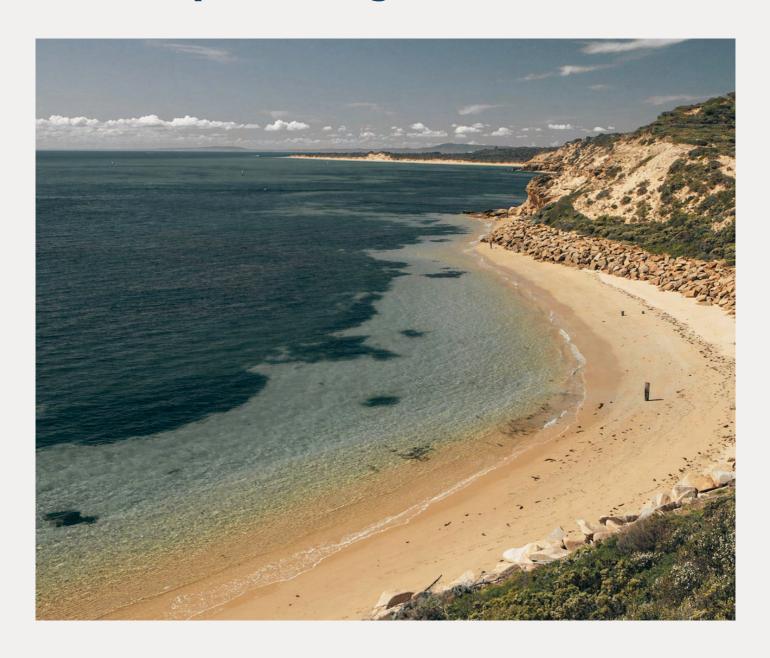
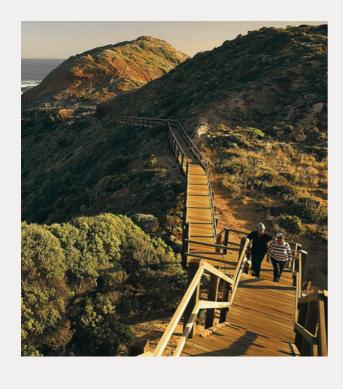
Mornington Peninsula: Property Guide



Contents

Balnarring	7-9
Baxter	10-12
Bittern	13-15
Blairgowrie	16-18
Boneo	19-2
Cape Schanck	22-24
Capel Sound	25-27
Crib Point	28-30
Dromana	31-33
Fingal	34-36
Flinders	37-39
Frankston	40-42
Hastings	43-45
Main Ridge	46-48
McCrae	49-5
Merricks	52-54
Moorooduc	55-57
Mornington	58-60
Mount Eliza	61-63
Mount Martha	64-66
Pearcedale	67-69
Point Leo	70-72
Portsea	73-75
Red Hill	76-78
Red Hill South	79-8
Rosebud	82-84
Rye	85-87
Safety Beach	88-90
Shoreham	91-93
Somers	94-96
Somerville	97-99
Sorrento	100-102
St Andrews Beach	103-108
Tootgarook	106-108
Tuerong	109-11
Tyabb	112-114

Arthurs Seat



Summary

Homeownership on the Mornington Peninsula, located southeast of Melbourne, embodies a blend of coastal living charm and suburban tranquility.

The Peninsula's real estate market offers diverse options, from quaint cottages to modern beachfront estates, catering to varied lifestyles and preferences. With its stunning beaches, vineyards, and nature reserves, the region attracts homeowners seeking a relaxed yet vibrant community atmosphere. While property prices reflect the area's desirability, the investment often rewards residents with a high quality of life and potential for capital growth. Moreover, the Peninsula's proximity to Melbourne ensures accessibility to urban amenities while preserving its distinct coastal character, making it an enticing destination for those aspiring to own a piece of seaside paradise.

Largest by size (km²): Flinders

Largest Population: Mornington

Median Age: 50

Largest Park Coverage: Cape Schanck

Median House Value: \$1,646,351.35

Median Weekly Rent (House): \$625.38

Median Unit Value: \$840.343.75

Median Weekly Rent (Unit): \$458.52

Arthurs Seat



Arthurs Seat, nestled within the picturesque Mornington Peninsula in Victoria, Australia, epitomizes serene coastal living with its breathtaking vistas and natural beauty.

Named after the prominent hill rising majestically over the region, Arthurs Seat offers residents a harmonious blend of tranquility and outdoor adventure. Home to lush forests, scenic walking trails, and the iconic Arthurs Seat Eagle gondola ride, the suburb beckons nature enthusiasts and thrill-seekers alike. Its close-knit community fosters a sense of belonging, complemented by local cafes, boutique shops, and cultural events. With panoramic views of Port Phillip Bay and beyond, Arthurs Seat captivates homeowners and visitors with its idyllic charm, making it a sought-after destination for those seeking a retreat from the bustle of city life.

61km	8.8km ²	414
Distance from CBD	Size	Population
50.6%	49.4%	48
% of Males	% of Females	Median Age

Arthurs Seat



\$1,300,000

\$435

3.1%

Median Value Median Weekly Rent

Median Yield

28.3%

Median Sale Price Change

73

Average Days on Market



N/A

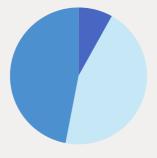
Median Value

N/A

Median Weekly Rent

N/A

Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

Arthurs Seat

Public Transport

N/A

Schools

N/A

Parks

3 28.4%

Amount of Parks Park Coverage

Balnarring



Balnarring, a charming suburb situated in the heart of the Mornington Peninsula in Victoria, Australia, exudes a unique blend of rural tranquility and coastal allure.

Renowned for its rolling hills, vineyards, and pristine beaches, Balnarring offers residents a relaxed lifestyle amid picturesque surroundings. The suburb's vibrant community spirit is evident through its bustling local markets, artisanal shops, and community events, fostering a strong sense of belonging among residents. With easy access to wineries, gourmet restaurants, and recreational activities, Balnarring appeals to those seeking a balance between laid-back country living and modern conveniences. Its proximity to Melbourne makes it an ideal retreat for weekend getaways or permanent residence, capturing the essence of coastal living at its finest.

62km	26.7km ²	2,371
Distance from CBD	Size	Population
48.2%	51.8%	46
% of Males	% of Females	Median Age

Balnarring

House

Median Value

\$1,200,000

27

\$750

2.6%

Median Weekly Rent

Median Yield

1.3%

Median Sale Price Change

Average Days on Market

M Unit

\$649,000

Median Value

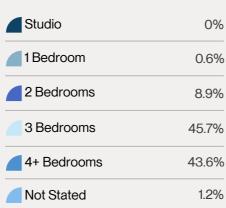
\$480

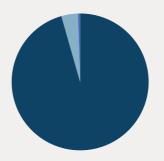
Median Weekly Rent

5.2%

Median Yield







Fully Detached	95.2%
Semi Detached	3.9%
Apartment	0.5%
Other Dwelling	0%

Balnarring

Public Transport

782 Bus

Schools

Balnarring Primary School

Parks

11 4.8%

Amount of Parks Park Coverage

Baxter



Baxter, a quaint suburb nestled in the southeastern region of Victoria, Australia, epitomizes a harmonious blend of rural charm and suburban convenience.

Surrounded by picturesque countryside and tranquil bushland reserves, Baxter offers residents a serene and idyllic setting for family living. The suburb's strong sense of community is evident through its local markets, community events, and friendly neighborhood atmosphere, fostering connections among its residents. Despite its peaceful ambiance, Baxter boasts proximity to essential amenities, including schools, shopping centers, and recreational facilities, ensuring residents enjoy a comfortable and convenient lifestyle. With its leafy streets, open spaces, and easy access to nearby coastal attractions, Baxter embodies the essence of relaxed suburban living, making it a desirable destination for families and individuals seeking a tranquil yet connected community environment.

46km	9.9km ²	2,166
Distance from CBD	Size	Population
48.8%	51.2%	40
% of Males	% of Females	Median Age

Baxter

♠ House

\$805,000 \$520 3.6%

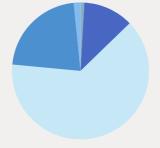
Median Value Median Weekly Rent Median Yield

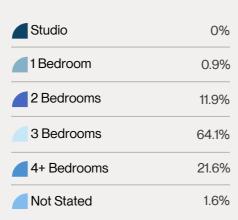
-0.8%

M Unit

\$611,000 \$383 4.1%

Median Value Median Weekly Rent Median Yield







Fully Detached	87.3%
Semi Detached	12.8%
Apartment	0%
Other Dwelling	0%

Baxter

Public Transport

776, 782, 783 Bus Vline - Stony Point

Schools

Baxter Primary School

Parks

8 1.6%

Amount of Parks Park Coverage

Bittern



Bittern, a charming suburb nestled within Victoria's Mornington Peninsula, exudes a tranquil and laid-back ambiance, perfect for those seeking a serene residential enclave.

Surrounded by picturesque landscapes, vineyards, and rolling hills, Bittern offers residents a peaceful retreat from the hustle and bustle of city life. The suburb's close-knit community fosters a sense of belonging, evident through its local markets, community events, and friendly neighborhood atmosphere. Bittern's proximity to pristine beaches and nature reserves provides ample opportunities for outdoor recreation, from leisurely strolls to adventurous hikes. With essential amenities, schools, and shops within easy reach, Bittern strikes a balance between rural serenity and suburban convenience, making it an ideal place to call home for families, retirees, and nature enthusiasts alike.

61km	17.1km²	4,276
Distance from CBD	Size	Population
49.7%	50.3%	46
% of Males	% of Females	Median Age

Bittern

♠ House

\$905,000 \$590

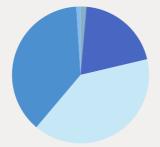
Median Value Median Weekly Rent Median Yield

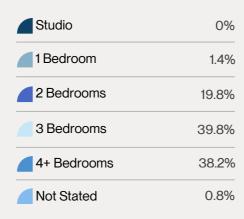
2.8% 24

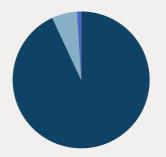
M Unit

\$657,000 \$530 4.2%

Median Value Median Weekly Rent Median Yield







Fully Detached	93.6%
Semi Detached	6.2%
Apartment	0.2%
Other Dwelling	0%

3.3%

Bittern

Public Transport

782 Bus Vline - Stony Point

Schools

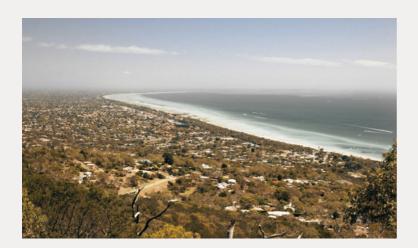
Bittern Primary School

Parks

17 13.3%

Amount of Parks Park Coverage

Blairgowrie



Blairgowrie, nestled along the stunning coastline of the Mornington Peninsula in Victoria, Australia, embodies the essence of coastal living at its finest.

Renowned for its pristine beaches, crystal-clear waters, and relaxed atmosphere, Blairgowrie offers residents a picturesque retreat from the everyday hustle and bustle. The suburb's charming village vibe is complemented by boutique shops, cafes, and gourmet eateries, catering to both locals and visitors alike. With its array of water-based activities, including swimming, snorkeling, and fishing, Blairgowrie beckons outdoor enthusiasts year-round. Additionally, the suburb's proximity to scenic coastal walks and nature reserves provides ample opportunities to explore the natural beauty of the region. Whether enjoying a leisurely day at the beach or savoring fresh seafood at a seaside restaurant, Blairgowrie captivates residents with its coastal charm and laid-back lifestyle, making it a coveted destination for those seeking a quintessential beachside escape.

64km	6.2km ²	2,746
Distance from CBD	Size	Population
48.9%	51.1%	48
% of Males	% of Females	Median Age

Blairgowrie

House

\$1,400,000

2.5%

Median Value

Median Weekly Rent

Median Yield

-2.2%

Median Sale Price Change

Average Days on Market

\$620

55

M Unit

\$936,000

Median Value

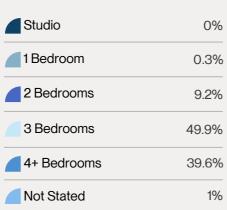
\$400

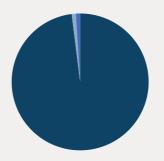
Median Weekly Rent

3%

Median Yield







Fully Detached	99.1%
Semi Detached	0.7%
Apartment	0.4%
Other Dwelling	0%

Blairgowrie

Public Transport

787, 788 Bus

Schools

N/A

Parks

7 20.8%

Amount of Parks Park Coverage

Boneo



Boneo, a serene suburb nestled within the beautiful Mornington Peninsula of Victoria, Australia, offers residents a tranquil retreat surrounded by natural splendor.

The suburb's picturesque scenery provides the perfect backdrop for outdoor activities such as horse riding, bushwalking, and birdwatching in the nearby national parks and reserves. With its close-knit community spirit and local markets showcasing fresh produce and artisanal goods, Boneo fosters a strong sense of belonging among its residents. While enjoying a peaceful ambiance, Boneo maintains convenient access to essential amenities, schools, and recreational facilities, ensuring a comfortable and convenient lifestyle for its inhabitants. Whether exploring the pristine beaches or indulging in the region's gourmet delights, Boneo offers a relaxed and idyllic setting for those seeking a harmonious blend of rural charm and coastal living.

66km	17.9km²	314
Distance from CBD	Size	Population
51.9%	48.1%	52
% of Males	% of Females	Median Age

Boneo

♠ House

\$3,100,000

Median Weekly Rent

1.5%

Median Yield

Median Value

Median Sale Price Change

N/A

N/A

Average Days on Market

M Unit

N/A

N/A

Median Value

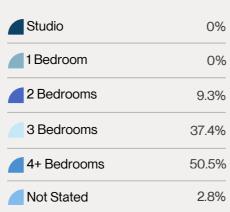
\$400

Median Weekly Rent

3.7%

Median Yield







100%
0%
0%
0%

Boneo

Public Transport

N/A

Schools

Boneo Primary School

Parks

9 17.9%

Amount of Parks Park Coverage

Cape Schanck



Home to the iconic Cape Schanck Lighthouse, which stands as a historic beacon overlooking the Bass Strait, the suburb offers residents a unique blend of coastal serenity and untamed wilderness.

With its dramatic cliffs, pristine beaches, and scenic coastal trails, Cape Schanck beckons adventurers and nature enthusiasts alike to explore its awe-inspiring vistas and diverse ecosystems. The suburb's tranquil ambiance provides the perfect backdrop for relaxation and contemplation, while its proximity to world-class golf courses and luxury resorts adds a touch of sophistication to the coastal experience. Whether marveling at the spectacular sunsets, embarking on coastal hikes, or simply unwinding amidst the sounds of crashing waves, Cape Schanck captures the essence of coastal living in all its natural splendor.

72km	31.4km ²	569
Distance from CBD	Size	Population
58.8%	51.2%	55
% of Males	% of Females	Median Age

Cape Schanck

House

\$1,400,000

\$390

1.8%

Median Yield Median Weekly Rent

14.8%

Median Value

Median Sale Price Change

Average Days on Market

M Unit

\$645,000

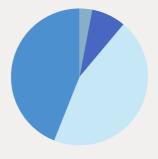
Median Value

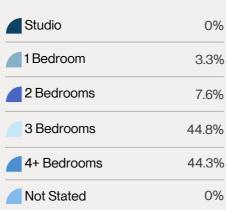
\$360

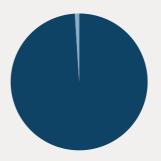
Median Weekly Rent

2.2%

Median Yield







Fully Detached	98.6%
Semi Detached	1.4%
Apartment	0%
Other Dwelling	0%

Cape Schanck

Public Transport

N/A

Schools

N/A

Parks

5 42.3%

Amount of Parks Park Coverage

Capel Sound



Capel Sound, situated on the stunning Mornington Peninsula in Victoria, Australia, offers residents a laid-back coastal lifestyle with a distinct sense of community.

Formerly known as Rosebud West, this suburb boasts beautiful beaches, scenic coastal walks, and an array of recreational activities for residents and visitors alike. With its relaxed atmosphere and family-friendly amenities, Capel Sound is a popular destination for beachgoers and water sports enthusiasts. The suburb's local shops, cafes, and restaurants contribute to its vibrant community spirit, while nearby wineries and golf courses add to its appeal. With the natural beauty of Port Phillip Bay at its doorstep and the conveniences of modern living within reach, Capel Sound embodies the quintessential charm of coastal living on the Mornington Peninsula.

61km	4.7km ²	5,246
Distance from CBD	Size	Population
46.1%	53.9%	59
% of Males	% of Females	Median Age

Capel Sound

♠ House

\$771,000

Madian Waakky Dan

\$500

32

3.5%

Median Value

Median Weekly Rent

Median Yield

-8.3%

Median Sale Price Change

Average Days on Market



\$645,000

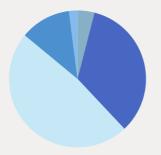
Median Value

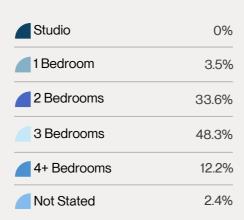
\$500

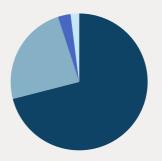
Median Weekly Rent

4%

Median Yield







Fully Detached	70.7%
Semi Detached	24%
Apartment	3.4%
Other Dwelling	1.5%

Capel Sound

Public Transport

787, 788 Bus

Schools

Eastbourne Primary School

Parks

9 20.5%

Amount of Parks Park Coverage

Crib Point



Situated along Western Port Bay, Crib Point offers residents stunning waterfront views, pristine beaches, and abundant natural reserves.

The suburb's rich maritime history is reflected in its historic pier and naval depot, adding to its unique character and charm. Crib Point's close-knit community fosters a strong sense of belonging, with local markets, community events, and recreational facilities providing opportunities for residents to connect and engage. With its proximity to nature reserves, walking trails, and water-based activities, Crib Point appeals to outdoor enthusiasts and families seeking a relaxed coastal lifestyle. The suburb's convenient access to essential amenities and nearby townships ensures a comfortable and convenient living experience amidst the beauty of the Mornington Peninsula coastline.

64km	6.5km ²	3,343
Distance from CBD	Size	Population
49.2%	50.8%	39
% of Males	% of Females	Median Age

Crib Point

House

\$830,000

Median Weekly Rent

3.6%

Median Value

Median Yield

-7.9%

Median Sale Price Change

26

\$520

Average Days on Market

Unit

\$566,000

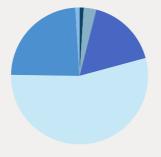
\$450

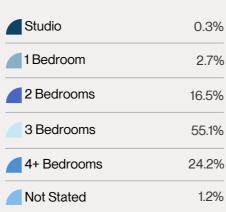
4.4%

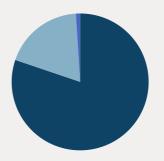
Median Value

Median Weekly Rent

Median Yield







Fully Detached	80.8%
Semi Detached	18.5%
Apartment	0.2%
Other Dwelling	0%

Crib Point

Public Transport

782 Bus Vline - Stony Point

Schools

Crib Point Primary School
St Joseph's Catholic Primary School

Parks

12 2.3%

Amount of Parks Park Coverage

Dromana



Known for its stunning beaches, panoramic views of Port Phillip Bay, and vibrant community atmosphere, Dromana offers residents a relaxed and idyllic lifestyle.

The suburb's bustling main street is lined with boutique shops, cafes, and restaurants, creating a vibrant hub for locals and visitors alike. With its family-friendly parks, foreshore reserves, and recreational facilities, Dromana provides ample opportunities for outdoor activities and leisurely pursuits. Its proximity to renowned wineries, golf courses, and natural attractions further enhances its appeal as a premier seaside destination. Whether enjoying a day at the beach, exploring the local markets, or indulging in gourmet dining experiences, Dromana captures the essence of coastal living with its laid-back charm and coastal beauty.

57km	30.6km ²	6,626
Distance from CBD	Size	Population
49.3%	50.7%	50
% of Males	% of Females	Median Age

Dromana

♠ House

\$1,000,000

Madian Maduk Dand

3%

Median Value

Median Weekly Rent

Median Yield

-4.8%

Median Sale Price Change

42

\$595

Average Days on Market

M Unit

\$806,000

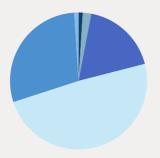
Median Value

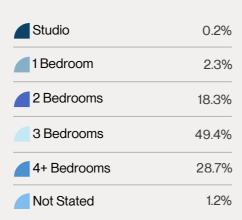
\$550

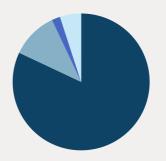
Median Weekly Rent

3.6%

Median Yield







Fully Detached	82.3%
Semi Detached	10.6%
Apartment	1.8%
Other Dwelling	5.2%

Dromana

Public Transport

781, 788, 787 Bus

Schools

Dromana Primary School
Dromana Secondary College

Parks

19 7.2%

Amount of Parks Park Coverage

Fingal



Characterized by its stunning coastline along Bass Strait and the renowned Fingal Beach, the suburb offers residents a serene escape amidst nature's beauty.

Fingal's picturesque surroundings provide the perfect backdrop for outdoor activities such as swimming, surfing, and beachcombing, while nearby walking trails and nature reserves offer opportunities for exploration and relaxation. The suburb's peaceful atmosphere and sense of community are enhanced by local cafes, galleries, and boutique shops, creating a welcoming environment for residents and visitors alike. With its close proximity to renowned golf courses, wineries, and coastal attractions, Fingal epitomizes the allure of coastal living, making it a coveted destination for those seeking a tranquil seaside retreat.

68km	18.3km²	637
Distance from CBD	Size	Population
50.9%	49.1%	56
% of Males	% of Females	Median Age

Fingal

House

\$1,600,000

\$775

2.4%

Median Value

Median Weekly Rent

Median Yield

1.9%

68

Median Sale Price Change

Average Days on Market



\$689,000

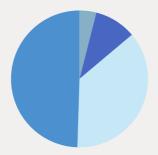
N/A

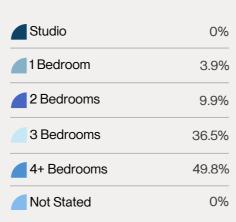
4.3%

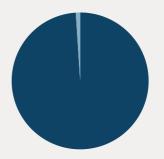
Median Value

Median Weekly Rent

Median Yield







96.6%
2.1%
0%
0%

Fingal

Public Transport

N/A

Schools

N/A

Parks

6 23.9%

Amount of Parks Park Coverage

Flinders



Flinders, nestled on the scenic Mornington Peninsula in Victoria, Australia, is a charming coastal village renowned for its natural beauty, historic charm, and relaxed lifestyle.

The suburb's quaint main street is adorned with boutique shops, galleries, and cafes, exuding a timeless charm that captivates visitors and locals alike. With its pristine beaches, rugged coastline, and scenic walking trails, Flinders provides ample opportunities for outdoor recreation and exploration. The suburb's rich maritime history is reflected in its iconic Flinders Pier and historic buildings, adding to its cultural appeal. Whether enjoying a leisurely day at the beach, sampling gourmet delights at local eateries, or simply soaking in the stunning coastal views, Flinders embodies the essence of coastal living with its laid-back vibe and natural splendor.

71km	56.3km ²	811
Distance from CBD	Size	Population
49.8%	50.2%	64
% of Males	% of Females	Median Age

Flinders

♠ House

\$2,400,000

\$803

1.8%

Median Value

Median Weekly Rent

Median Yield

-21.7%

29

Median Sale Price Change

Average Days on Market



\$1,200,000

Median Value

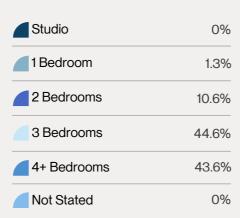
N/A

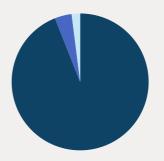
Median Weekly Rent

2.6%

Median Yield







Fully Detached	93.7%
Semi Detached	0%
Apartment	3.8%
Other Dwelling	1.3%

Flinders

Public Transport

782 Bus

Schools

N/A

Parks

10 7%

Amount of Parks Park Coverage

Frankston



Frankston, located on the southeastern outskirts of Melbourne in Victoria, Australia, is a vibrant suburb known for its diverse community, beautiful beaches, and array of amenities.

With its scenic coastline along Port Phillip Bay, Frankston offers residents a relaxed seaside lifestyle complemented by a bustling city center. The suburb boasts a wide range of recreational facilities, including parks, playgrounds, and sporting clubs, catering to families and individuals alike. Frankston's thriving arts and cultural scene is evident through its galleries, theaters, and community events, fostering a sense of creativity and connection among its residents. Additionally, the suburb's proximity to major highways and public transportation makes it easily accessible to Melbourne's CBD and surrounding areas. Despite its urban amenities, Frankston maintains a laid-back atmosphere, making it a desirable destination for those seeking a coastal lifestyle with the convenience of city living.

40km	19.8km²	23,586
Distance from CBD	Size	Population
48.5%	51.5%	39
% of Males	% of Females	Median Age

Frankston

House

\$736,000

Median Weekly Rent

3.8%

22

\$500

Median Yield

-5.2%

Median Value

Median Sale Price Change

Average Days on Market

M Unit

\$507,000

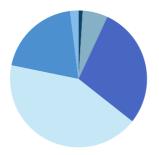
Median Value

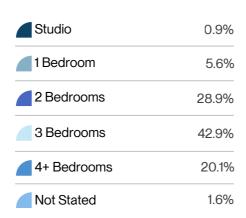
\$420

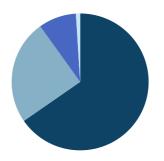
Median Weekly Rent

4.6%

Median Yield







Fully Detached	65.8%
Semi Detached	25.3%
Apartment	8.7%
Other Dwelling	0.1%

Frankston

Public Transport

772,773, 776, 781, 783, 784, 785, 788, 887 Metro Train - Frankston Line

Schools

Ballam Park Primary School
Derinya Primary School
Frankston East Primary School
Frankston Heights Primary School
Frankston Primary School
Frankston Special Development School
Karingal Primary School
Kingsley Park Primary School
Naranga School
St Francis Xavier Primary School
St John's School
Frankston High School

Parks

72 21.2%

McClelland College

Amount of Parks Park Coverage

Hastings



Hastings, nestled within the picturesque Mornington Peninsula in Victoria, Australia, is a charming coastal suburb renowned for its maritime heritage, scenic beauty, and community spirit.

Situated along Western Port Bay, Hastings offers residents stunning waterfront views, tranquil beaches, and abundant natural reserves. The suburb's historic port area, with its iconic fishing pier and marina, reflects its rich maritime history and adds to its unique character. Hastings' bustling town center features a variety of shops, cafes, and restaurants, providing residents with convenient amenities and opportunities for socializing. With its proximity to vineyards, golf courses, and recreational facilities, Hastings appeals to outdoor enthusiasts and families seeking a relaxed coastal lifestyle. The suburb's strong sense of community is evident through its local markets, festivals, and community events, fostering connections and a sense of belonging among its residents.

57km	26.5km ²	10,369
Distance from CBD	Size	Population
47.7%	52.3%	41
% of Males	% of Females	Median Age

Hastings

♠ House

\$666,000 \$495

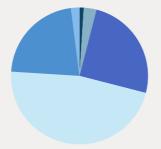
Median Value Median Weekly Rent Median Yield

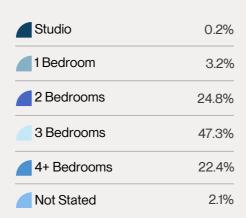
-5.1% 36

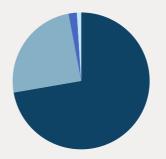
M Unit

\$537,000 \$460 4.4%

Median Value Median Weekly Rent Median Yield







Fully Detached	73.4%
Semi Detached	24.7%
Apartment	1.4%
Other Dwelling	1.1%

4.2%

Hastings

Public Transport

782, 783 Bus Vline - Stony Point

schools

St Mary's Primary School
Hastings Primary School
Wallaroo Primary School
Western Port Secondary College

Parks

23 3.4%

Amount of Parks Park Coverage

Main Ridge



Surrounded by picturesque landscapes and lush greenery, Main Ridge offers residents a serene retreat away from the hustle and bustle of urban life.

The suburb's renowned wineries and cellar doors attract wine enthusiasts and visitors seeking a taste of the region's premium cool-climate wines. Main Ridge's countryside ambiance is complemented by its charming country lanes, horse studs, and farm gates, evoking a sense of rustic tranquility. Residents enjoy a close-knit community atmosphere, with local markets, artisanal producers, and community events fostering connections and camaraderie. With its proximity to beaches, golf courses, and nature reserves, Main Ridge provides ample opportunities for outdoor recreation and relaxation, making it an idyllic destination for those seeking a peaceful rural lifestyle amidst the natural beauty of the Mornington Peninsula.

65km	27.2km ²	453
Distance from CBD	Size	Population
48%	52%	56
% of Males	% of Females	Median Age

Main Ridge



\$3,200,000 N/A

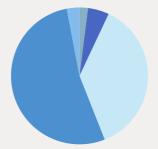
Median Value Median Weekly Rent Median Yield

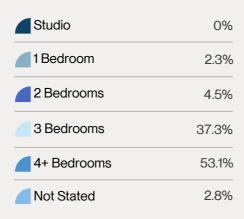
N/A N/A

M Unit

N/A N/A N/A

Median Value Median Weekly Rent Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

1.6%

Main Ridge

Public Transport

N/A

Schools

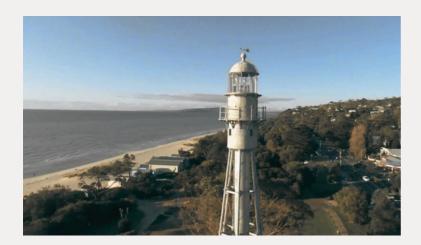
N/A

Parks

4 11.2%

Amount of Parks Park Coverage

McCrae



With its golden sands and crystal-clear waters, McCrae Beach is a popular destination for swimming, sunbathing, and water sports, attracting locals and tourists alike.

The suburb's iconic landmark, the McCrae Lighthouse, stands as a historic beacon overlooking the bay, adding to its coastal allure. McCrae's bustling village precinct features boutique shops, cafes, and restaurants, offering residents a vibrant hub for leisure and entertainment. The suburb's family-friendly parks, foreshore reserves, and walking trails provide ample opportunities for outdoor recreation and relaxation, while its proximity to wineries, golf courses, and cultural attractions adds to its appeal. With its laid-back vibe and picturesque surroundings, McCrae embodies the essence of coastal living, making it a sought-after destination for those seeking a relaxed beachside lifestyle on the Mornington Peninsula.

60km	4.3km ²	3,311
Distance from CBD	Size	Population
49.2%	50.8%	55
% of Males	% of Females	Median Age

McCrae

House

Median Value

\$1,000,000

Median Weekly Rent

3.2%

\$620

Median Yield

4.5%

Median Sale Price Change

65

Average Days on Market

M Unit

\$830,000

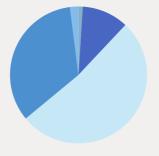
Median Value

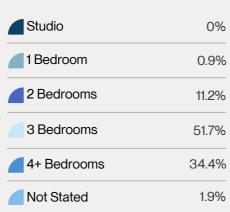
\$510

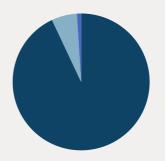
Median Weekly Rent

3.6%

Median Yield







Fully Detached	93%
Semi Detached	6.1%
Apartment	0.6%
Other Dwelling	0%

McCrae

Public Transport

788, 887 Bus

Schools

N/A

Parks

8 23.8%

Amount of Parks Park Coverage

Merricks



Surrounded by rolling hills, vineyards, and farmland, Merricks offers residents a serene retreat away from the hustle and bustle of urban life.

The suburb's acclaimed wineries and cellar doors attract wine connoisseurs and visitors seeking to explore the region's premium cool-climate wines. Merricks' picturesque countryside is dotted with boutique galleries, artisanal producers, and farm gates, evoking a sense of rustic tranquility and creativity. Residents enjoy a close-knit community atmosphere, with local markets, festivals, and community events fostering connections and camaraderie. With its proximity to pristine beaches, nature reserves, and coastal trails, Merricks provides abundant opportunities for outdoor recreation and relaxation, making it an idyllic destination for those seeking a peaceful rural lifestyle amidst the natural beauty of the Mornington Peninsula.

65km	11.9km ²	184
Distance from CBD	Size	Population
45.9%	54.1%	57
% of Males	% of Females	Median Age

Merricks

♠ House

\$3,500,000

Madian Maddu Dan

N/A

N/A

1.8%

Median Value

Median Weekly Rent

Median Yield

N/A

Median Sale Price Change

Average Days on Market

M Unit

\$2,000,000

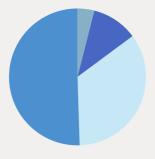
00 N/A

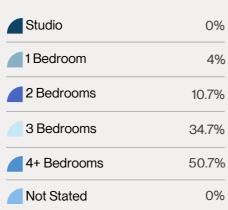
1.7%

Median Value

Median Weekly Rent

Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

Merricks

Public Transport

782 Bus

Schools

N/A

Parks

1.1%

Amount of Parks Park Coverage

Moorooduc



Surrounded by rolling hills, orchards, and vineyards, Moorooduc offers residents a tranquil escape from the hustle and bustle of urban life.

The suburb's renowned wineries and cellar doors attract wine enthusiasts and visitors eager to sample the region's premium cool-climate wines. Moorooduc's scenic countryside is dotted with horse studs, nurseries, and farm gates, evoking a sense of rustic tranquility and agricultural heritage. Residents enjoy a close-knit community atmosphere, with local markets, festivals, and community events fostering connections and camaraderie. With its proximity to pristine beaches, golf courses, and nature reserves, Moorooduc provides ample opportunities for outdoor recreation and relaxation, making it an idyllic destination for those seeking a peaceful rural lifestyle amidst the natural beauty of the Mornington Peninsula.

49km	43km²	1,004
Distance from CBD	Size	Population
50%	50%	48
% of Males	% of Females	Median Age

Moorooduc

♠ House

\$2,300,000

Median Value

N/A

Median Weekly Rent

N/A

Median Yield

N/A

Median Sale Price Change

N/A

Average Days on Market



\$911,000

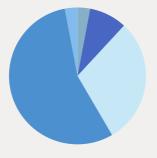
Median Value

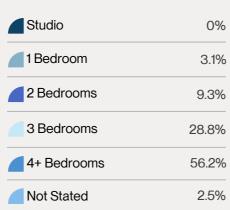
\$351

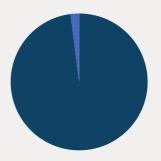
Median Weekly Rent

2.6%

Median Yield







Fully Detached	98.3%
Semi Detached	0%
Apartment	1.2%
Other Dwelling	0%

Moorooduc

Public Transport

N/A

Schools

Moorooduc Primary School Woodleigh School

Parks

4 1.8%

Amount of Parks Park Coverage

Mornington



With its picturesque coastline along Port Phillip Bay, Mornington offers residents stunning beaches, pristine foreshore reserves, and panoramic views of the bay.

The suburb's bustling Main Street is lined with boutique shops, cafes, and restaurants, creating a vibrant hub for locals and visitors alike. Mornington's family-friendly parks, playgrounds, and recreational facilities cater to residents of all ages, fostering a sense of community and well-being. Its thriving arts and cultural scene is evident through galleries, theaters, and regular events, enriching the suburb's cultural fabric. With its proximity to wineries, golf courses, and coastal attractions, Mornington provides endless opportunities for outdoor recreation and leisure, making it a sought-after destination for those seeking a relaxed coastal lifestyle on the Mornington Peninsula.

47km	21.3km ²	25,759
Distance from CBD	Size	Population
46.4%	53.6%	50
% of Males	% of Females	Median Age

Mornington

♠ House

\$1,100,000

Madian Waddu Da

\$650

3.1%

Median Value

Median Weekly Rent

Median Yield

-7.8%

Median Sale Price Change

25

Average Days on Market

M Unit

\$799,000

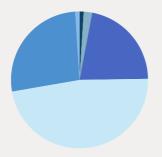
Median Value

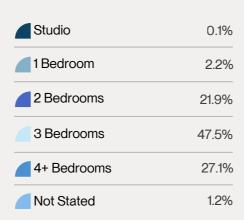
\$550

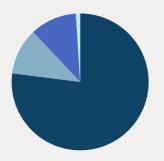
Median Weekly Rent

3.5%

Median Yield







77%
11.2%
10.6%
1.2%

Mornington

Public Transport

781, 784, 785, 788 Bus

Schools

Mornington Primary School
Mornington Park Primary School
St Macartan's Primary School
Benton Junior College
Mornington Special Developmental School
Mornington Secondary College
Padua College

Parks

58 13.4%

Amount of Parks Park Coverage

Mount Eliza



With its picturesque beaches, lush parks, and expansive gardens, Mount Eliza offers residents a serene retreat amidst nature's beauty.

The suburb's charming village precinct features boutique shops, cafes, and gourmet restaurants, creating a vibrant hub for leisure and dining. Mount Eliza's prestigious schools, sporting clubs, and recreational facilities cater to families and individuals seeking a high quality of life. Its close-knit community spirit is evident through local markets, festivals, and community events that foster connections and a sense of belonging. With its proximity to wineries, golf courses, and coastal trails, Mount Eliza provides ample opportunities for outdoor recreation and relaxation, making it an idyllic destination for those seeking a luxurious coastal lifestyle on the Mornington Peninsula.

44km	23.4km ²	18,734
Distance from CBD	Size	Population
48.6%	51.4%	45
% of Males	% of Females	Median Age

Mount Eliza

♠ House

\$1,600,000

\$900

2.9%

Median Value

Median Weekly Rent

Median Yield

-5.7%

46

Median Sale Price Change

Average Days on Market



\$749,000

\$500

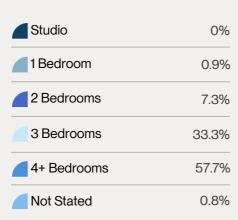
3.3%

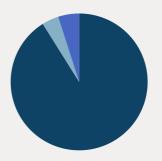
Median Value

Median Weekly Rent

Median Yield







Fully Detached	91.9%
Semi Detached	3.8%
Apartment	4.4%
Other Dwelling	0%

Mount Eliza

Public Transport

781, 784, 785, 788 Bus

Schools

Mount Eliza Primary School
Mount Eliza North Primary School
St Thomas More Primary School
Kunyung Primary School
Mount Eliza Secondary College
Peninsula Grammar
Toorak College

Parks

46 8.9%

Amount of Parks Park Coverage

Mount Martha



With its stunning beaches, rugged cliffs, and tranquil bay views, Mount Martha offers residents a serene escape from the hustle and bustle of city life.

The suburb's vibrant village atmosphere is enriched by boutique shops, cafes, and restaurants lining its bustling main street, providing a vibrant hub for locals and visitors alike. Mount Martha's family-friendly parks, foreshore reserves, and recreational facilities cater to outdoor enthusiasts and families, fostering a sense of community and well-being. Its close-knit community spirit is evident through local markets, festivals, and community events that bring residents together. With its proximity to wineries, golf courses, and scenic coastal trails, Mount Martha provides endless opportunities for outdoor recreation and leisure, making it a sought-after destination for those seeking a relaxed coastal lifestyle on the Mornington Peninsula.

51km	30.3km ²	19,846
Distance from CBD	Size	Population
47.9%	52.1%	46
% of Males	% of Females	Median Age

Mount Martha

♠ House

\$1,500,000

Median Value Median Weekly Rent

Median Weekly Rent

\$785

-6.7% 37

Unit

\$801,000

Median Value

\$580

Median Weekly Rent

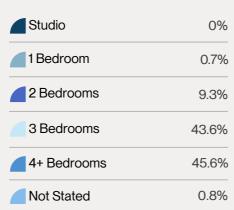
3.9%

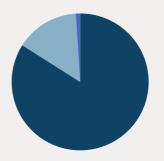
2.8%

Median Yield

Median Yield







Fully Detached	84.2%
Semi Detached	15.4%
Apartment	0.3%
Other Dwelling	0%

Mount Martha

Public Transport

781, 784, 785, 788 Bus

Schools

Mount Martha Primary School
Osborne Primary School
Balcombe Grammar School
Flinders Christian Community College

Parks

43 11.5%

Amount of Parks Park Coverage

Pearcedale



Pearcedale, situated in the southeastern outskirts of Melbourne, Victoria, is a tranquil suburb known for its rural charm, expansive farmland, and natural beauty.

Surrounded by lush greenery and picturesque countryside, Pearcedale offers residents a peaceful retreat from the urban hustle. The suburb's sprawling farms, orchards, and equestrian properties reflect its agricultural heritage and rural lifestyle. Pearcedale's close-knit community fosters a sense of belonging, with local markets, community events, and volunteer opportunities bringing residents together. The suburb's proximity to nature reserves and conservation areas provides ample opportunities for outdoor recreation, bushwalking, and wildlife spotting. Despite its rural setting, Pearcedale maintains convenient access to essential amenities and services, ensuring residents enjoy a comfortable and convenient lifestyle amidst the serenity of the countryside.

49km	33.6km²	3,867
Distance from CBD	Size	Population
50.8%	49.2%	41
% of Males	% of Females	Median Age

Pearcedale

♠ House

\$968,000 \$550 3.4%

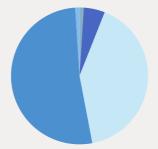
Median Value Median Weekly Rent Median Yield

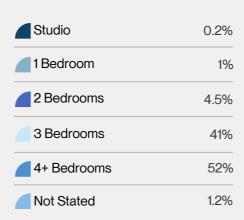
1.8% 33

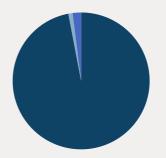
M Unit

\$582,000 \$400 3.8%

Median Value Median Weekly Rent Median Yield







Fully Detached	96.6%
Semi Detached	0.5%
Apartment	2%
Other Dwelling	0%

Pearcedale

Public Transport

776 Bus

Schools

Pearcedale Primary School

Parks

12 2.9%

Amount of Parks Park Coverage

Point Leo



With its sweeping views of Western Port Bay and Bass Strait, Point Leo offers residents a tranquil escape amidst the rugged coastal landscape.

The suburb's iconic surf beach, renowned for its consistent waves and golden sands, attracts surfers and beachgoers year-round. Point Leo's tranquil foreshore reserves, walking trails, and picnic areas provide ample opportunities for outdoor recreation and relaxation. The suburb's close-knit community spirit is evident through local surf lifesaving clubs, community events, and art exhibitions that showcase the region's creative talent. With its proximity to wineries, cafes, and coastal villages, Point Leo embodies the essence of coastal living, making it a sought-after destination for those seeking a laid-back lifestyle on the Mornington Peninsula.

67km	3.2km ²	178
Distance from CBD	Size	Population
52.5%	47.5%	54
% of Males	% of Females	Median Age

Point Leo

♠ House

\$2,900,000

Median Value

Median Weekly Rent

N/A

Median Yield

N/A

Median Sale Price Change

N/A

\$611

Average Days on Market



N/A

Median Value

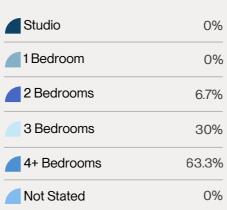
N/A

Median Weekly Rent

0.8%

Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

Point Leo

Public Transport

N/A

Schools

N/A

Parks

3 10.7%

Amount of Parks Park Coverage

Portsea



Portsea, nestled along the stunning coastline of the Mornington Peninsula, is a prestigious suburb renowned for its exclusive homes, pristine beaches, and affluent lifestyle.

The suburb's iconic Portsea Pier, historic limestone buildings, and coastal walking trails showcase its rich maritime history and natural beauty. Portsea's vibrant social scene is epitomized by its prestigious yacht club, world-class golf courses, and highend restaurants, creating a haven for the elite and discerning. Its close-knit community spirit is evident through exclusive events, polo matches, and charity fundraisers that bring residents together. With its proximity to wineries, luxury resorts, and designer boutiques, Portsea exudes sophistication and charm, making it a coveted destination for those seeking an upscale coastal lifestyle on the Mornington Peninsula.

61km	11.2km ²	787
Distance from CBD	Size	Population
50.5%	49.5%	68
% of Males	% of Females	Median Age

Portsea

House

\$3,100,000

\$975

1.6%

Median Weekly Rent

Median Yield

-7.8%

Median Value

Median Sale Price Change

32

Average Days on Market

M Unit

\$1,300,000

Median Value

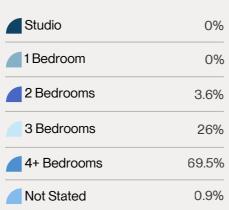
N/A

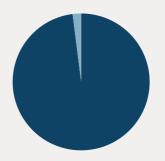
Median Weekly Rent

N/A

Median Yield







Fully Detached	97.6%
Semi Detached	2.1%
Apartment	0%
Other Dwelling	0%

Portsea

Public Transport

788 Bus

Queenscliff Ferry

Schools

N/A

Parks

13 62.6%

Amount of Parks Park Coverage

Red Hill



Surrounded by lush countryside and panoramic views of Western Port Bay and Phillip Island, Red Hill is a picturesque suburb known for its scenic beauty, vineyards, and artisanal offerings.

The suburb's acclaimed wineries and cellar doors attract wine connoisseurs and visitors eager to sample the region's renowned cool-climate wines. Red Hill's charming village precinct features gourmet eateries, boutique shops, and artisanal markets, creating a vibrant hub for food and wine lovers. Residents enjoy a close-knit community atmosphere, with local events, farmers' markets, and cultural festivals fostering connections and camaraderie. With its proximity to nature reserves, walking trails, and scenic lookouts, Red Hill provides ample opportunities for outdoor recreation and relaxation, making it an idyllic destination for those seeking a peaceful rural lifestyle amidst the natural beauty of the Mornington Peninsula.

61km	23.5km ²	1,009
Distance from CBD	Size	Population
51.5%	48.5%	50
% of Males	% of Females	Median Age

Red Hill

♠ House

\$2,400,000

\$570

2%

Median Value

Median Weekly Rent

Median Yield

-18.3%

54

Median Sale Price Change

Average Days on Market

M Unit

\$1,800,000

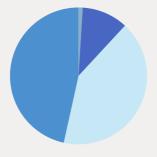
N/A

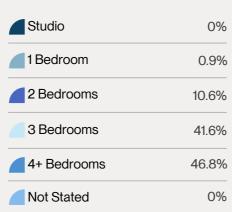
1.7%

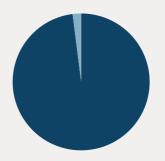
Median Value

Median Weekly Rent

Median Yield







Fully Detached	98.5%
Semi Detached	1.8%
Apartment	0%
Other Dwelling	0%

Red Hill

Public Transport

N/A

Schools

Red Hill Consolidated School

Parks

6 3.8%

Amount of Parks Park Coverage

Red Hill South



Surrounded by rolling hills, lush vineyards, and picturesque landscapes, Red Hill South is a charming suburb celebrated for its rural beauty, vineyards, and artisanal culture.

The suburb's renowned wineries and cellar doors attract wine enthusiasts and visitors keen to explore the region's premium cool-climate wines. Red Hill South's quaint village atmosphere is enriched by gourmet eateries, boutique shops, and local markets, providing a vibrant hub for leisure and dining. Residents enjoy a close-knit community spirit, with local events, farmers' markets, and cultural festivals fostering connections and camaraderie. With its proximity to nature reserves, walking trails, and scenic lookouts, Red Hill South provides ample opportunities for outdoor recreation and relaxation, making it an idyllic destination for those seeking a peaceful rural lifestyle amidst the natural beauty of the Mornington Peninsula.

63km	15.2km ²	708
Distance from CBD	Size	Population
50.3%	49.7%	56
% of Males	% of Females	Median Age

Red Hill South



\$2,400,000

\$672

1.9%

Median Value

Median Weekly Rent

Median Yield

-16%

Median Sale Price Change

113

Average Days on Market



\$1,500,000

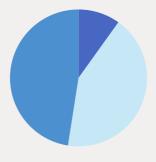
Median Value

N/A

Median Weekly Rent

1.9%

Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

Red Hill South

Public Transport

N/A

Schools

N/A

Parks

5 1.8%

Amount of Parks Park Coverage

Rosebud



With its long stretch of sandy shoreline along Port Phillip Bay, Rosebud offers residents and visitors alike beautiful beaches, family-friendly amenities, and relaxed atmosphere.

The suburb's bustling foreshore precinct features a variety of cafes, restaurants, and shops, creating a lively hub for leisure and entertainment. Rosebud's family-friendly parks, playgrounds, and recreational facilities cater to residents of all ages, fostering a sense of community and well-being. Its close proximity to wineries, golf courses, and scenic coastal trails adds to its appeal as a desirable coastal destination. With its laid-back vibe and picturesque surroundings, Rosebud embodies the essence of coastal living, making it a sought-after location for those seeking a relaxed beachside lifestyle on the Mornington Peninsula.

62km	17.1km²	14,381
Distance from CBD	Size	Population
47.3%	52.7%	49
% of Males	% of Females	Median Age

Rosebud

♠ House

\$808,000

\$500

3.4%

Median Value

Median Weekly Rent

Median Yield

-12%

33

Median Sale Price Change

Average Days on Market



\$671,000

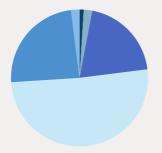
\$513

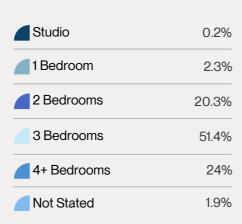
3.9%

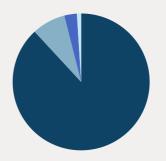
Median Value

Median Weekly Rent

Median Yield







Fully Detached	88.7%
Semi Detached	8.4%
Apartment	2.7%
Other Dwelling	0.2%

Rosebud

Public Transport

787, 788, 887 Bus

Schools

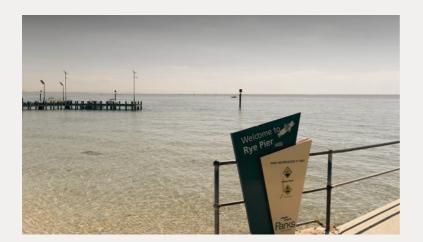
Rosebud Primary School
Eastbourne Primary School
Our Lady of Fatima School
Rosebud Secondary College
Padua College

Parks

36 26.1%

Amount of Parks Park Coverage

Rye



With its golden sands, clear blue waters, and picturesque foreshore reserves, Rye is a charming seaside suburb renowned for its pristine beaches, coastal charm, and relaxed atmosphere.

The suburb's vibrant village precinct features boutique shops, cafes, and restaurants, creating a vibrant hub for leisure and dining. Rye's family-friendly parks, playgrounds, and recreational facilities cater to outdoor enthusiasts and families, fostering a sense of community and well-being. Its close-knit community spirit is evident through local markets, festivals, and community events that bring residents together. With its proximity to wineries, golf courses, and scenic coastal trails, Rye provides endless opportunities for outdoor recreation and leisure, making it a sought-after destination for those seeking a laid-back coastal lifestyle on the Mornington Peninsula.

65km	17.7km²	9,438
Distance from CBD	Size	Population
50%	50%	51
% of Males	% of Females	Median Age

Rye

♠ House

\$1,100,000

\$550

2.7%

Median Value

Median Weekly Rent

Median Yield

-7.8%

42

Median Sale Price Change

Average Days on Market



\$712,000

\$450

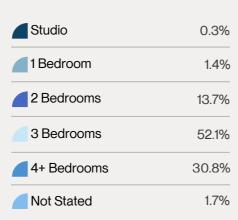
3.6%

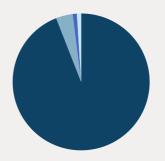
Median Value

Median Weekly Rent

Median Yield







Fully Detached	94.8%
Semi Detached	3.8%
Apartment	0.2%
Other Dwelling	1.3%

Rye

Public Transport

786, 787, 788 Bus

Schools

Rye Primary School

Parks

16 14.3%

Amount of Parks Park Coverage

Safety Beach



With its golden sands, calm waters, and scenic foreshore reserves, Safety Beach is a picturesque suburb celebrated for its tranquil beaches, family-friendly atmosphere, and coastal charm.

The suburb's vibrant marina precinct features waterfront dining, boutique shops, and recreational facilities, creating a lively hub for leisure and entertainment. Safety Beach's family-friendly parks, playgrounds, and walking trails cater to outdoor enthusiasts of all ages, fostering a sense of community and well-being. Its close proximity to wineries, golf courses, and cultural attractions adds to its appeal as a desirable coastal destination. With its laid-back vibe and picturesque surroundings, Safety Beach embodies the essence of coastal living, making it a sought-after location for those seeking a relaxed beachside lifestyle on the Mornington Peninsula.

56km	6km²	6,328
Distance from CBD	Size	Population
47.6%	52.4%	53
% of Males	% of Females	Median Age

Safety Beach



\$1,200,000

\$693

2.9%

Median Value

Median Weekly Rent

Median Yield

-3.2%

Median Sale Price Change

43

Average Days on Market



\$861,000

Median Value

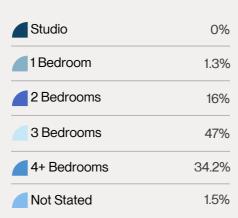
\$600

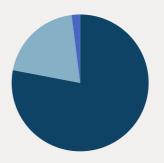
Median Weekly Rent

3.7%

Median Yield







Fully Detached	77.7%
Semi Detached	19.8%
Apartment	2.4%
Other Dwelling	0%

Safety Beach

Public Transport

781, 788 Bus

Schools

N/A

Parks

23 12.2%

Amount of Parks Park Coverage

Shoreham



Shoreham, nestled along the pristine coastline of the Mornington Peninsula, is a tranquil and idyllic suburb celebrated for its natural beauty, rugged cliffs, and secluded beaches.

The suburb's unspoiled beaches, walking trails, and coastal reserves provide ample opportunities for outdoor recreation and exploration. Shoreham's laid-back village atmosphere is enhanced by its boutique cafes, galleries, and local markets, creating a charming hub for leisure and relaxation. Residents enjoy a close-knit community spirit, with local events, festivals, and beach gatherings fostering connections and camaraderie. With its secluded setting and untouched coastline, Shoreham embodies the essence of coastal living, making it a coveted destination for those seeking a peaceful and picturesque lifestyle on the Mornington Peninsula.

68km	19.9km²	679
Distance from CBD	Size	Population
50%	50%	61
% of Males	% of Females	Median Age

Shoreham

House

Median Value

\$3,200,000

\$720

2%

Median Weekly Rent

Median Yield

0.7%

Median Sale Price Change

27

Average Days on Market

Unit

\$1,700,000

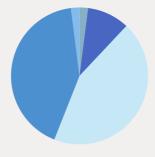
Median Value

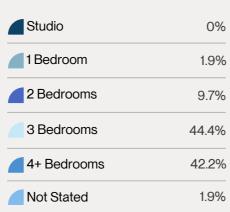
N/A

Median Weekly Rent

2.1%

Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

Shoreham

Public Transport

782 Bus

Schools

N/A

Parks

7 4.8%

Amount of Parks Park Coverage

Somers



Somers, nestled on the serene shores of Western Port Bay, is a quaint and picturesque suburb renowned for its natural beauty, tranquil beaches, and laid-back atmosphere.

The suburb's pristine beaches, foreshore reserves, and coastal walking trails provide ample opportunities for outdoor recreation and relaxation. Somers' charming village atmosphere is enriched by its community hall, local cafe, and yacht club, creating a welcoming hub for residents and visitors alike. The suburb's close-knit community spirit is evident through its local events, markets, and recreational activities that bring people together. With its serene setting and coastal charm, Somers captures the essence of relaxed coastal living, making it a sought-after destination for those seeking a tranquil lifestyle on the Mornington Peninsula.

65km	14km²	1,857
Distance from CBD	Size	Population
48.2%	51.8%	53
% of Males	% of Females	Median Age

Somers

House

\$1,400,000

\$720

2.6%

Median Value

Median Weekly Rent

Median Yield

-15.6%

56

Median Sale Price Change

Average Days on Market

M Unit

\$704,000

N/A

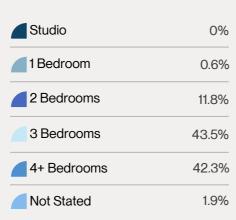
3.7%

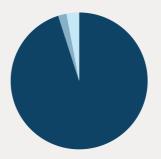
Median Value

Median Weekly Rent

Median Yield







Fully Detached	95.6%
Semi Detached	2.3%
Apartment	0%
Other Dwelling	2.9%

Somers

Public Transport

782 Bus

Schools

Somers Primary School

Parks

18 10.5%

Amount of Parks Park Coverage

Somerville



Somerville, located in the heart of the Mornington Peninsula, is a vibrant suburb celebrated for its family-friendly amenities, picturesque landscapes, and community spirit.

With its leafy streets, parks, and playgrounds, Somerville offers residents a relaxed suburban lifestyle with easy access to essential amenities and services. The suburb's bustling town center features a variety of shops, cafes, and restaurants, creating a lively hub for leisure and entertainment. Somerville's strong sense of community is evident through its local schools, sports clubs, and community events that bring residents together. Its proximity to vineyards, golf courses, and nature reserves adds to its appeal as a desirable residential destination. With its welcoming atmosphere and convenient location, Somerville provides a comfortable and convenient lifestyle for families and individuals alike on the Mornington Peninsula.

51km	38.4km ²	18,522
Distance from CBD	Size	Population
48.7%	51.3%	41
% of Males	% of Females	Median Age

Somerville

♠ House

\$826,000

Madian Maduk Dan

\$575

3.7%

Median Value

Median Weekly Rent

Median Yield

-6.5%

35

Median Sale Price Change

Average Days on Market



\$560,000

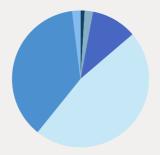
\$460

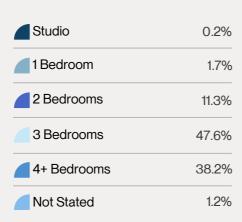
4.2%

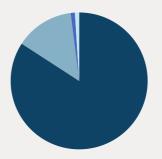
Median Value

Median Weekly Rent

Median Yield







Fully Detached	85.3%
Semi Detached	14.2%
Apartment	0.2%
Other Dwelling	0.2%

Somerville

Public Transport

782, 783 Bus Vline - Stony Point

Schools

Somerville Primary School Somerville Rise Primary School Saint Brendan's Primary School Somerville Secondary College

Parks

30 5.7%

Amount of Parks Park Coverage

Sorrento



With its pristine golden sands, turquoise waters, and iconic limestone cliffs, Sorrento is a picturesque and historic suburb renowned for its breathtaking beaches, charming village atmosphere, and coastal elegance

The suburb's bustling main street is lined with boutique shops, galleries, cafes, and restaurants, creating a vibrant hub for leisure and dining. Sorrento's rich maritime history is reflected in its historic buildings, heritage trails, and iconic pier, adding to its unique charm and character. Residents enjoy a close-knit community spirit, with local events, markets, and festivals fostering connections and camaraderie. With its stunning coastal vistas, luxury homes, and exclusive amenities, Sorrento embodies the epitome of coastal living, making it a coveted destination for those seeking a sophisticated and laid-back lifestyle on the Mornington Peninsula.

62km	7km²	2,013
Distance from CBD	Size	Population
50%	50%	64
% of Males	% of Females	Median Age

Sorrento

House

\$2,100,000

2%

Median Weekly Rent

Median Yield

-12.2%

Median Value

Median Sale Price Change

44

\$773

Average Days on Market



\$1,200,000

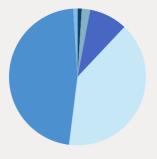
Median Value

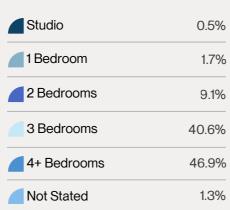
\$638

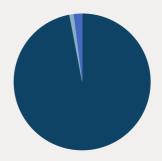
Median Weekly Rent

2.5%

Median Yield







Fully Detached	97%
Semi Detached	1.1%
Apartment	1.9%
Other Dwelling	0%

Sorrento

Public Transport

787, 788 Bus

Schools

Sorrento Primary School
St Joseph's Primary School

Parks

9 32%

Amount of Parks Park Coverage

St Andrews Beach



With its sweeping views of Bass Strait and pristine sands, St. Andrews Beach is a tranquil and secluded suburb celebrated for its rugged beauty, pristine beaches, and natural landscapes.

The suburb's untouched dunes, coastal vegetation, and scenic walking trails provide ample opportunities for outdoor exploration and relaxation. St. Andrews Beach's laid-back atmosphere is complemented by its proximity to world-class golf courses, wineries, and nature reserves, adding to its allure as a desirable coastal destination. Residents embrace a relaxed coastal lifestyle, enjoying the tranquility and natural beauty that define St. Andrews Beach as a hidden gem on the Mornington Peninsula.

68km	3.1km ²	974
Distance from CBD	Size	Population
51%	49%	44
% of Males	% of Females	Median Age

St Andrews Beach



\$1,300,000 \$550 2.4%

Median Value Median Weekly Rent Median Yield

3.1% 50

M Unit

\$729,000 N/A 3.5%

Median Value Median Weekly Rent Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

St Andrews Beach

Public Transport

786 Bus

Schools

N/A

Parks

2 37.2%

Amount of Parks Park Coverage

Tootgarook



With its pristine stretches of sand, clear blue waters, and foreshore reserves, Tootgarook is a charming and laid-back suburb known for its beautiful beaches, relaxed atmosphere, and family-friendly amenities.

The suburb's coastal village vibe is enhanced by its local shops, cafes, and eateries, providing a vibrant hub for leisure and dining. Tootgarook's family-friendly parks, playgrounds, and recreational facilities cater to outdoor enthusiasts of all ages, fostering a sense of community and well-being. Its proximity to wineries, golf courses, and scenic coastal trails adds to its appeal as a desirable coastal destination. With its laid-back ambiance and picturesque surroundings, Tootgarook embodies the essence of coastal living, making it a sought-after location for those seeking a relaxed beachside lifestyle on the Mornington Peninsula.

63km	3.5km ²	3,178
Distance from CBD	Size	Population
49.2%	50.8%	46
% of Males	% of Females	Median Age

Tootgarook

House

\$1,000,000

2.9%

Median Value

Median Weekly Rent

Median Yield

-7.9%

Median Sale Price Change

37

\$525

Average Days on Market



\$698,000

Median Value

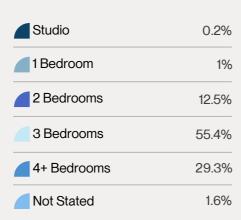
\$428

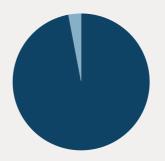
Median Weekly Rent

3.6%

Median Yield







Fully Detached	96.5%
Semi Detached	3.5%
Apartment	0%
Other Dwelling	0%

Tootgarook

Public Transport

787,788 Bus

Schools

Tootgarook Primary School

Parks

10 6.7%

Amount of Parks Park Coverage

Tuerong



Surrounded by rolling hills, lush vineyards, and picturesque countryside, Tuerong offers residents a tranquil retreat amidst the region's agricultural heartland of the Mornington Peninsula.

The suburb's acclaimed wineries and cellar doors attract wine enthusiasts and visitors keen to sample the area's premium cool-climate wines. Tuerong's peaceful ambiance is complemented by its scenic vistas, expansive farmland, and native bushland reserves, providing ample opportunities for outdoor recreation and relaxation. Residents embrace a close-knit community spirit, with local markets, festivals, and events fostering connections and camaraderie. With its proximity to pristine beaches, golf courses, and cultural attractions, Tuerong offers a unique blend of rural serenity and coastal convenience, making it a sought-after destination for those seeking a peaceful lifestyle amidst the natural beauty of the Mornington Peninsula.

55km	38.8km ²	357
Distance from CBD	Size	Population
46.9%	53.1%	52
% of Males	% of Females	Median Age

Tuerong

♠ House

\$2,300,000

N/A

2.1%

Median Value

Median Weekly Rent

Median Yield

N/A

N/A

Median Sale Price Change

Average Days on Market



N/A

N/A

N/A

Median Value

Median Weekly Rent

Median Yield







Fully Detached	100%
Semi Detached	0%
Apartment	0%
Other Dwelling	0%

Tuerong

Public Transport

N/A

Schools

N/A

Parks

2 1.6%

Amount of Parks Park Coverage

Tyabb



Surrounded by rolling farmland and picturesque landscapes, Tyabb is a charming suburb known for its rural character, historic charm, and community spirit.

The suburb's historic main street is lined with quaint shops, antique stores, and cafes, reflecting its rich heritage and small-town charm. Tyabb's close-knit community comes together through local events, markets, and festivals, fostering a strong sense of belonging among residents. With its proximity to vineyards, beaches, and nature reserves, Tyabb provides ample opportunities for outdoor recreation and relaxation. Whether exploring the local markets, visiting historic sites, or enjoying the tranquil countryside, Tyabb embodies the essence of rural living with a touch of old-world charm on the Mornington Peninsula.

54km	23.9km ²	3,449
Distance from CBD	Size	Population
49.4%	50.6%	42
% of Males	% of Females	Median Age

Tyabb

House

Median Value

\$1,600,000

Median Weekly Rent

3.7%

\$580

Median Yield

-8.1%

Median Sale Price Change

43

Average Days on Market

M Unit

\$623,000

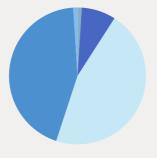
Median Value

\$550

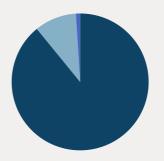
Median Weekly Rent

3.9%

Median Yield







Fully Detached	89.7%
Semi Detached	10.1%
Apartment	0.2%
Other Dwelling	0%

Tyabb

Public Transport

782, 783 Bus Vline - Stony Point

Schools

Tyabb Primary School
Tyabb Railway Station Primary School
Flinders Christian Community College
Padua College

Parks

11 1.8%

Amount of Parks Park Coverage

Thank you!

Thank you for taking the time to read this report. If you have any questions or would like to discuss our findings further, don't hesitate to reach out to us.

Resources

https://www.abs.gov.au/census/find-census-data/search-by-area https://www.propertyvalue.com.au/explore/mornington%20peninsula-vic

- 38 Balcombe Drive, Mount Martha VIC 3934
- 0448 639 691
- joshua@beckmcleanfinance.com.au
- beckmcleanfinance.com.au