



# Frankston South Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## FRANKSTON SOUTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.17m

Quarterly price change

-0.21% 

Median unit price<sup>1</sup>

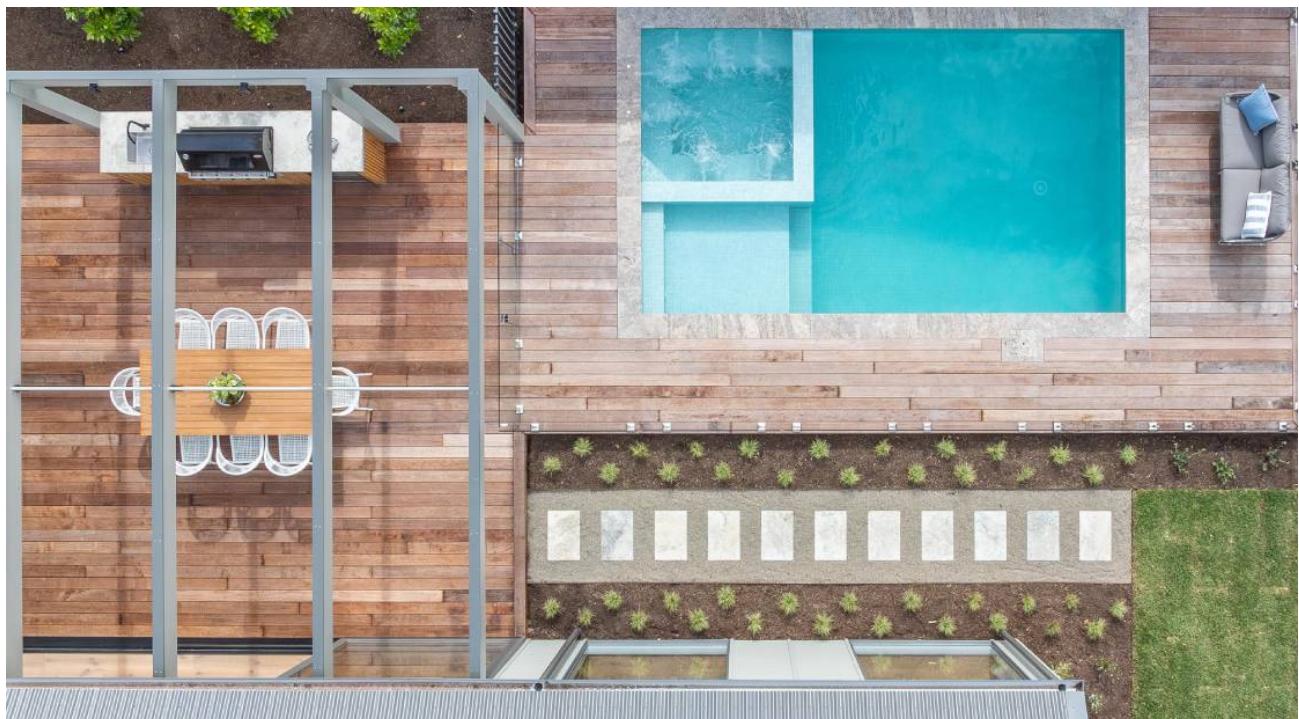
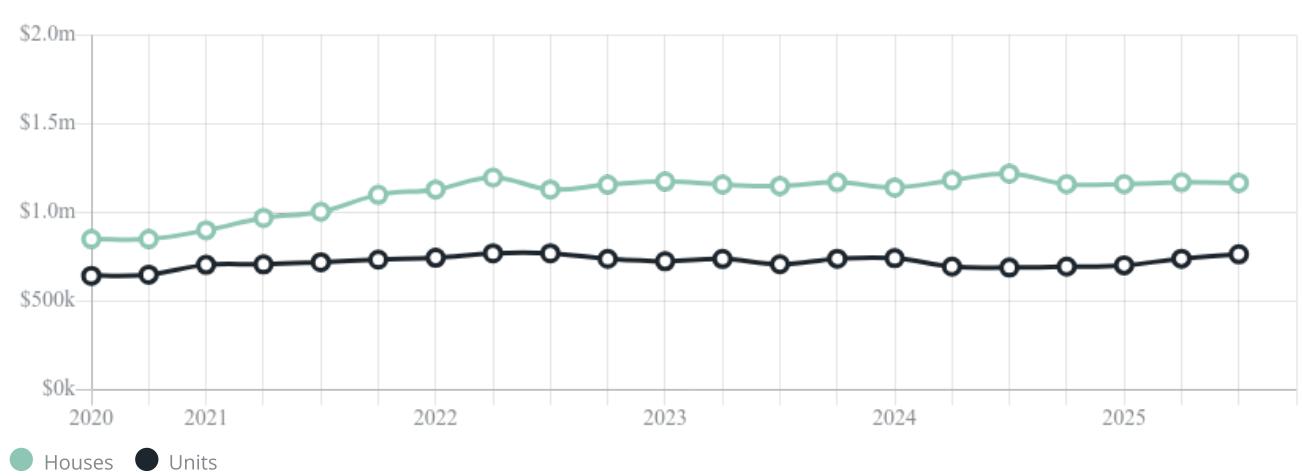
Median

\$765k

Quarterly price change

3.37% 

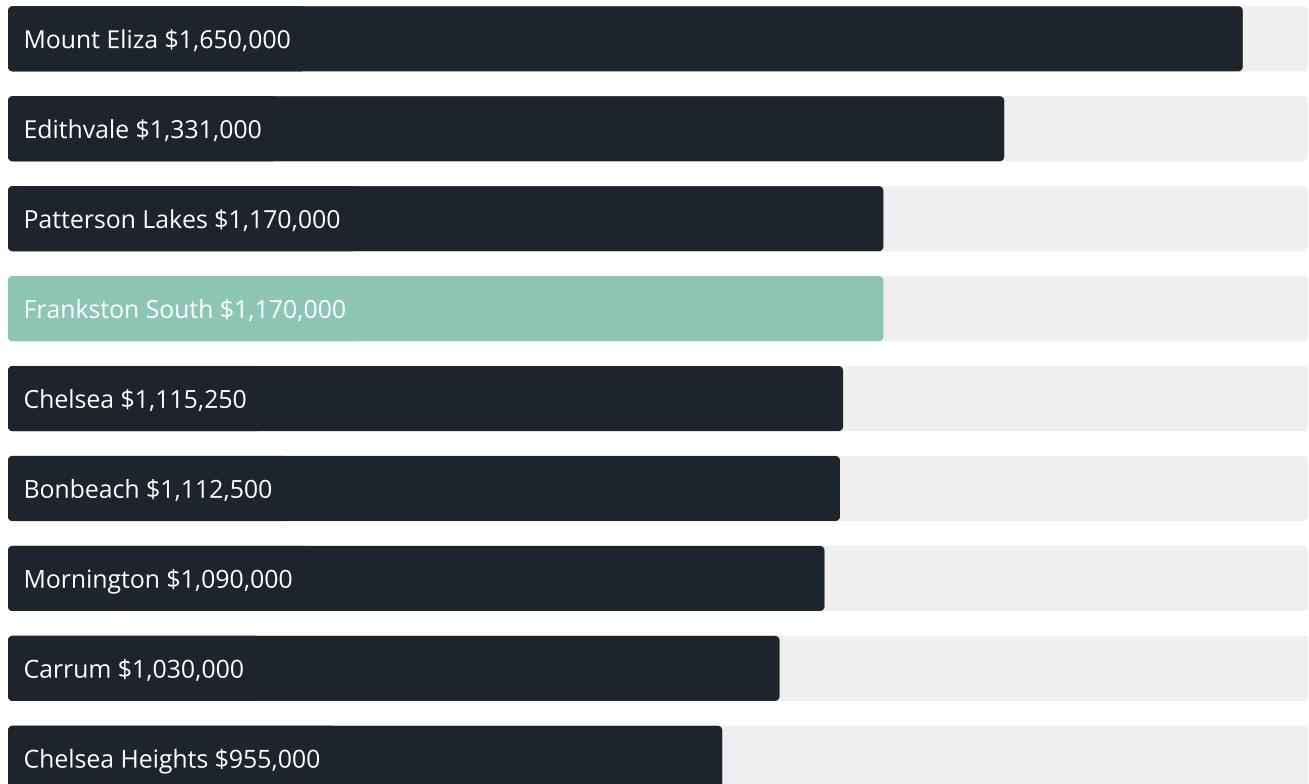
Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## FRANKSTON SOUTH SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

## FRANKSTON SOUTH SUBURB REPORT

### Sale method<sup>2</sup>



● Auction 19%  
● Private 81%

### Auction clearance rate<sup>3</sup>

**94.74%**

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### Median days on market<sup>3</sup>

**20 days**

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### Jellis Craig average inspection attendance per listing<sup>4</sup>

**20 groups**

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### Average hold period<sup>1</sup>

**6.1 years**

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# Insights

### Dwelling type<sup>5</sup>



● Houses 86% ● Units 14%

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### Ownership<sup>5</sup>



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

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### Population<sup>5</sup>

**18,801**

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### Population growth<sup>5</sup>

**0**

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### Median age<sup>5</sup>

**44 years**

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### Median asking rent<sup>1</sup>

**\$688 per week**

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### Rental yield<sup>1</sup>

**2.8%**

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### Median household size<sup>5</sup>

**2.6 people**

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 27c Overport Rd Frankston South	4	House	\$880,000	22 Dec 2025
 17 Sanders Rd Frankston South	3	House	\$872,000	20 Dec 2025
 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
 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

# Sold Properties

## FRANKSTON SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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 Cooinda 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

# Sold Properties

## FRANKSTON SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2 Bellbrook Ct Frankston South	4	House	\$1,428,000	25 Nov 2025
 1 Stansfield Ct Frankston South	4	House	\$1,278,168	24 Nov 2025
 53a Humphries Rd Frankston South	3	House	\$1,290,000	21 Nov 2025
 15 Mount Erin Cr Frankston South	3	House	\$1,000,000	20 Nov 2025
 2/13 Poinciana St Frankston South	2	House	\$766,000	19 Nov 2025
 8 Sheoak Rd FRANKSTON SOUTH	3	House	\$2,000,000	17 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 08/01/2026

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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