

Table of Contents

- | [Property Details](#)
- | [Location](#)
- | [Pricing Information](#)
- | [Neighbouring Suburbs](#)
- | [Inspect This Property](#)
- | [Key Documents](#)
- | [Your Local Agents](#)
- | [Helpful Links](#)
- | [Ranges First National - About Us](#)

Property Details



5 Francis Street, COCKATOO

Introducing a Spacious Family Home in a Highly Sought-After Location. Flat Acreage, Pool and Barn.

\$1,300,000-



\$1 400 000

1 Ensuite

Evaporative Cooling

Study

Rumpus Room

In Ground Pool

Ducted Heating

Outdoor Entertaining

Built In Robes

Dishwasher

This magnificent property boasts an expansive flat acre plus of land, providing ample space for your family's desires. With a total of five bedrooms, including two ensuited, this home offers the perfect blend of comfort and privacy.

Step inside, and you'll immediately notice the extensive updates that have been carefully crafted to cater to today's modern lifestyle. The result is a home that seamlessly combines contemporary amenities with timeless charm.

One of the highlights of this property is the inviting pool, where you can relax and unwind on sunny days. Surrounding the house are well-established gardens that add a touch of nature's beauty to the setting.

For those who enjoy cooking and entertaining, the chef's kitchen is well-appointed with top-of-the-line appliances, stone benchtops and walk in pantry, ensuring that every culinary experience is a delight. The excellent living spaces provide the perfect backdrop for family gatherings and memorable moments.

Step outside and embrace the fresh air on the wide wrap-around veranda, offering breathtaking views of the property's lush surroundings. This is the perfect place to enjoy your morning coffee or evening sunsets.

Practicality is not overlooked, with a 2-car barn with mezzanine and a double carport that provide ample covered parking for your vehicles.

Don't miss the opportunity to make this spacious family home with its extensive updates, pool, established gardens, chef's kitchen, excellent living spaces, and a wide wrap-around veranda your own. Your dream family home awaits!

If you would like to know more or make a time to view the property, please call Mick Dolphin 0429 684 522 or Erin Davies 0493 136 937.

Investor Information:

It is our opinion that if this property were offered for rent in the current market it would achieve an approximate return of \$770 - \$830 per week.

***Ranges FN Rentals have put together this information from sources available to us, however we cannot guarantee its accuracy as some information may have been provided from outside sources. Similarly, we are not registered financial advisors. Therefore you should seek professional assistance if you intend to make financial decisions based on the information provided.

<https://www.consumer.vic.gov.au/duediligencechecklist>

Please note: All property details listed were current at the time of publishing

[Statement of Information](#)



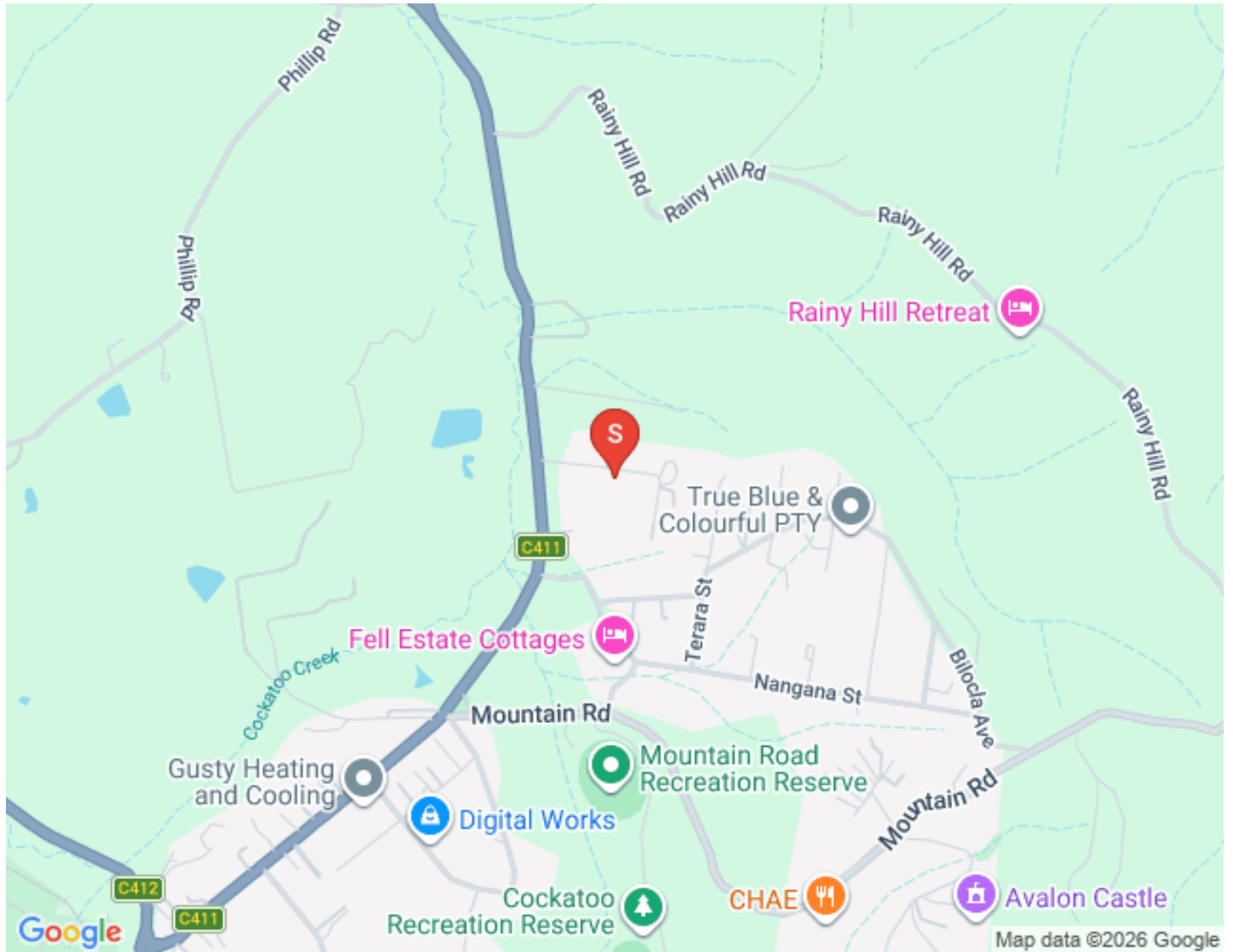








Location



Pricing Information

The property at 5 Francis Street, COCKATOO is currently for sale at \$1,300,000-\$1,400,000.

Click here to view the [Statement of Information](#)

Neighbouring Suburbs

Belgrave

A Character Of Its Own

Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



Cockatoo

A Better Place to Live - Click here to find out more about the

- [Cockatoo Suburb Profile](#)



Emerald

Get the life you're Looking for - Click here to find out more
about the - [Emerald Suburb Profile](#)



Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



Gembrook

A Destination that Matters - Click here to find out more
about the - [Gembrook Suburb Profile](#)



Kallista

Tourisim Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



Macclesfield

Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



Monbulk

Hiding Place In The Hills - Click here to find out more about
the - [Monbulk Suburb Profile](#)



Olinda

Charming Village - Click here to find out more about the [Olinda](#)

[Suburb Profile](#)



Sassafras

Devonshire Teas And More - Click here to find out more about
the - [Sassafras Suburb Profile](#)



Selby

A Place To Belong - Click here to find out more about the [Selby](#)

[Suburb Profile](#)



Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma](#)

[Suburb Profile](#)



firstnational
REAL ESTATE | Ranges



The Patch

Small but Scenic - Click here to find out more about the - [The](#)

[Patch Suburb Profile](#)



firstnational
REAL ESTATE | Ranges



Upwey

Engage Upwey's Favourite - Click here to find out more about
the - [Upwey Suburb Profile](#)



Inspect This Property

The next scheduled open home is:

*If no open home is scheduled please contact the agent.

Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

Your Local Agents



MICK DOLPHIN

DIRECTOR/LICENSED ESTATE AGENT

0429 684 522

MickD@rangesfn.com.au

Trusted. Local. Results-Driven.

With over 19 years in real estate and a near-perfect Rate My Agent rating, Mick Dolphin is known for being knowledgeable, straightforward and easy to deal with — delivering strong results while making the process feel simple and stress-free.

What sets Mick apart:

- Hard working
- Near-perfect Rate My Agent rating
- Genuine, professional and down to earth
- Clear communicator who keeps things simple and manageable
- Strong negotiator focused on the best possible outcome
- 38-year local resident of the Dandenong Ranges
- Deep community involvement with strong local connections
- Practical, real-world knowledge of the hills market
- Embraces modern marketing and technology where it adds value
- Constantly learning and improving to better serve clients
- 19+ years' experience with multiple industry awards
- Business built largely on repeat clients and referrals

Beyond real estate:

- Proud husband to Meaghan and dad to two boys
- Enjoys time in the garden and at Emerald Lake Park
- A Degree in horticulture with a love of open space and the hills lifestyle
- Cricket/indoor cricket nut playing at Emerald, South Belgrave & Chiefs Cricket Clubs
- Regularly supporting his boys on the sidelines at local sport

Approachable, hardworking and committed to helping clients feel confident every step of the way.

During his real estate career, Mick has consistently excelled, earning the top Diamond Sales Awards every year from 2014–2025, plus achieving top 10 Sales Person of the Year honours in these years, including #2 ranking for Victoria & Tasmania (2019–2021). This has assisted the Ranges First National office rank in the Top First National offices in Victoria and Tasmania from 2017–2025.



JANET HAWKINS

SALES CONSULTANT

0409 117 432

janeth@rangesfn.com.au

Janet is a Licensed Estate Agent with 27 years of local real estate experience, making her the most qualified assistant in the area. She will work alongside Mick to address all your needs throughout the sales campaign.

Janet will take care of essential tasks such as booking photos, creating floor plans, organizing drone shots, producing videos, writing advertising copy, and coordinating with stylists and tradespeople before your property hits the market. Her goal is to ensure your property is showcased online in the best possible light.

Known for her reliability, honesty, and extensive knowledge, Janet is a skilled negotiator and sales consultant in her own right. She is your problem solver and a dependable support system during both the sales process and after the sale. You can count on her to prioritize your needs and provide exceptional assistance.

Outside of work, Janet is a proud mother and grandmother. She enjoys reading, dining out, and spending quality time with family and friends. Janet has a passion for travel and living life to the fullest, especially riding her Harley Davidson with her partner, Jock. Additionally, she is an animal lover with two rescue cats, Benny and Chico, and a rescue dog named Axel.

Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Financial Calculators](#)

[People We Trust](#)

Ranges First National - About Us

Thank you for viewing the E-Book for 5 Francis Street COCKATOO, if you would like further information or would like to view this property, please call Mick Dolphin on 0429 684 522.



Welcome to First National Real Estate Ranges

We're dedicated to delivering an exceptional experience from our Belgrave & Cockatoo office's, so every member of our team strives to make a difference. That begins with our promise – ***We put you first.***

When you need real estate services, it's hard to beat a brand that has been independently endorsed as having Australia's most satisfied customers but that's us, so relax.

To find out which real estate agents rate most highly across Australia, Canstar Blue surveyed adults who had employed an agent over the last three years, whether it related to the buying or selling of a property, lease management, or renting. It found First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area.

So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbooke and Upwey our team will help

you find the perfect place.

Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

