



MORNINGTON PENINSULA

downsizing guide 2026



For many Peninsula locals, downsizing is not about “slowing down” — it’s about creating more freedom, less stress, and a lifestyle that better suits the next stage of life.

Whether you are considering a move to a low-maintenance home, a retirement community, or simply looking to simplify your day-to-day living, the process can feel both exciting and overwhelming at the same time.

After decades in the same family home, there are often emotional, financial and practical decisions to navigate. From understanding the local market and preparing your property for sale, to coordinating timelines, decluttering, moving logistics and exploring future living options, it can be difficult knowing where to begin. The good news is you do not have to navigate it alone.

At Scenic Property, we have helped many Mornington Peninsula homeowners transition into their next chapter with confidence. As a boutique local agency with deep roots in Safety Beach, Dromana and the surrounding Peninsula community, we understand both the emotional and financial importance of getting the move right. This guide has been designed to provide practical advice, local insights and helpful resources to make the downsizing journey smoother, more informed and far less stressful.

Whether your move is happening now or still a few years away, we hope this guide helps you plan ahead and feel confident about the opportunities that come with simplifying life on the Peninsula.

The average Australian home is among the largest in the world, while household sizes continue to decline.

Starting on the Downsizing Journey

Remember - It's About Creating Simplicity

Downsizing is rarely just about moving house. For many people, it represents a fresh start, greater freedom and the opportunity to simplify life for the years ahead.

The goal is not perfection — it is creating a home and lifestyle that better supports the next chapter.

Emotional Considerations When Downsizing

Downsizing is often spoken about as a financial or practical decision — but for many families, the emotional side of the process can be the most significant part of the journey. Whether you are the homeowner making the move or a family member helping a loved one transition, it is completely normal for the experience to bring mixed emotions.

More than 60% of older Australians want to remain independent and connected to their local community as they age.

For many Mornington Peninsula residents, the family home represents decades of memories, milestones and connection to the local community. Taking the time to approach the process with patience, understanding and open communication can make a significant difference for everyone involved.

From the Downsizer's Perspective

For many homeowners, downsizing can create both excitement and uncertainty at the same time.

While there may be relief at the thought of less maintenance, lower costs and a simpler lifestyle, there can also be feelings of grief, anxiety or loss attached to leaving a long-term family home.

Common emotions may include:

- concern about losing independence
- emotional attachment to the home and memories
- fear of making the wrong decision
- overwhelm around sorting possessions
- sadness about leaving neighbours or community connections
- anxiety around change and unfamiliar environments

It is important to remember that these feelings are completely normal. For many people, the family home represents safety, identity and decades of life experiences — not simply a property.

One of the most helpful approaches is to focus on what the next chapter can provide:

- less physical upkeep
- greater flexibility and freedom
- more time for family, hobbies and travel
- improved accessibility and convenience
- stronger social connection and support

Downsizing does not mean giving up independence — in many cases, it can help preserve it for longer.

From the Adult Child or Family Perspective

For adult children and family members, helping a parent or loved one downsize can also be emotionally complex.

Many families find themselves balancing:

- concern for a parent's wellbeing or safety
- respect for independence and decision-making
- differing opinions between siblings or family members
- stress around timelines and logistics
- emotional conversations about ageing and future care

It is also common for adult children to underestimate how emotional the process may feel for their parents. What may seem like “too much stuff” to one person may hold decades of memories and meaning for another.

Helpful approaches often include:

- involving parents in decisions rather than taking control
- focusing on lifestyle benefits rather than limitations
- breaking the process into smaller manageable steps
- seeking professional advice where needed
- recognising that downsizing is both a practical and emotional transition

In many cases, the goal is not simply finding a smaller property — it is helping loved ones feel secure, supported and confident about the future.

2 decluttering tips



+ Focus on Lifestyle, Not Loss

Rather than focusing on what you are “giving up”, try to focus on how you want your next stage of life to feel.

Ask yourself:

- Will this item realistically fit my next home?
- Do I genuinely use this?
- Would I buy this again today?
- Does this item add value to my daily life?
- Am I keeping this out of habit or guilt?



+ Start With the Easier Areas First

Avoid beginning with sentimental items like family photos or keepsakes. Instead, build confidence by starting with:

- spare rooms
- kitchen duplicates
- old paperwork
- linen cupboards
- garage storage
- unused furniture
- expired pantry items

Small wins help make the larger decisions easier later on.



+ Involve Family Early

Adult children can be incredibly helpful during the downsizing process – particularly when sorting sentimental items or family heirlooms.

Consider:

- asking family members if they would like specific items
- digitising old photos and documents
- creating keepsake boxes for children or grandchildren
- donating meaningful items to people who will genuinely use them

Having these conversations early often prevents last-minute stress.

+ Don't Be Afraid to Ask for Help

Many Peninsula downsizers use professional services to make the process easier and less emotional.

Helpful services can include:

- professional declutterers
- stylists
- estate sale coordinators
- removalists
- storage providers
- cleaners
- rubbish removal services

At Scenic Property, we can also connect clients with trusted local professionals who regularly assist downsizers across Safety Beach, Dromana and the wider Mornington Peninsula.

03 Local Retirement Living Options

Aveo Beachside Gardens

Location:	Safety Beach
Price Guide:	\$\$
Phone:	(03) 9131 6224
Website:	aveo.com.au/retirement-villages/vic/mornington-peninsula/beachside-gardens

Located within the popular Country Club precinct, Aveo Beachside Gardens offers low-maintenance independent living close to golf courses, beaches and local shopping. The village is known for its welcoming community atmosphere, landscaped surrounds and convenient Peninsula lifestyle.

Martha Cove by Bolton Clarke

Location:	Safety Beach
Price Guide:	\$\$\$
Phone:	0458 603 047
Website:	boltonclarke.com.au/living-options/retirement-living/martha-cove

Located within the popular Country Club precinct, Aveo Beachside Gardens offers low-maintenance independent living close to golf courses, beaches and local shopping. The village is known for its welcoming community atmosphere, landscaped surrounds and convenient Peninsula lifestyle.

Village Glen Retirement Living

Location:	Capel Sound
Price Guide:	\$\$
Phone:	(03) 5986 4455
Website:	villageglen.com.au

One of the Mornington Peninsula's largest retirement communities, Village Glen offers extensive facilities including dining, wellness and recreational services. It appeals to retirees seeking a connected lifestyle with additional support services available over time.

Mount Martha Retirement Village

Location:	Mount Martha
Price Guide:	\$\$
Phone:	(03) 9822 9505
Website:	ageinginplaceretirement.com.au/mount-martha-retirement-village

This boutique-style village offers independent living in a quiet residential pocket of Mount Martha. It provides a relaxed and secure environment for residents wanting to maintain independence while enjoying the benefits of community living.

Martha's Point

Location:	Mount Martha
Price Guide:	\$\$\$
Phone:	(03) 5977 0389
Website:	keyton.com.au/home/our-villages/vic/marthas-point

Martha's Point is a well-established over-55s community offering independent living within beautifully maintained grounds. Residents enjoy resort-style facilities, social activities and easy access to Mount Martha village, beaches and local medical services.

Price Guide Key:

\$ = More affordable entry-level retirement living
 \$\$\$ = Premium retirement living and facilities

4 Downsizer Super Contribution

Understanding the Downsizer Super Contribution

For many Mornington Peninsula homeowners, downsizing is not simply about moving to a smaller home – it can also unlock significant financial opportunities for the years ahead. With property values across areas like Safety Beach, Dromana and Mount Martha experiencing strong long-term growth, many retirees are sitting on substantial equity within the family home without fully realising the opportunities available to them.

One of the most valuable incentives currently available is the Federal Government's Downsizer Super Contribution scheme. Designed to help older Australians strengthen their retirement savings, the scheme allows eligible homeowners to contribute proceeds from the sale of their home directly into their superannuation – even when transitioning into retirement living, an over-55s community or a lower-maintenance lifestyle property.

For couples, this could potentially allow up to \$600,000 to be contributed into superannuation while also simplifying day-to-day living and reducing ongoing property maintenance costs.

What Is the Downsizer Contribution? Who Is Eligible?

Eligible Australians can contribute up to \$300,000 per person from the proceeds of selling their primary residence directly into their superannuation. For couples, this can mean a combined contribution of up to \$600,000.

Importantly, these contributions:

- do not count towards normal contribution caps
- can still be made even if your super balance exceeds traditional limits
- do not require you to be working
- may provide long-term tax advantages depending on your circumstances

At the time of writing, the key eligibility requirements generally include:

- You must be 55 years or older
- The property sold must have been owned by you or your spouse for at least 10 years
- The property must have been your primary residence for at least part of the ownership period
- The contribution must usually be made within 90 days of settlement
- The contribution must come from the proceeds of the property sale

Eligibility requirements can change, so it is important to seek professional financial advice before making decisions.

Why Many Peninsula Downsizers Use This Strategy

For many Mornington Peninsula homeowners, a large portion of wealth is tied up in the family home. Downsizing can help unlock that equity while reducing ongoing maintenance, utility and living costs.

Many retirees use the strategy to:

- strengthen retirement savings
- improve cash flow
- assist with future healthcare or lifestyle costs
- reduce financial pressure
- create greater flexibility for travel or family support

Others simply enjoy the peace of mind that comes with simplifying finances and reducing the workload of maintaining a larger property.

Important Things to Consider

Many retirees begin considering downsizing 5-10 years before they actually move.

While the downsizer contribution can offer substantial benefits, it is important to understand the broader financial implications before proceeding. Moving funds into superannuation may impact:

- Age Pension eligibility
- Centrelink assessments
- estate planning
- taxation outcomes
- aged care calculations

Every situation is different, particularly for retirees with investments, trusts, self-managed super funds or complex family structures.

Seek Independent Advice - Before making any financial decisions, Scenic Property strongly recommends speaking with:

- a licensed financial adviser
- your accountant
- a superannuation specialist
- a solicitor or estate planner

A well-planned downsizing strategy can help make your next chapter not only simpler — but financially stronger as well.

4 Taking the Pressure Out of the Process

One of the biggest mistakes families make is rushing decisions during what is already an emotional period. Starting conversations early and exploring options gradually can help reduce stress and create better long-term outcomes. At Scenic Property, we understand that downsizing is rarely “just a property transaction.”

Our role is to help guide families through the process with patience, care and practical support — helping make the next stage feel less overwhelming and far more manageable.

Downsizing is not simply about moving to a smaller property — it is about creating a lifestyle that better supports the next stage of life. Whether the goal is reducing maintenance, unlocking equity, improving financial flexibility or simply enjoying more freedom and peace of mind, thoughtful planning can make the transition far less overwhelming and far more rewarding.

At Scenic Property, we understand that every downsizing journey is personal, and our role is to help guide Peninsula homeowners through the process with local knowledge, practical support and genuine care for what comes next.





Matt Carroll

DIRECTOR | LICENSED ESTATE AGENT

0458 777 735 | 03 5981 4546

matt@scenicproperty.com.au

Shop 6, Dromana Hub Shopping Centre

217-251 Point Nepean Road, DROMANA, VIC 3936

www.scenicproperty.com.au