



Bayside Townhouses

3-5 Mereweather Avenue, Frankston



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The opportunity in one page

Affordable entry price. Low stamp duty.
Owner occupier demand. Capital growth on exit.
Strong yield, low holding costs.

Three storey townhouses on Mereweather Avenue, one street back from the Frankston foreshore. 3 or 4 bedrooms, 3.5 or 4 bathrooms and two car spaces across 166 to 197 m².

New three bedroom townhouses in the suburb rent for \$799 a week, and 84 comparable homes settled in the past twelve months showing a liquid market with strong clearance rates.

From
\$885,000

LIST PRICE, 27 JULY 2026

Up 13.4%

FRANKSTON HOUSE PRICES, PAST 12 MONTHS

4.7% yield

GROSS YIELD AT THE TOP OF THE RENT BAND

\$215k capital
growth

FROM PRICE IN 2031 AT THE 5 YEAR TREND

Growth and yield context: [realestate.com.au](https://www.realestate.com.au) Frankston houses, July 2026.

Yield: top of the new build rent band, \$799 a week on the \$885,000 from price. Rents and sales: RP Data, 27 July 2026. 2031 figure extrapolates realestate.com.au's 5 year median trend (\$690,000 to \$861,500, 4.5% a year) and is not a forecast.

One street back from the beach

Mereweather Avenue is the first street east of Nepean Highway. Cross at the lights and the Kananook Creek boardwalk, the foreshore reserve and the sand are 400 metres from the front door.

The foreshore runs unbroken from Frankston pier to Seaford, backed by the Kananook Creek Trail for running and cycling.

400 m

TO THE SAND

200 m

TO KANANOOK CREEK
TRAIL

1.0 km

TO FRANKSTON STATION

1.0 km

TO BAYSIDE SHOPPING
CENTRE

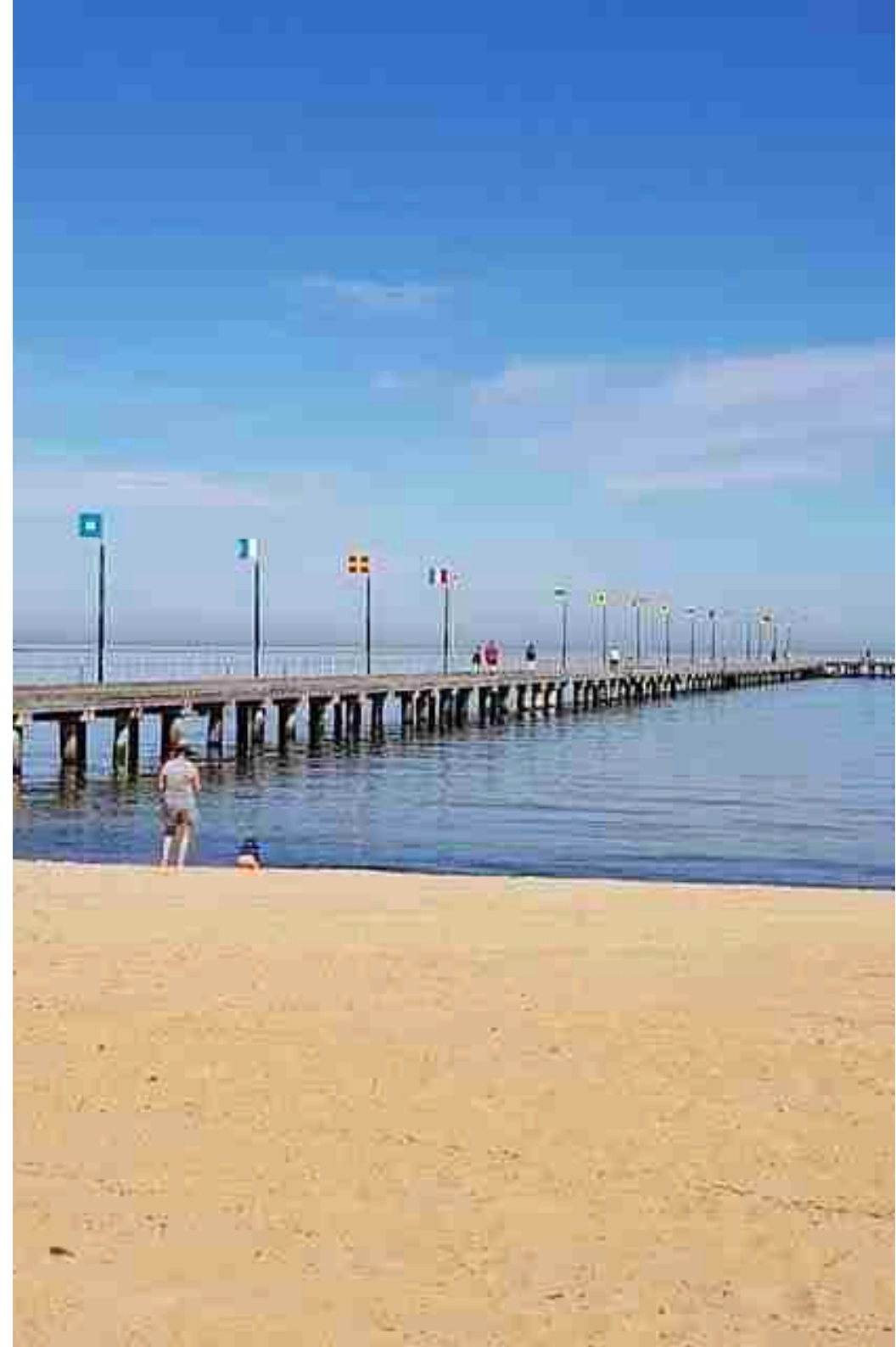
1.2 km

TO FRANKSTON PIER

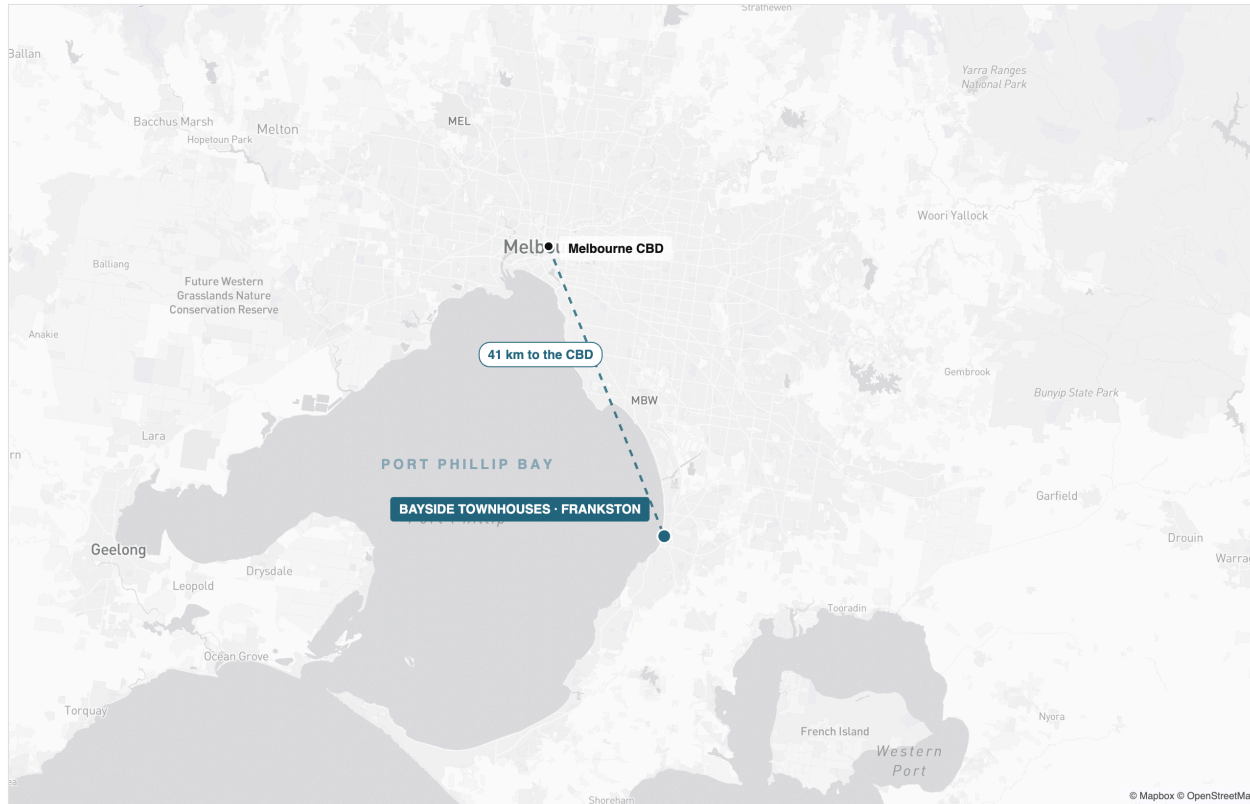
41 km

TO MELBOURNE CBD

Frankston foreshore and pier.
Bayside Townhouses



Where Frankston sits



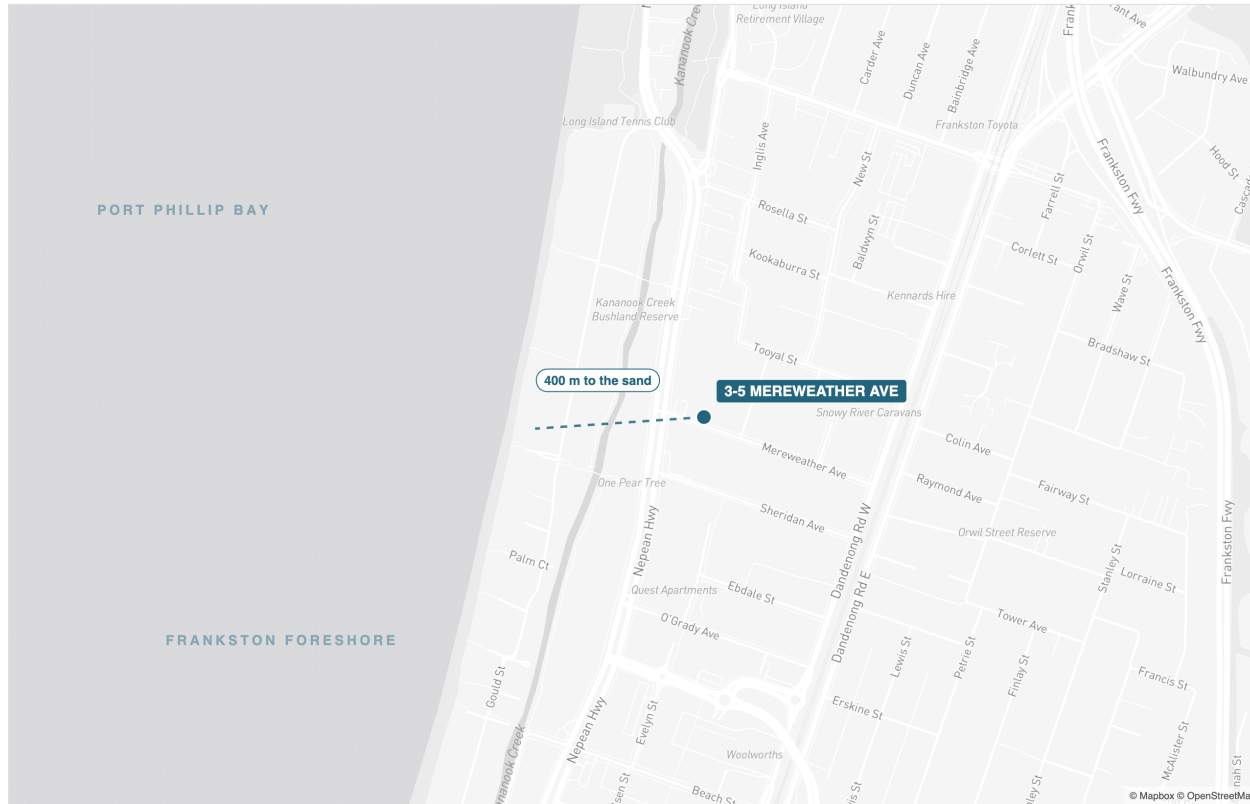
GETTING THERE

Rail. Frankston station is the terminus of the Frankston line, with direct metropolitan services to the CBD.

Road. Nepean Highway at the end of the street. Peninsula Link connects to EastLink and the M1.

Bay. 41 km from the Melbourne CBD at the north east corner of Port Phillip Bay, where the metropolitan area meets the Mornington Peninsula.

The street and the sand



FROM THE FRONT DOOR

The sand	400 m
Kananook Creek Trail	200 m
Frankston station	1.0 km
Bayside Shopping Centre	1.0 km
Frankston pier	1.2 km

Everything a tenant or a downsizing buyer uses daily sits inside a fifteen minute walk. The beach is the closest of all of it.

Schools, health and work



FROM THE FRONT DOOR

Frankston city centre	0.9 km
Chisholm TAFE	1.4 km
Frankston Hospital	1.7 km
Monash University Peninsula	2.2 km
Frankston High School	2.3 km
Karingal Hub	3.9 km

The hospital precinct, Monash University and the city centre are the suburb's three largest employers, and all three sit within a short drive of the front door. Tenants can work, study and shop without leaving Frankston.

Investor entry, owner occupier exit

BUY AND HOLD TODAY

The rents below are what tenants actually paid, not forecasts. 101 leases of 3 and 4 bedroom Frankston homes were reviewed for the twelve months to July 2026.

- New three bedroom townhouses of 140 to 155 m² let for \$710 to \$799 a week.
- The subject three bedroom homes are larger at 177 m² with 3.5 bathrooms.
- Suburb median for new three bedroom stock is \$655 a week, and the new build band sits well above it.

SELL TO AN OWNER OCCUPIER LATER

The exit buyer is a family or downsizer paying for space, bathrooms and the beach, not for yield.

- Seven of the ten homes carry the 4 bedroom, multi bathroom family format.
- 150 to 167 m² of living area in the largest homes, with private gardens of 48 and 51 m² on the two north end residences.
- New releases in the suburb sold in 1 to 32 days across the past twelve months.

Rental evidence

NEW BUILD RENTAL EVIDENCE, FRANKSTON, BUILT 2015 OR LATER

ADDRESS	BEDS	FLOOR M ²	BUILT	RENT PER WEEK	LET
4/8 Cecil Street	3	143	2020	\$799	Jul 26
3/43 Denbigh Street	3	141	2020	\$780	Jan 26
1/37 Williams Street	3	150	2021	\$750	May 26
4/37 Williams Street	3	144	2021	\$750	Dec 25
1/61 Screen Street	3	155	2021	\$740	Jan 26
2/13 Foot Street	3	141	2019	\$710	Dec 25
1B Balcombe Street	3	138	2021	\$690	Jan 26
1/43 Orwil Street	3	107	2026	\$670	Feb 26

Source: RP Data for rent export, 27 July 2026. Frankston, 3 and 4 bedroom homes on lots of 300 m² or less, listed October 2025 to July 2026.

WHAT THE RENTAL EVIDENCE SAYS

The band for new three bedroom townhouses of 140 to 155 m² is \$710 to \$799 a week. The subject three bedroom homes are 177 m² with a ground floor study or third bathroom, so they enter the band with more building than any letting inside it.

Four bedroom homes are estimated to rent at a 5 to 10% premium over three bedrooms and next to no stock is available.

\$710 to \$799

WEEKLY BAND, NEW 3 BED 140 TO 155 M²

Comparable sales

SETTLED SALES, NEW AND NEAR NEW, TWELVE MONTHS TO JULY 2026

ADDRESS	CONFIG	FLOOR M²	BUILT	PRICE	SOLD
2/5 Logan Street	4 bed, 3 bath	191	2026	\$942,000	Mar 26
5/5 Crathie Court	3 bed, 2 bath	171	2022	\$925,000	Jun 26
69B Yuille Street	3 bed, 2 bath	154	2025	\$875,000	Aug 25
10A Frome Avenue	3 bed, 2 bath	129	2026	\$855,000	May 26
2/20 Kenilworth Avenue	4 bed, 3 bath	162	2018	\$808,000	Aug 25

Source: RP Data settled sale export, 27 July 2026. 5/5 Crathie Court pending settlement advice at export date.

84 comparable homes settled in twelve months, so the ten residences represent about six weeks of suburb absorption. 10A Frome Avenue sold in one day and 5/5 Crathie Court in thirteen. New homes in Frankston sell quickly.



69B Yuille Street. \$875,000, August 2025. Built 2025.



10A Frome Avenue. \$855,000, May 2026. Sold in one day.

The homes

Two rows of five three storey townhouses. Living, kitchen and a balcony on the first floor, bedrooms and a retreat on the second, and a study or guest bedroom at entry level on most homes. Living areas from 138 to 167 m² on 166 to 197 m² of total building.

The two street front homes carry their own gates and front gardens on Mereweather Avenue. The two north end homes carry the largest private gardens at 51 and 48 m². Every home has accommodation for two cars.

3 to 4

BEDROOMS

3.5 to 4

BATHROOMS

166 to 197

TOTAL BUILDING M²





ARTIST'S IMPRESSION

Bayside Townhouses Mereweather Avenue

Inside the homes

Timber joinery, stone benchtops and splashbacks, matte black tapware and integrated lighting. The finish is specified for owner occupiers, which is what keeps the homes easy to rent in the meantime.



Artist's impressions. Finishes indicative, refer to the contract specification.

Bayside Townhouses · 3-5 Mereweather Avenue, Frankston

Site plan and schedule



Ground Floor Plan - Overall

UNIT	BED	BATH	CAR	TOTAL M ²	LIVING M ²	POSITION
U1	4	3.5	2	168	138	Street front, own garden
U2	4	4	2	180	150	West row, mid terrace
U3	4	4	2	180	150	West row, mid terrace
U4	4	4	2	180	150	West row, mid terrace
U5	4	4	2	187	157	North end, 51 m ² garden
U6	3.5	4	2	197	167	North end, 48 m ² garden
U7	3	3.5	2	177	148	East row, mid terrace
U8	3	3.5	2	177	148	East row, mid terrace
U9	3	3.5	2	177	148	East row, mid terrace
U10	4	3.5	2	166	139	Street front, own garden

Total area includes the double stacker garage. Bath counts include powder rooms as 0.5. U6 is marketed as 3 bedrooms plus study and ground floor guest bedroom. DRE plans, June 2026.



THE SITE FROM THE AIR

East of the highway, west of
everything else



Buy on the evidence. Sell on the beach.

Bayside Townhouses · 3-5 Mereweather Avenue, Frankston

EXCLUSIVE TO THE MOVE

Jon Ellis, Head of Projects

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Level 1, 245 City Road, Southbank VIC 3006

Built by Buildkomm

A Melbourne builder specialising in high end two and three storey townhouses in the bayside suburbs.

Buildkomm has delivered more than \$200 million of completed work across Melbourne, with a portfolio that runs down the bay from Brighton and Beaumaris through Mentone, Chelsea, Bonbeach, Seaford and Frankston. Medium density townhouse projects and high end family homes are their core expertise, including basement and stacker construction.

\$200m+

COMPLETED WORKS

\$40m

DOMESTIC BUILDING INSURANCE FACILITY

50+

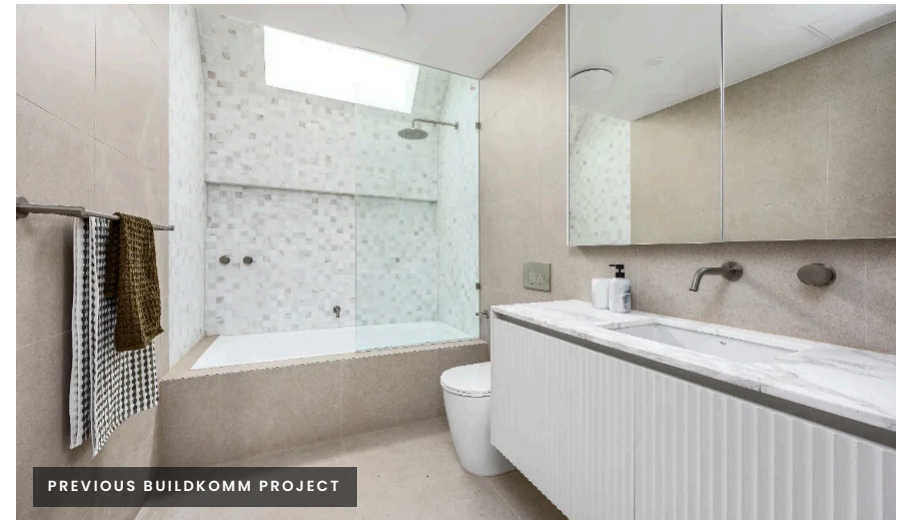
BAYSIDE PROJECTS IN PORTFOLIO

VIC + QLD

REGISTERED BUILDER, COMMERCIAL AND RESIDENTIAL

For an agent the point is simple: the builder behind this project finishes what it starts, insures at institutional scale, and has built this exact product a few kilometres up the same coastline.

Figures per buildkomm.com.au, August 2026. Photographs are completed Buildkomm projects, not the subject property.





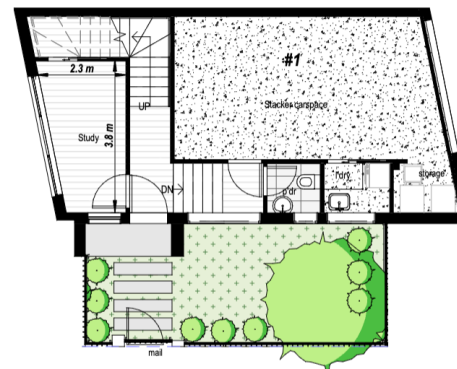
Floorplans

Unit 1

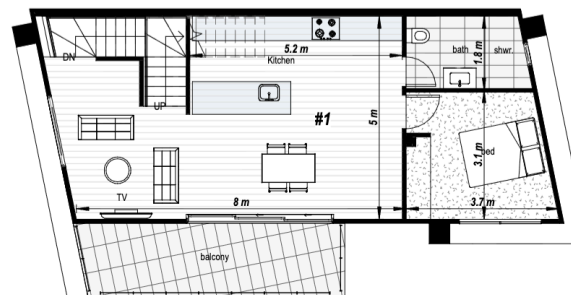
Three storey townhouse

Bedrooms	4
Bathrooms	3.5
Car spaces	2, double stacker
Living	138 m ²
Garage	30 m ²
Total building	168 m ²
Balcony	10 m ²
External	23 m ²
Position	West row, Mereweather Avenue frontage

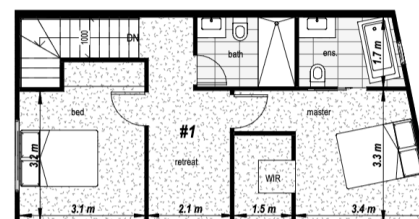
Areas per DRE marketing plans, June 2026. Total includes garage.



Ground Floor Plan



First Floor Plan



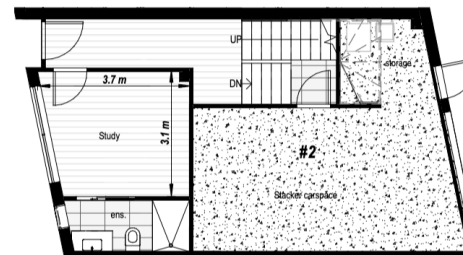
Second Floor Plan

Unit 2

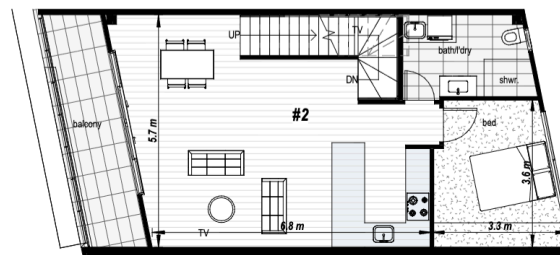
Three storey townhouse

Bedrooms	4
Bathrooms	4
Car spaces	2, double stacker
Living	150 m ²
Garage	30 m ²
Total building	180 m ²
Balcony	10 m ²
External	0 m ²
Position	West row, mid terrace

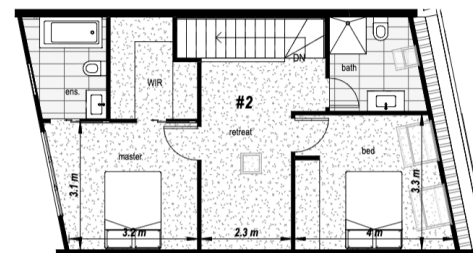
Areas per DRE marketing plans, June 2026. Total includes garage.



Ground Floor Plan



First Floor Plan



Second Floor Plan

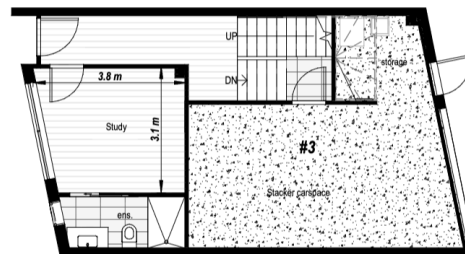
Unit 3

Three storey townhouse

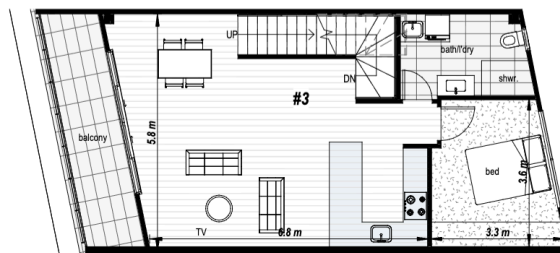
Bedrooms	4
Bathrooms	4
Car spaces	2, double stacker
Living	150 m ²
Garage	30 m ²
Total building	180 m ²
Balcony	10 m ²
External	0 m ²
Position	West row, mid terrace

Areas per DRE marketing plans, June 2026. Total includes garage.

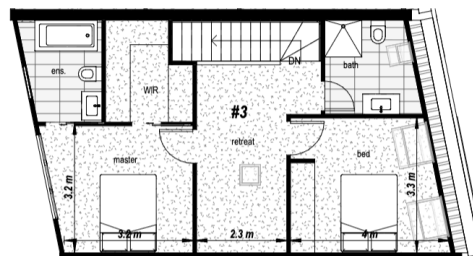
Ground Floor Plan



First Floor Plan



Second Floor Plan



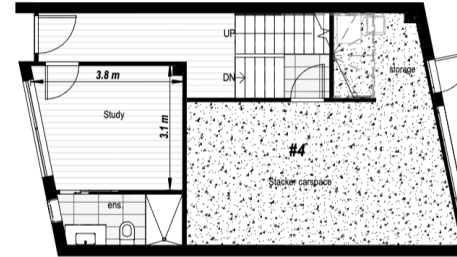
Unit 4

Three storey townhouse

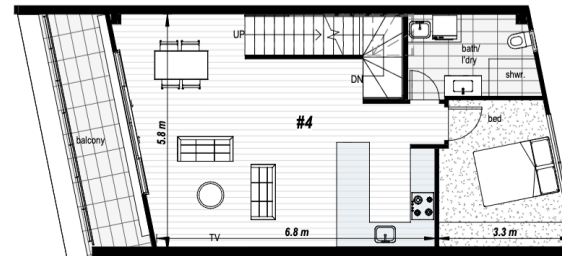
Bedrooms	4
Bathrooms	4
Car spaces	2, double stacker
Living	150 m ²
Garage	30 m ²
Total building	180 m ²
Balcony	10 m ²
External	0 m ²
Position	West row, mid terrace

Areas per DRE marketing plans, June 2026. Total includes garage.

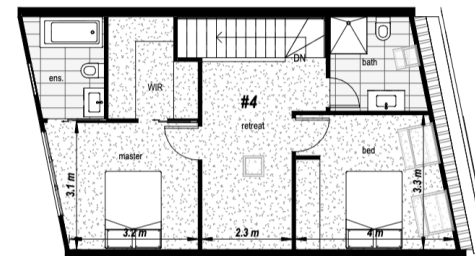
Ground Floor Plan



First Floor Plan



Second Floor Plan



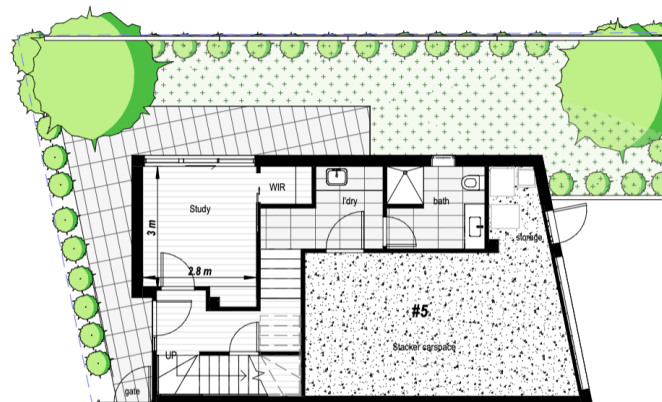
Unit 5

Three storey townhouse

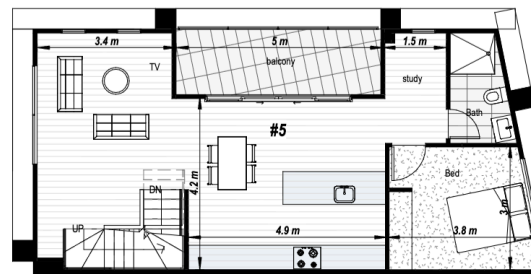
Bedrooms	4
Bathrooms	4
Car spaces	2, double stacker
Living	157 m ²
Garage	30 m ²
Total building	187 m ²
Balcony	8 m ²
External	51 m ²
Position	West row, north end garden

Areas per DRE marketing plans, June 2026. Total includes garage.

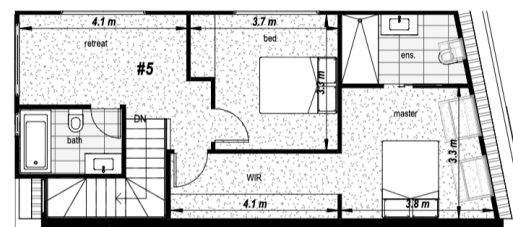
Ground Floor Plan



First Floor Plan



Second Floor Plan

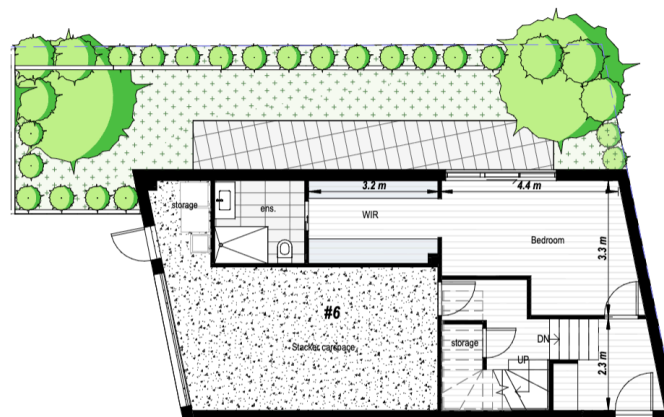


Unit 6

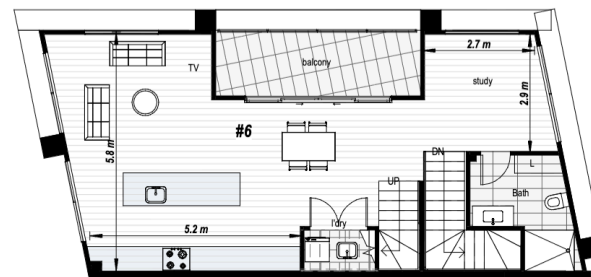
Three storey townhouse

Bedrooms	3.5
Bathrooms	4
Car spaces	2, double stacker
Living	167 m ²
Garage	30 m ²
Total building	197 m ²
Balcony	8 m ²
External	48 m ²
Position	East row, north end garden

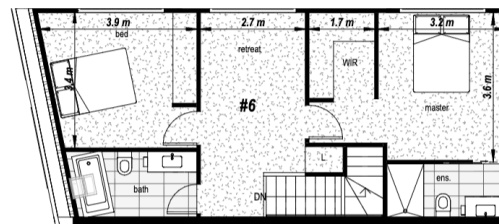
Areas per DRE marketing plans, June 2026. Total includes garage.



Ground Floor Plan



First Floor Plan



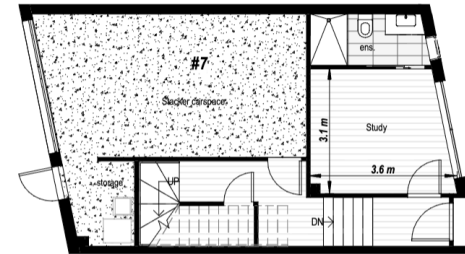
Second Floor Plan

Unit 7

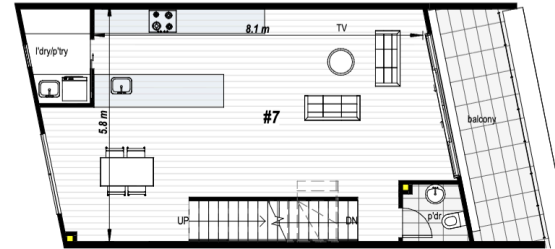
Three storey townhouse

Bedrooms	3
Bathrooms	3.5
Car spaces	2, double stacker
Living	148 m ²
Garage	29 m ²
Total building	177 m ²
Balcony	11 m ²
External	0 m ²
Position	East row, mid terrace

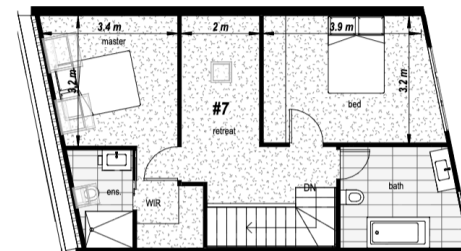
Areas per DRE marketing plans, June 2026. Total includes garage.



Ground Floor Plan



First Floor Plan



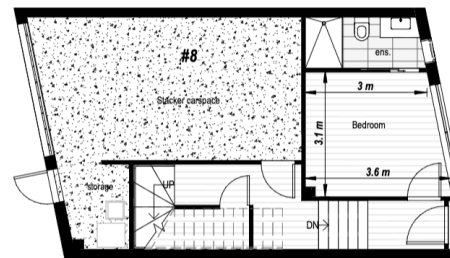
Second Floor Plan

Unit 8

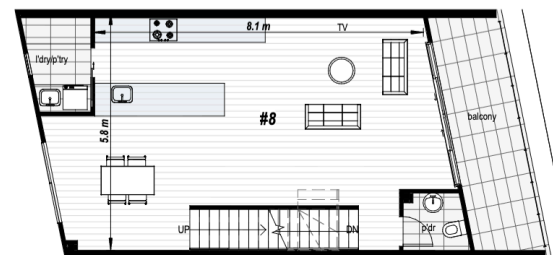
Three storey townhouse

Bedrooms	3
Bathrooms	3.5
Car spaces	2, double stacker
Living	148 m ²
Garage	29 m ²
Total building	177 m ²
Balcony	11 m ²
External	0 m ²
Position	East row, mid terrace

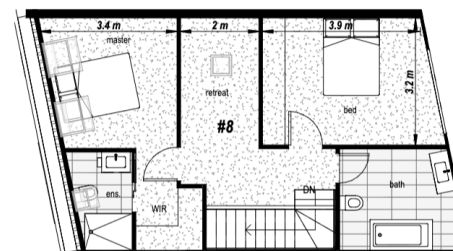
Areas per DRE marketing plans, June 2026. Total includes garage.



Ground Floor Plan



First Floor Plan



Second Floor Plan

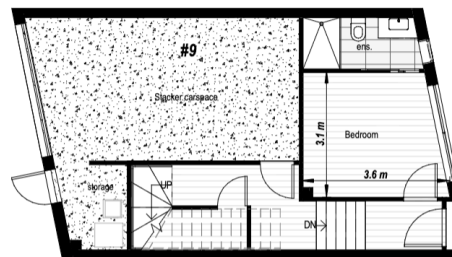
Unit 9

Three storey townhouse

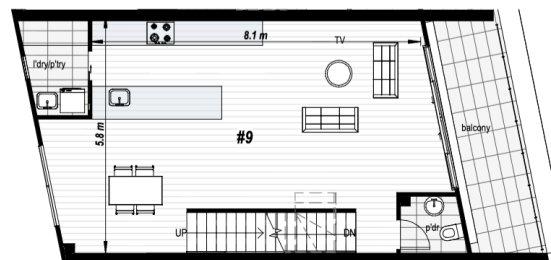
Bedrooms	3
Bathrooms	3.5
Car spaces	2, double stacker
Living	148 m ²
Garage	29 m ²
Total building	177 m ²
Balcony	11 m ²
External	0 m ²
Position	East row, mid terrace

Areas per DRE marketing plans, June 2026. Total includes garage.

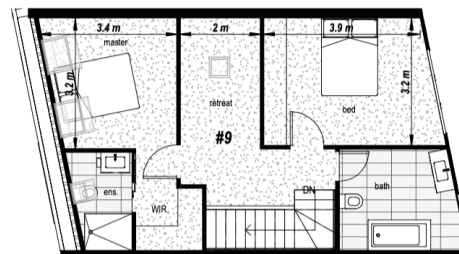
Ground Floor Plan



First Floor Plan



Second Floor Plan

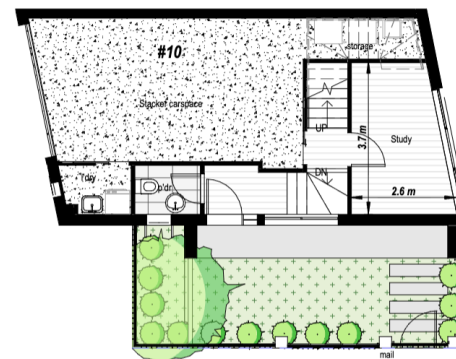


Unit 10

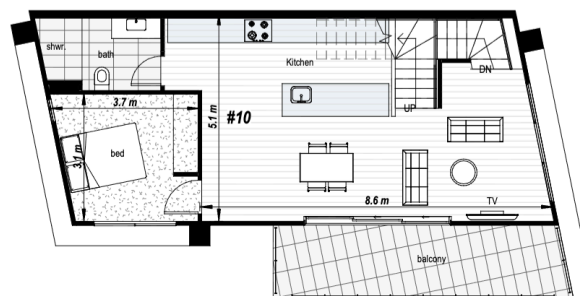
Three storey townhouse

Bedrooms	4
Bathrooms	3.5
Car spaces	2, double stacker
Living	139 m ²
Garage	27 m ²
Total building	166 m ²
Balcony	11 m ²
External	24 m ²
Position	East row, Mereweather Avenue frontage

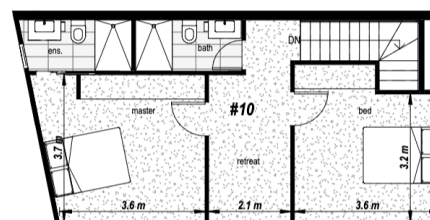
Areas per DRE marketing plans, June 2026. Total includes garage.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Important information

Purpose. This document has been prepared by The Move for selling agents and prospective purchasers as general background to Bayside Townhouses, 3-5 Mereweather Avenue, Frankston. It is not an offer, a contract, or part of any contract of sale.

Figures. Every figure in this document is indicative and subject to change without notice. Areas are stated from the DRE marketing plans dated June 2026.

Third party data. Sales and rental evidence is drawn from RP Data exports dated 27 July 2026 and is reproduced in good faith without independent verification. Maps © Mapbox © OpenStreetMap contributors. Photographs marked as stock images are indicative of the locality only and do not depict the property. Distances are measured point to point and will differ from walking routes.

Pricing. Nothing in this document is a representation of value, rental income or capital growth. Rents quoted are historic rents achieved on other properties and are not a promise of rent for any townhouse.

Images and inclusions. Any render is an artist's impression and indicative only. Furniture, styling and landscaping shown in any image are not included unless specifically listed in the contract of sale.

No advice. This document does not constitute financial, legal or tax advice. Purchasers must make their own enquiries and obtain their own advice before entering into any contract.

Verification. It is the purchaser's responsibility to independently confirm the accuracy and completeness of all information and to check the plans, specifications and inclusions in the contract of sale carefully before signing.

Issue. Bayside Townhouses is developed by Buildkomm and offered exclusively by The Move. Issued August 2026.