



# Project Advocacy Property Report

by Glenn Hamilton

**7 Melva Court  
Frankston 3199  
7 Beds**

**Dec 2025**



**GRACE HILL**  
BUILDING GROUP

**SECURE CO**  
LIVING   
Apartments



## 7 Melva Court Frankston

\$ 1,371,000    Beds 7

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### Overview

**Secure Co-Living**



Property Type

Bedrooms

Bathrooms

Living

Size

### Details

<b>Property Type:</b>	Secure Co Living
<b>Price:</b>	\$1,371,000
<b>Land Price:</b>	\$603,000
<b>Build Price:</b>	\$768,000 Includes \$3000 underground electricity pit
<b>Gross Per Week Projected:</b>	\$2,940
<b>Gross Per Annum Projected:</b>	<b>\$152,880</b>
<b>Gross Yield Projected:</b>	<b>11.15%</b>
<b>Property Size:</b>	279m2
<b>Land Area:</b>	793 m2
<b>Bedrooms:</b>	7
<b>Bathrooms:</b>	7
<b>Living Rooms:</b>	7

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# Lets talk numbers

## Secure Co-Living vs. Traditional Investment

Investing in a Secure co Living rental property out performs most standard rental properties due to **diversified** income streams with renting individual apartments within the building

Standard home

vs

Secure Co-Living rental property

Standard 4 beds, 2 baths

Secure Co Living 7 beds,  
7 Ensuities , 7 Living Rooms

**\$320,000**  
Price to build

VS

**\$768,000**  
Price to build

**\$923,000**  
House & Land Cost

VS

**\$1,371,000**  
House & Land Cost

**\$600**  
Weekly Rent

VS

**\$2,940**  
Weekly Rent

**\$31,200**  
Rent Annually

VS

**\$152,880**  
Rent Annually

**3.38%**  
Rental Yield

VS

**11.15%**  
Rental Yield

Figures are based on the property at 7 Melva Court Frankston

Investing in a Secure Co-Living rental property you can significantly boost your gross rental yield

## Letter from the MD



### Glenn Hamilton

#### Managing Director and Officer in Effective Control

Glenn Hamilton, Officer in Effective Control of Real Easy Real Estate, brings over 30 years of experience in property and land development. Since starting his real estate career in 1989, Glenn has specialised in land acquisition—helping developers secure broadacre sites, designing profitable estates, and guiding clients to purchase the right blocks at the right price.

A skilled negotiator, licensed auctioneer, sales trainer and lecturer, Glenn has represented countless clients in both private sales and auctions, always with a focus on value and long-term growth potential. With his deep market knowledge and hands-on investment experience, Glenn provides investors with the insight and confidence needed to secure high-performing land assets.

#### How to maximise your investment!

The most valuable part of property investment is the very first step—choosing the right land. At Real Easy Advocates, we specialise in finding land with the best value, strongest growth prospects, and access to transport, schools, shops, and employment hubs.

We give investors the inside edge. Our Investor Advantage:

- ✓ Identify the right site at the right price
- ✓ Detailed analysis of value, location & future growth drivers
- ✓ Insights into product design, layouts & restrictions
- ✓ Constant market research across growth corridors
- ✓ Expert negotiation & auction representation

With the team's proven track record in both development and investment, we don't just help you buy land—we help you secure high-performing assets that build long-term wealth value adding built form products that bring better than average rental returns.

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# Purpose of this property report & how to use it

The purpose of this report is to provide all the relevant information relating to the property, based on the investment opportunity and viability for renting of the property and what Secure Co- Living property best suites this site.

The report is set out in a logical and simple to digest manner and covers the main components of property selection including Area, Land and rental expectations.

Upon acceptance of suggested property we will organise the Contract of Sale to be emailed from the Listing Real Estate Agent

You can then have this Contract examined and checked by your Solicitor or Conveyancer

Glenn will have checked the Contract and will advise if there are any items of concern and advise accordingly of any procedures that may need to be followed.



Prepared by

Glenn Hamilton

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Mobile 0461 340 189

Website: [www.real-easy.com.au](http://www.real-easy.com.au)

# Performance Overview

## Market Analysis

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### Suburb Frankston

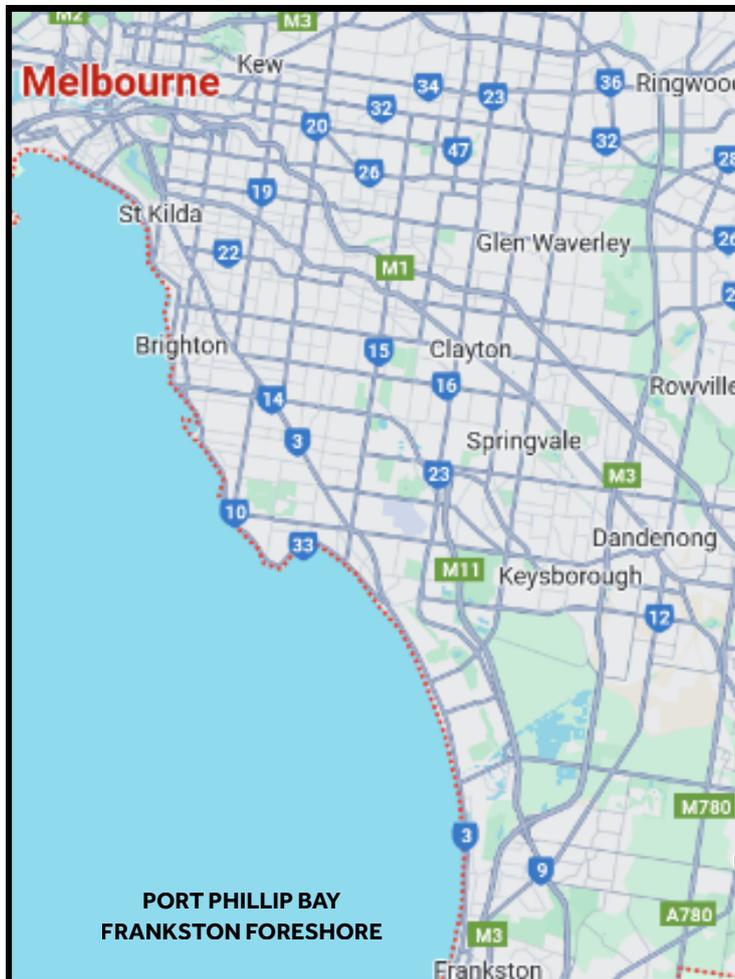
- Frankston is a suburb 54kms south east of Melbourne, positioned on the eastern shoreline of Port Phillip Bay,
- Frankston is a popular seaside destination, Its beaches continue to be one of the most frequented in Victoria and is recognised as one of the cleanest in Australia.
- Due to its proximity to the north of the wine and tourism region, the suburb is also referred to as the gateway to the Mornington Peninsula
- Frankston was declared a township in the mid 1800's and has many years of history
- Being the economic hub as well as gateway to the Mornington Peninsula, Frankston has been defined as one of the nine activity centers in the area of Melbourne in various Victorian state government planning policies, which aim to increase multi story property development in the Frankston Central Business District
- 2 Major shopping centers, Bayside Shopping & Karingal Hub as well as many strip centers throughout the township
- Major schools, primary, secondary, public & private abound.
- Monash University has a Frankston Campus
- Frankston has a major public hospital and several larger private hospitals

### Position

#### 7 Melva Court Frankston

- The property is currently listed as land for sale
  - The block size is approximately 793m<sup>2</sup>
  - Its sale price \$793,000
  - It is located in a "premium pocket" of Frankston close to transport, shopping & medical facilities including hospitals & Frankston Foreshore
  - The property is in a General Residential Zone
-

# Land location



# Property Address

## Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

#### Property: 7 Melva Court Frankston

**Land Size:**793m<sup>2</sup>

**23.4m** Front boundary width

**23.2m** Rear boundary width

**34m** Left side boundary length

**35.5** Right side boundary length

**House to demolish:** No

#### DISTANCE TO PUBLIC TRANSPORT

**2.1kms** Train, Frankston Station, Fletchers Road

**290m** Bus, Moorooduc Highway Corner Holmes Street

#### DISTANCE TO SHOPS

**850ms** Heatherhill Shopping Centre Strip, Heatherhill Road Frankston

**1km** IGA Supermarket Towerhill Road Frankston

**2.1kms** Frankston Bayside Shopping Centre, Beach Street

**3.9kms** Karingal Hub Shopping Centre Cranbourne Frankston Road Frankston

#### DISTANCE TO MEDICAL FACILITIES

**850ms** Heatherhill Medical Centre, Heatherhill Road Frankston

**1km** Towerhill Medical Centre, Towerhill Road Frankston

**1.1km** Frankston Hospital, Hastings Road

**2.8kms** St. John of God rehabilitation Hospital, Cranbourne Frankston Road Frankston

**4.4kms** Peninsula Private Hospital, McClelland Drive Frankston

#### SCHOOLS PUBLIC/PRIVATE

**400ms** Monash University Frankston, Moorooduc Highway

**1.4kms** Frankston High School, Foot Street

**1.6kms** Overport Primary School, Overport Road Frankston

**1.6kms** Frankston Heights Primary School, Heatherhill Road

**2kms** Chisholm Institute of Tafe, Fletcher Road Frankston

**2.1kms** Bayside Christian College, Robinsons Road Frankston

**2.5km** Mt Erin Secondary College, Golf Links Road Frankston

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# Property Address

## Market Analysis

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### Real Easy Real Estate Buyers Advocacy Service

#### Property: 7 Melva Court Frankston

##### VENUES OF INTEREST

- 950ms** George Pentland Botanic Gardens, Foot Street Frankston
- 1.7kms** Frankston Arts Centre, Davey Street
- 2.3km** Frankston RSL, Cranbourne Frankston Road
- 2.4km** Frankston Foreshore
- 4.5kms** Langwarrin Fauna & Flora Park, McClelland Drive
- 5.5kms** McClelland Gallery, McClelland Drive Langwarrin

##### SPORTING FACILITIES

- 1.7kms** Frankston Peninsula Cricket Club & District Netball Association, Hillcrest Road
- 1.7km** Jubilee Park & Swim Centre, Hillcrest Road Frankston
- 2kms** Frankston VFL Football Ground, Kars Street
- 2.2km** Peninsula Aquatic Recreation Center, Cnr Quality St & Cranbourne Frankston Rd. Frankston
- 2.3km** Frankston Golf Club, Golf Links Road
- 1.3km** City of Frankston Bowling Club, Yuille Street

##### SERVICES CONNECTED OR AVAILABLE

**Electricity Underground:** Overhead, may require underground pit

**Sewer:** Yes

**Council LPD for Stormwater Connection:** Yes

**NBN:** Yes

##### VICPLAN PROPERTY INFORMATION: Zoning, Overlays & Type

**General Residential:** Yes

**BAL (Bushfire Assessment Level):** No

**Site Fall Assessment:** Minor

**Rental Viability:** Rent per week \$420 per room inclusive of utilities for this project.  
\$500 average rent for house or unit in this area.

**Fencing:** Yes. Good condition, Timber. 1800mm height.

**Covenants/Design Guidelines:** NIL

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Created at 19 November 2025 10:48 AM

## PROPERTY DETAILS

Address: **7 MELVA COURT FRANKSTON 3199**  
 Lot and Plan Number: **Lot 20 LP29121**  
 Standard Parcel Identifier (SPI): **20\LP29121**  
 Local Government Area (Council): **FRANKSTON**  
 Council Property Number: **285277**  
 Directory Reference: **Melway 102 G5**

[www.frankston.vic.gov.au](http://www.frankston.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 703 sq. m

**Perimeter:** 116 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#).

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **UNITED ENERGY**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
 Legislative Assembly: **FRANKSTON**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

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PROPERTY REPORT: 7 MELVA COURT FRANKSTON 3199

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 13 November 2025 10:48 AM

## PROPERTY DETAILS

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Lot and Plan Number: **Lot 20 LP29121**

Standard Parcel Identifier (SPI): **20\LP29121**

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Council Property Number: **285277**

Planning Scheme: **Frankston**

Directory Reference: **Melway 102 G5**

[www.frankston.vic.gov.au](http://www.frankston.vic.gov.au)

[Planning Scheme - Frankston](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **FRANKSTON**

**OTHER**

Registered Aboriginal Party: **Bunurong Land Council  
Aboriginal Corporation**

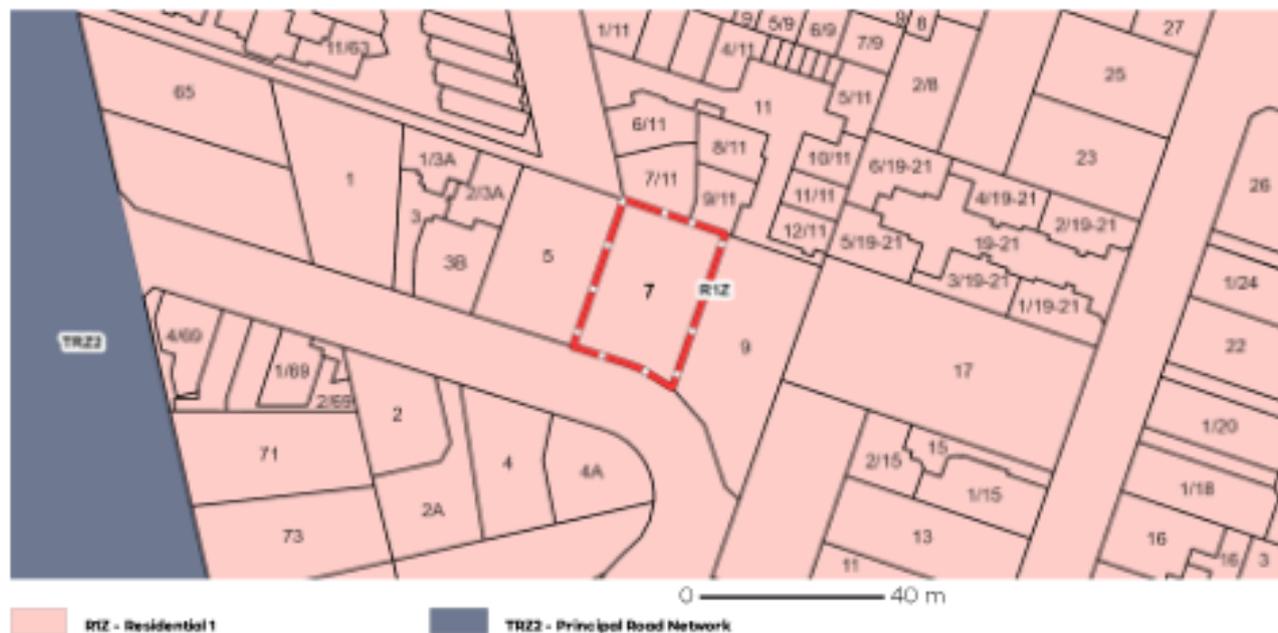
Fire Authority: **Fire Rescue Victoria & Country  
Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(R1Z\)](#)

[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(R1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire-prone area as required by section 20C(3) of the Sale of Land 1962 (Vic).

## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



**Designated Bushfire Prone Areas**

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

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## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



DDO - Design and Development Overlay    ESO - Environmental Significance Overlay    SCO - Specific Controls Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Areas of cultural heritage sensitivity are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<https://heritage.vic.gov.au/question1.aspx>

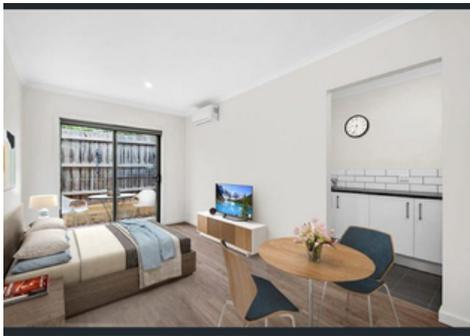
More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018,

can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



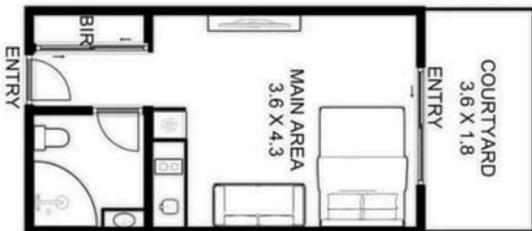
## Comparable Rentals

A showcase of rental properties available in the area  
All rental listings have been obtained through realestate.com.au



9/17 Royle St. Frankston  
1 bed, 1 bath, Apartment  
\$340 per week

WINEX REAL ESTATE PTY LTD



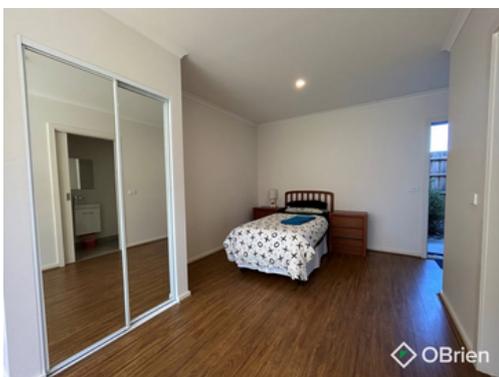
14 Sandpiper Pl, Frankston  
1 bed, 1 bath Apartment  
\$310 per week

RentBetter



1/122 Beach St, Frankston  
1 Bed, 1 bath, Apartment  
\$320 per week

WINEX REAL ESTATE PTY LTD



2/24 Burns Street, Frankston  
1 Bed, 1 Bath Apartment  
\$340 per week

O'Brien Real Estate - Frankston

## Comparable Rentals

A showcase of rental properties available in the area  
All rental listings have been obtained through [realestate.com.au](https://realestate.com.au)



Room 3/24 Banyan Drive, Frankston  
1 Bed, 1 Bath Apartment  
\$380 per week

Foster Froling Real Estate



2/4 Heath Avenue, Frankston  
1 Bed, 1 Bath Apartment  
\$380 per week

Aquire Real Estate



Room 10/3 Burns Street, Frankston  
1 Bed, 1 Bath Apartment  
\$385 per week

WINEX REAL ESTATE PTY LTD



15 Queen Street, Frankston,  
2 Bed, 1 Bath Unit  
\$475 per week

All About Rentals

# Contact Us

Glenn Hamilton

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