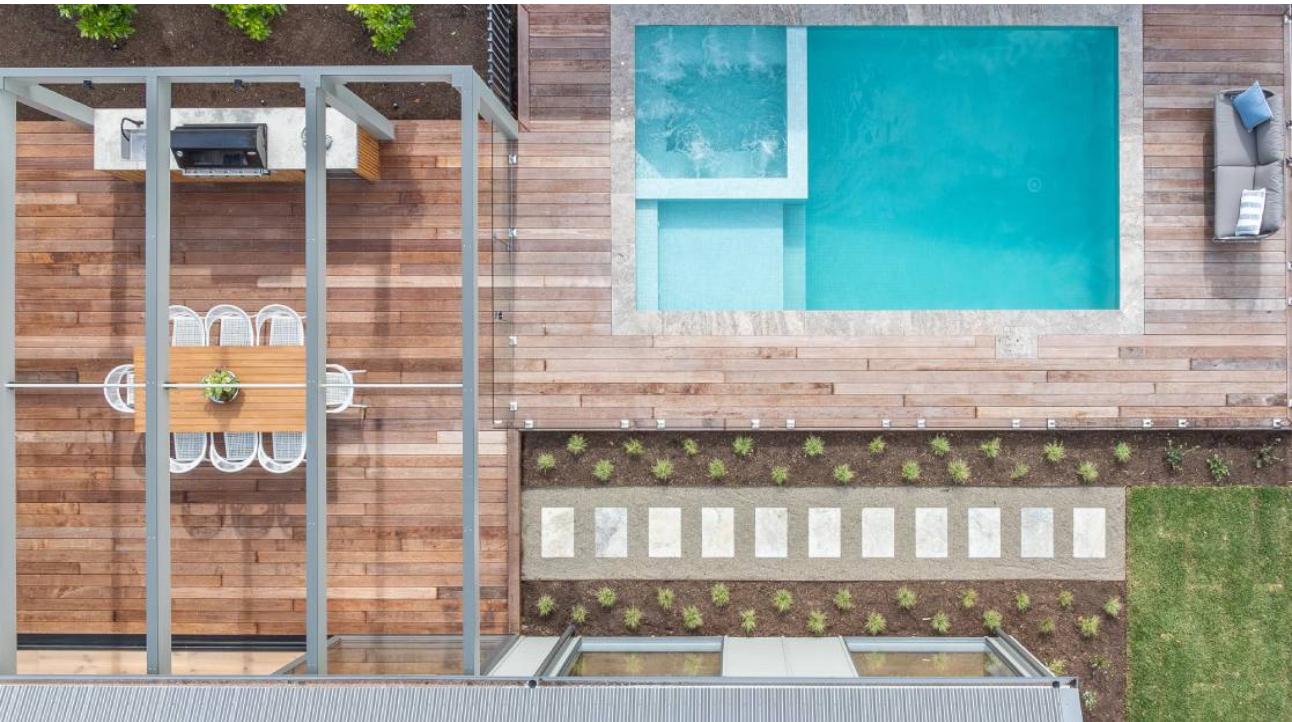
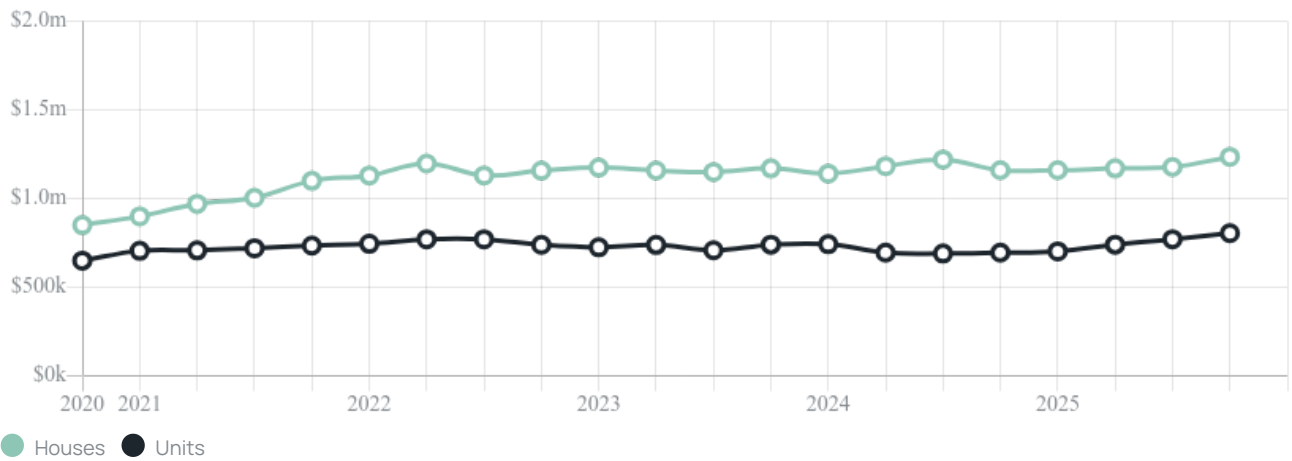
Median

\$805k

Quarterly price change

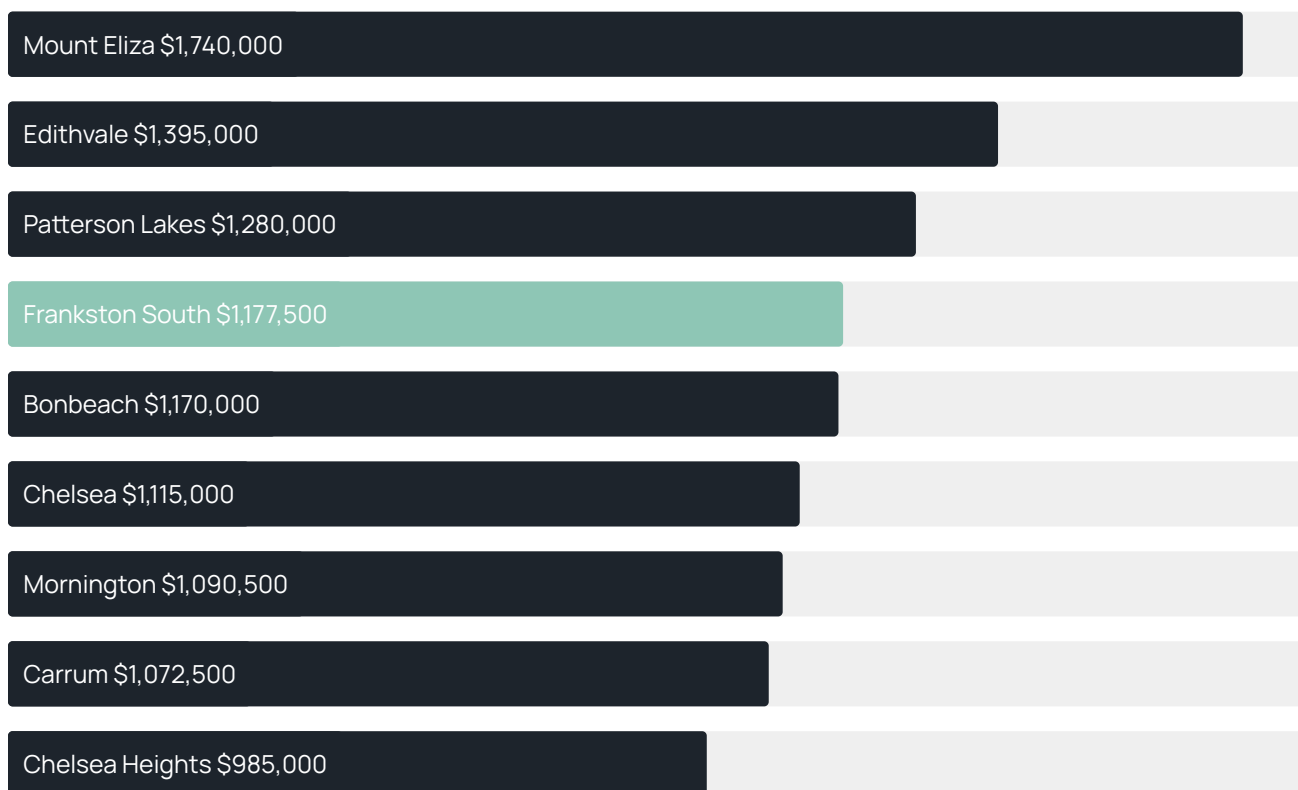
4.54% ↑

Quarterly price change¹



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Median house price¹



Median unit price¹



Sale method²

● Auction 15%
● Private 85%

Auction clearance rate³

91.67%

Median days on market³

20 days

Jellis Craig average inspection attendance per listing⁴

20 groups

Average hold period¹

6.1 years

Dwelling type⁵

● Houses 86% ● Units 14%

Ownership⁵

● Owned outright 40% ● Mortgaged 46% ● Rented 13%

Population⁵

18,801

Median asking rent¹

\$700 per week

Population growth⁵

0

Rental yield¹

2.8%

Median age⁵

44 years











Median household size⁵

2.6 people

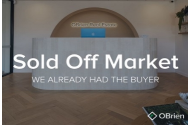






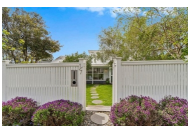


FRANKSTON SOUTH SUBURB REPORT

Recent Frankston South sales











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 40 Ithaca Rd Frankston South	3	House	\$1,475,000	31 Jan 2026
 1/23 Norman Av Frankston South	3	Unit	\$920,000	16 Jan 2026
 6/35 Culcairn Dr Frankston South	3	Unit	\$775,000	07 Jan 2026
 38a Grange Rd Frankston South	3	Unit	\$879,000	06 Jan 2026
 47a Overport Rd Frankston South	2	Unit	\$695,000	30 Dec 2025
 7/37 Culcairn Dr Frankston South	3	Unit	\$835,000	24 Dec 2025
 2/68 Brighton St Frankston South	3	Townhouse	\$1,048,000	22 Dec 2025
 27c Overport Rd Frankston South	4	House	\$880,000	22 Dec 2025
 83 Kars St Frankston South	4	House	\$1,950,000	20 Dec 2025
 17 Sanders Rd Frankston South	3	House	\$872,000	20 Dec 2025

FRANKSTON SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Casuarina Dr Frankston South	3	House	\$975,000	18 Dec 2025
 1 Wakefield Av Frankston South	3	House	\$1,070,000	17 Dec 2025
 17 Pratt Av Frankston South	4	House	\$1,681,000	17 Dec 2025
 3/9 Bruarong Cr Frankston South	3	House	\$1,476,000	16 Dec 2025
 24 Hoadley Av Frankston South	3	House	\$1,210,000	15 Dec 2025
 1/86a Kars St Frankston South	2	Unit	\$802,500	11 Dec 2025
 18 Mount Erin Cr Frankston South	4	House	\$1,018,000	11 Dec 2025
 1/7 Ronald Av Frankston South	4	House	\$1,475,000	10 Dec 2025
 36 Heritage Av Frankston South	4	House	\$1,201,000	09 Dec 2025
 1 Polly Kelly Pl Frankston South	5	House	\$1,205,000	05 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 204 Frankston Flinders Rd FRANKSTON SOUTH	3	House	\$987,000	03 Dec 2025
 5 Arkindale Pl Frankston South	3	House	\$910,000	02 Dec 2025
 9 Stansfield Ct Frankston South	5	House	\$1,200,000	02 Dec 2025
 7 Cooida Ct Frankston South	3	House	\$1,380,000	01 Dec 2025
 5 Ovata Ct Frankston South	4	House	\$1,485,000	29 Nov 2025
 8b Culcairn Dr FRANKSTON SOUTH	2	House	\$750,000	28 Nov 2025
 4a Fleetwood Cr Frankston South	2	House	\$840,000	28 Nov 2025
 21 Genista St Frankston South	3	House	\$1,060,000	27 Nov 2025
 7 Shearer Ct Frankston South	4	House	\$1,000,000	25 Nov 2025
 1c Canning St Frankston South	4	House	\$1,140,000	25 Nov 2025



Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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