

JellisCraig ShortStays

HOLIDAY LEASING SPECIALISTS



ABOUT JELLIS CRAIG SHORTSTAYS

Jellis Craig Shortstays provides a premium holiday leasing management service to clients across Jellis Craig's connected network.

Our focus is providing the highest possible level of service to our clients by positioning ourselves at the leading edge of best practice in the holiday leasing space. Our team will work with you on a detailed plan that encompasses your personal requirements to ensure your property optimises its rental value.





Our ShortStays Services

Jellis Craig is committed to providing a distinctively different type of holiday leasing experience. With the best people and outstanding service, we consistently achieve the best results.

We pride ourselves on our integrity, extensive market knowledge and professionalism. From start to finish, our team of experienced property managers make the process of leasing your property easy, stress free and successful.

What We Offer

Offering exceptional holiday leasing management, the Jellis Craig ShortStays team work hard to create a rewarding partnership with our holiday homeowners by implementing a property management service that provides high financial returns on your investment by renting to discerning, quality guests who will care for your home as you would.

We offer an easy-to-use booking technology, marketing across the multi-office Jellis Craig network, an annual rental review and a complete house and garden maintenance service including home cleaning, linen renewal, pool, tennis court and barbecue care. To ensure our guests have a memorable stay, our team also offers an exclusive concierge service and 24/7 emergency assistance.

All properties are inspected before check-in, and holiday activities and experiences can be arranged at guests' request. After check out, the property is checked for any damage and if there is, a resolution is found collaboratively to ensure you, the homeowner, continue to feel safe in sharing your space.

Our Delivery

Holiday Leasing reimaged

At Jellis Craig ShortStays, we deliver a holiday leasing experience that is truly unique. Backed by a trusted name, exceptional service, and the most experienced team on the Mornington Peninsula, we're committed to achieving the best outcomes for your property.

Our dedicated holiday property specialists combine local expertise with a personalised, hands-on approach—ensuring your leasing journey is smooth, stress-free, and rewarding. From listing to guest check-out, we handle every detail with professionalism, transparency, and care. Partner with us and enjoy peace of mind knowing your holiday home is in expert hands.

Unlock the True Potential of Your Holiday Home

Offering exceptional holiday leasing management, the team at Jellis Craig ShortStays work hard to create a rewarding partnership with our holiday homeowners by implementing a property management service that provides high financial returns on your investment by renting to discerning, quality guests who will care for your home. With a reputation built on integrity, local expertise, and exceptional results, our dedicated team manages every aspect of the holiday leasing process—from strategic marketing and guest screening to professional housekeeping and maintenance coordination.

We understand the unique nature of holiday homes and tailor our approach to ensure your property is showcased, protected, and delivering strong returns year-round. Whether you're new to holiday leasing or looking to elevate your current experience, Jellis Craig is here to help you make the most of your investment—while you relax knowing your holiday home is in expert hands.

Advice

- Consultation with owner to ensure your property is suitable/viable for holiday leasing
- Visit your home and provide recommendations including styling and marketing options
- Provide you with a comprehensive guide on how to set up your property to achieve the best results

Photography

- Suggest / organise photography and marketing options
- Arrange for a photoshoot and obtain images and for marketing
- Arrange a video and social media campaign to boost your property

Marketing

- Set up/ maintain advertising channels
- Keep booking calendars and property details up to date and ensure pricing is reflective of the market conditions
- Review and keep your property relevant and thriving on all channels

Reviews and feedback

- Collect reviews from guests
- Provide suitable reviews online for guests
- Action feedback from guests to make your property a favourite

Invoices

- Pay all invoices for your property once a month
- Provide you with monthly statements and a copy of paid invoices

Guests

- Qualify guests
- Handle guest reservations including confirming bookings, take payment, ensure they're aware of terms & conditions, provide access and manage the guest, during their stay

Rent & security holds

- Maintain rent payments from guest
- Manage bond holds and release after the property has been inspected

Queries & maintenance

- Respond to guest queries in a timely manner
- Organise all maintenance issues and keep the owner informed

Cleaning

- Arrange pre and post cleans as requested, before and after each booking, including linen
- Ensure the house is prepared for the next stay

Financials

- Prepare monthly summary of financial statements
- Deposit rental returns into once a month
- Pay outgoings on owners' behalf
- Prepare an annual statement





Our Fees & Charges

Management Fee	19.98% of the gross income receipted from guests
Marketing Fee	\$550 paid upon listing the property and every January annually after this time
(Includes copy & set up all marketing channels)	
Inventory & Condition Report Photography	\$300 per report (Up to 3-bedroom house)
	\$450 per report (3 bedroom plus house)
Administration Fee	\$5.50 per rental statement
Advertising	Please see below
INCIDENTAL FEES	
Key Cutting as incurred	\$7.50 per key Standard Key
End of Financial Year	\$27.50
Linen Hire & Laundering	as requested
Cleaning	as requested
Coded Keysafe	\$85.00
Advertising	Please see below
ADVERTISING PACKAGE	
Internet	6 Websites (Third party bookings charge an additional fee to guests directly) Air BnB Stayz/VRBO (Including their additional sites) Booking.com Jellis Craig ShortStays Jellis Craig Website Jellis Craig Social Media (Instagram & Facebook & Tik Tok)
Rental Lists	Displayed across Jellis Craig office network
Miscellaneous	Copywriting Digital Marketing Brochure display Tenancy Database Marketing

Hear It From Our Clients

Committed to providing outstanding service to both homeowners and guests, the team at Jellis Craig ShortStays enjoy sharing their expertise and product knowledge to create unforgettable holidays.

From our owners

Chris - Owner
I have been with Jellis Craig ShortStays for approx. 5 years and they have always taken such care with my Sorrento home, diligently checking pre-arrival and post-arrival to ensure that my home and contents are still in good condition and the rental rules are adhered to by the guests before returning the deposit. I often get questions before the bookings are made to make sure that i am happy with the type of guests hoping to book, and i appreciate the human aspect of this. Taylor and Lisa have been wonderful, positive agents and i highly recommend them to all homeowners looking to have short term rentals.

Sheridan S - Owner
Lisa at short stays is incredible. She has gone above and beyond for our family holiday rental for years. She's even called me while cleaning my BBQ which I had forgotten to do. Highly recommend her and the team at ShortStays.

Kim M - Owner
Claire and the team at Jellis Craig Sorrento/Rye have been our ShortStays Property Managers for over 6 years looking after our investment property on the Peninsula. Claire's service is first class. She is personable and excellent to deal with. She provides updates about the property and deals with any maintenance that arises in a timely manner to ensure we have happy guests. I would highly recommend Claire and the team at Jellis Craig Sorrento/Rye. 5 stars

Hear it from our guests

Oceanic Hideaway
"Great, private space for a couple in a quiet location."
– Sue & Dave, Port Melbourne

Effortless Coastal Luxury
"This home was sublime with its state-of-the-art fixtures and fittings and every luxury you could imagine with plenty of room for our two families to spread out and relax. We will definitely be coming back to stay next year." – The Bruce's, Pakenham

Canterbury Coastal Family Escape
"The kids had so much fun playing in the pool and on the grass. Huge kitchen, dining, living space meant there was plenty of room to spread out in, loved having the second living area for the kids to make noise in. This was the perfect space to escape from the city to, thank you." – Paul & Sara, Albert Park

Relaxed Sorrento Coastal Living
"Such a cute cosy cottage and so close to the best beach with a little park area for the kids. This was perfect for our family getaway!" – Kate, Boronia

Bellaluca Hamptons
"Perfect yard for sunbaking and kicking the footie and great position for access to Koonya General Store & Back Beaches. The living area was large enough for all 9 of us to sit around comfortably." – Greg

Tranquillity on Canterbury
"This place was Super Cool! Could not have asked for a better space to spend a lazy week by the pool. The proximity to central Sorrento was also terrific." – Jessica

Coast to Coast
"Great position, so close to the beach and Blairgowrie shops. The house was immaculate with heaps of room for us to spread out and the yard was great for the kids to kick to footy around." – Sue & Dennis



Pearse Retreat
"Huge thank you to the ShortStays team who managed to accommodate my family into this home after our other accommodation booked through a different company fell through at the last minute. We were so grateful!! The position is fantastic, being a short stroll to the Koonya Back Beach & General Store and the home itself was super cosy with a great backyard to accommodate our dog. We will definitely be back next year." – The Reynolds Family, Templestowe

Relaxed Rye
"Loved being so close to the beach! Updated bathroom and kitchen and open fireplace made this retro beach house a pleasure to stay in." – Nicole & Luke

Sorrento Luxury Escape
"WOW! This property was just gorgeous and far exceeded my expectations. My husband and I loved having the separate parents retreat so we could separate ourselves from the teenagers and have some much-needed silence." – Jane, Armadale

Moonah Forest Delight
"The open fireplace and Moonah trees made us feel as though we had escaped the city completely. An easy walk to the Beach and Blairgowrie Village meant we could leave the car behind most of the time. Thank you!" – James & Sarah, Kew

Kiloran
"We were looking for somewhere quiet to escape to, not wanting to be near shops and main roads so Claire recommended this home in Portsea and it was perfect. We could walk to the local café and Hotel when we wanted to but when at the home it was so serene. Loved the high vaulted ceilings and coastal furnishings." – Jack & Di, Moorabbin

Exquisite Sorrento
"Could not have asked for a better position. A short walk to a terrific beach and play area for the kids and also into the Main Street of Sorrento for breakfast. The house itself was large with all the modern appliances you could ask for. Loved having the pool area located so close to the kitchen so I could keep an eye on the kids while cooking dinner." – Kirsty, Taylors Lakes

Blairgowrie Bayside Bliss
"This home was so bright and airy and filled with sunshine we just loved being there. Great backyard for the kids to play in and easy walk to beach and Blairgowrie shops." – Jan, Campbellfield

Relaxed Coastal Charm
"Great spot, easy walk into town, home was nice and private set amongst the Ti-Trees. Thank you to the team at Jellis Craig ShortStays for turning on the lights and heater for us so the home was welcoming when we arrived so late in the middle of Winter." – The Grayson's, Mont Albert

