



SALTWATER ESCAPES

STAY · MANAGEMENT · MORNINGTON PENINSULA



Boutique Portfolio

A curated collection of beautiful homes



Locally owned & operated

Hands on management by owners Caitlin & Mel



Airbnb Superhosts

Consistently high guest satisfaction



Maximised Income

Strategic marketing & pricing for a changing market

About Us



With 25 years of combined experience in holiday rentals on the Mornington Peninsula, we offer a genuinely personal approach to managing beautiful coastal homes. As a locally owned boutique agency, we keep our portfolio carefully curated so every property receives the attention it deserves — and every owner feels looked after.

Why Us?

Your Property Our Priority

At Saltwater Escapes, we take immense pride in our unique approach to home management. Owned and operated by Melodie and Caitlin, our business embodies a level of personal care and attention that sets us apart. Unlike larger firms, we deliberately maintain a small, curated client base. This intentional decision allows us to dedicate our full focus to every aspect of your property. To us, your home is not just another property, but an extension of our business and a reflection of our commitment to excellence.



Our management

Tailored, Comprehensive Management

From crafting captivating listings to orchestrating seamless guest experiences, Saltwater Escapes takes care of every aspect of your holiday rental. We meticulously handle reservations, guest communications, housekeeping, and maintenance, leaving you with peace of mind and more time to enjoy the fruits of your investment.



Beautiful Listings

Professional photography, compelling descriptions and targeted marketing showcase your property at its best across multiple booking platforms, attracting more guests and maximising booking opportunities.



Housekeeping & Linen

Our professional cleaning and quality linen services ensure your property is beautifully presented for every arrival, maintaining high standards, protecting your investment and keeping guests coming back.



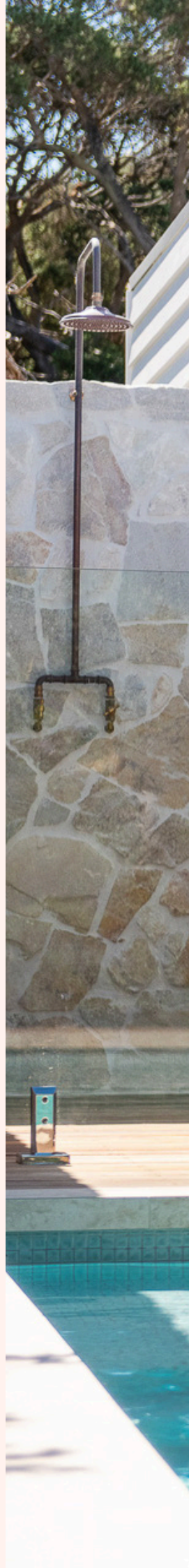
Property Care

From regular inspections to coordinating maintenance and trusted local trades, we keep a close eye on your property, addressing issues promptly and ensuring your valuable investment is always in good hands.



Seamless Guest Care

We manage all enquiries, bookings and guest communications, providing exceptional service and 24/7 support for in home guests. Happy guests mean better reviews, repeat bookings and less work for you.



Our approach

Unparalleled Commitment

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Proudly Local, Personally Invested

We live and work on the Mornington Peninsula, giving us invaluable local knowledge, strong community connections and a hands-on approach to every property we manage.



Exclusively Boutique, Exceptionally Personal

We intentionally maintain a carefully curated portfolio of homes, allowing us to provide personalised service, build strong relationships with our owners and ensure every property receives the attention it deserves.



Our Results

Maximised Earnings

We don't leave bookings to chance. Rather than relying on set-and-forget pricing, we take a proactive, hands-on approach to maximising your property's performance. We continually review and adjust rates in response to demand, seasonal trends and booking patterns, ensuring your home remains competitive while achieving the best possible occupancy and rental income throughout the year.



Management Services

COMPREHENSIVE MANAGEMENT WITH EVERY DETAIL TAKEN CARE OF

Complete Property Management, Thoughtfully Delivered

From property inspections to financial reporting and owner bookings, we take care of the day-to-day details so you can enjoy the benefits of your holiday home without the work.



Property Inspections

Pre- and post-stay inspections to monitor your home's condition, identify damage and ensure your property is well cared for.



Local Council Compliance

We manage property registrations, act as your designated council contact and clearly communicate local council regulations and property rules to guests.



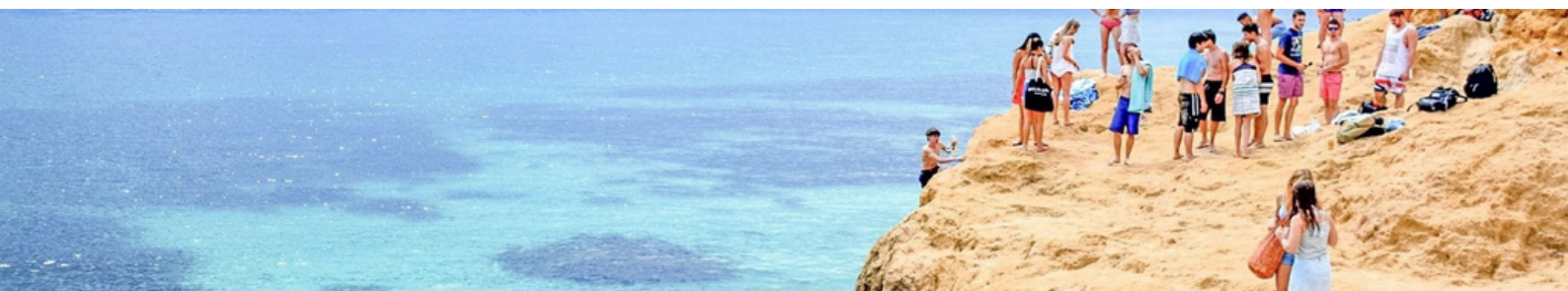
Online Portal

Convenient access through Homhero to view upcoming bookings, make owner reservations and access income reports, statements and invoices.



Monthly Payments & Financial Reporting

Receive your rental income monthly, accompanied by clear financial statements detailing bookings, earnings and expenses, with access to invoices and end-of-year reports.

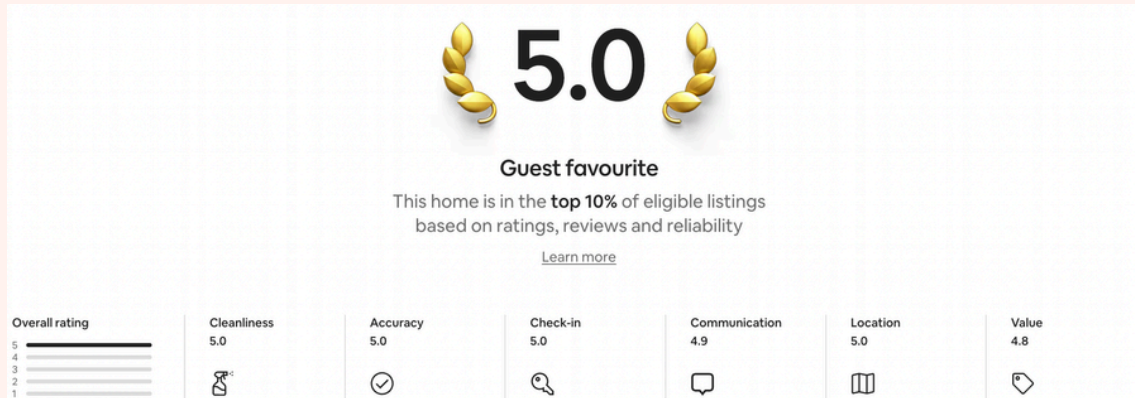


Superhosts

Guest Favourites

Visibility is everything when it comes to maximising bookings. With Airbnb accounting for a significant share of holiday rental reservations, achieving Superhost status and Guest Favourite recognition can give your property a valuable competitive edge.

Our experience, exceptional guest service and attention to detail help position your home for stronger Airbnb rankings, greater visibility and increased bookings. We know what it takes to stand out in a competitive market.



Entire home in McCrae, Australia

10 guests · 3 bedrooms · 5 beds · 2 baths



One of the most loved homes on Airbnb, according to guests

5.0
★★★★★

27
Reviews



Hosted by Melodie

Superhost · 8 years hosting

Entire home in Rye, Australia

14 guests · 4 bedrooms · 7 beds · 4.5 baths

★ **4.94** · **47 reviews**



Extraordinary homes, vetted for quality.



Hosted by Caitlin

5 years hosting

Entire home in Rye, Australia

4 guests · 2 bedrooms · 2 beds · 1 bath



One of the most loved homes on Airbnb, according to guests

4.9
★★★★★

61
Reviews



Hosted by Caitlin

5 years hosting

Entire home in Rye, Australia

8 guests · 4 bedrooms · 4 beds · 2 baths



One of the most loved homes on Airbnb, according to guests

5.0
★★★★★

11
Reviews



Hosted by Melodie

Superhost · 8 years hosting

Entire home in Sorrento, Australia

12 guests · 5 bedrooms · 6 beds · 3.5 baths



4.94
★★★★★

17
Reviews



Hosted by Melodie

Superhost · 8 years hosting

Entire home in Blairgowrie, Australia

9 guests · 4 bedrooms · 6 beds · 2 baths



One of the most loved homes on Airbnb, according to guests

5.0
★★★★★

10
Reviews



Hosted by Caitlin

5 years hosting

Entire home in Blairgowrie, Australia

11 guests · 5 bedrooms · 8 beds · 3 baths



One of the most loved homes on Airbnb, according to guests

4.94
★★★★★

34
Reviews



Hosted by Melodie

Superhost · 8 years hosting

Entire home in Rye, Australia

10 guests · 4 bedrooms · 5 beds · 2.5 baths



4.94
★★★★★

47
Reviews



Hosted by Caitlin

5 years hosting

Guest Reviews

Hear What Our Customers Have to Say

You can check out 100's more reviews on our host profiles



Mathew

3-6 July 2026 • The Sanctuary Blairgowrie Beach Haven

Overall quality ★ 5

Fantastic family weekend away!! The home looked even better in person... Bathrooms, linen, outdoor fireplace & games room were highlights. Melodie was a super responsive host.

Would stay again for sure!! 🍷

[View details](#)



Pj

3-6 July 2026 • Kuro House Rye

Overall quality ★ 5

We had a fantastic stay! The property was exactly as described spotlessly clean, beautifully presented, and had everything we needed for a relaxing getaway. The location was perfect, and the little touches throughout the home made it feel extra welcoming. The host was...

[View details](#)



Jacinta

3-5 July 2026 • Coastal Luxe Pool Tennis Sauna Basketball

Overall quality ★ 5

Melodie's place had fantastic amenities and living spaces. It is great for accomodating big groups and has something for everyone! Melodie was also very responsive and helpful. Highly recommend.

[View details](#)



Stephanie

1-3 May 2026 • Solara Rye

Overall quality ★ 5

An amazing stay in a stunning, well-equipped property. Loved the pool and heated spa. Fantastic location—easy walk to the beach, shops, and cafes. Caitlin & Melodie were friendly and responsive, making everything seamless. Highly recommend and would definitely stay...

[View details](#)



Katie

1-3 May 2026 • No 2 House Sorrento

Overall quality ★ 5

This house is stunning and without doubt the best AirBNB I have stayed in. We stayed here as a large group of mums and it was perfect. With two living spaces plus a huge outdoor area and seperate games room, there is plenty of space for everyone. The styling and overall...

[View details](#)



Phil

1-3 May 2026 • The Blackwood House - Design-led Coastal Retreat

Overall quality ★ 5

Fresh, clean, sophisticated, cosy and calm.

[View details](#)



Kevin

13-16 Aug 2026 • The Blackwood House - Design-led Coastal Retreat

Overall quality ★ 5

We had such an amazing stay! The property is beautiful, and the surrounding garden with native plants is absolutely stunning. Perfect place for a little getaway from the city.

[View details](#)



Priscilla

14-16 Aug 2026 • Blair Spa Retreat

Overall quality ★ 5

We absolutely loved our stay here! The property is beautifully situated and the layout of the house was fantastic. There was so much space, which was perfect for our group and gave our three 2-year-olds plenty of room to move around and play. The bathrooms were...

[View details](#)



Merryn

14-16 Aug 2026 • Coastal Chic

Overall quality ★ 5

Such a beautiful stay. We had a great girls weekend away. Felt right at home. Thank you Caitlin xx

[View details](#)



David

17-19 Apr 2026 • Glen Mor Heated Pool Retreat

Overall quality ★ 5

Amazing place, Caitlin was fantastic to deal with. The property was simply amazing we want to go back.

[View details](#)



Aliza

17-19 Apr 2026 • A Vue de Rye Dreamy by design

Overall quality ★ 5

We had a great stay and Melodie was very responsive and helpful during our stay! Great for a girls weekend away.

[View details](#)



Simone

17-19 Apr 2026 • Vineyard Lane Winery Escape

Overall quality ★ 5

A lovely place amongst the vineyards away from everything. Quite costly so you need to be able to share it with a number of groups.

[View details](#)



Fee Schedule

Establishment Fee \$745 + gst

Includes professional photography, copy writing, listing fee, initial 12 months marketing fee, detailed photographic inventory, property signage.

Listing Fee. \$650 + gst

Annual fee (commencing after initial 12 months). Facilitates direct & social media strategies, ongoing 3rd party listing fees, channel management and marketing partnerships.

Management Fees 18% + gst

Charged on bookings nightly rate

Costs (cleaning costs offset by guests paid cleaning fee)

Cleaning \$70 p/h + gst

Linen as requested

FAQ's

When can I stay at my property?

Anytime! We understand your property is not just a rental, it's also your own getaway. Unlike other agencies we don't restrict your personal usage. We're more than happy to block off dates for you provided that our existing guest bookings are honoured. Enjoy the freedom to use your property when you like and we'll take care of the rest!

What do I need to do when guests leave?

Nothing at all! We personally inspect to ensure that everything has been left in top condition. We then schedule housekeeping to reset your home so it's perfectly prepared for your next guests. Your property's integrity and guest satisfaction are our top priority.

How do you select the right guests?

Firstly, we don't accept instant bookings. Groups must request to stay. We refer to guest's previous reviews and also consider the dynamics of a group including their age range and group composition. We don't leave it to chance. This holistic approach enhances the overall experience for everyone involved.

What if something goes wrong for guests?

We are available to your guests 24/7 and, if necessary, can rely on our trusted tradespeople to assist. You can relax knowing that everything is taken care of.

How do we achieve the best rates?

We never 'set and forget'. One of the benefits of running a smaller, curated portfolio is the ability to stay in touch with market trends and proactively set rates, and if necessary, special offers to entice guests. You'll never be just a number to us.

Contact US

Setting up a holiday home can initially feel like a daunting task, but at Saltwater Escapes, we're dedicated to making this process seamless and stress-free for you. Our team understands the complexities involved, and we're here to guide you every step of the way. From selecting the perfect furnishings to managing logistics, we bring our expertise to ensure your holiday home is a haven that reflects your vision. We're committed to making this journey as easy and enjoyable as possible, allowing you to focus on reaping the rewards and generating income from your investment.



Caitlin
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Melodie
0432 153 130



Website
saltwaterescapes.com.au

Our Location

You'll find our office in the heart of picturesque Sorrento, at 89 Ocean Beach Road. Proudly local, We're always happy to welcome you, so pop in and say hello!

