

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

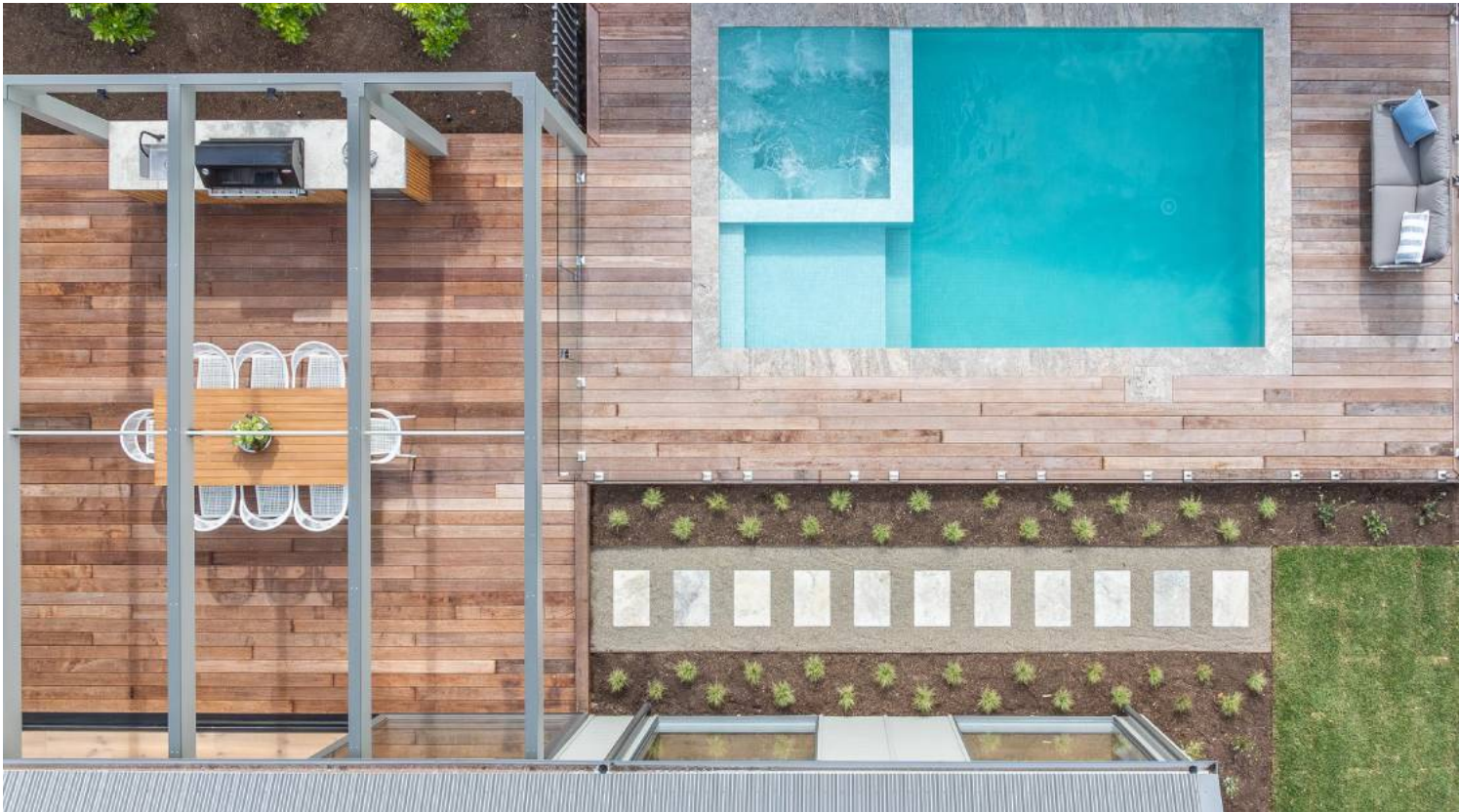
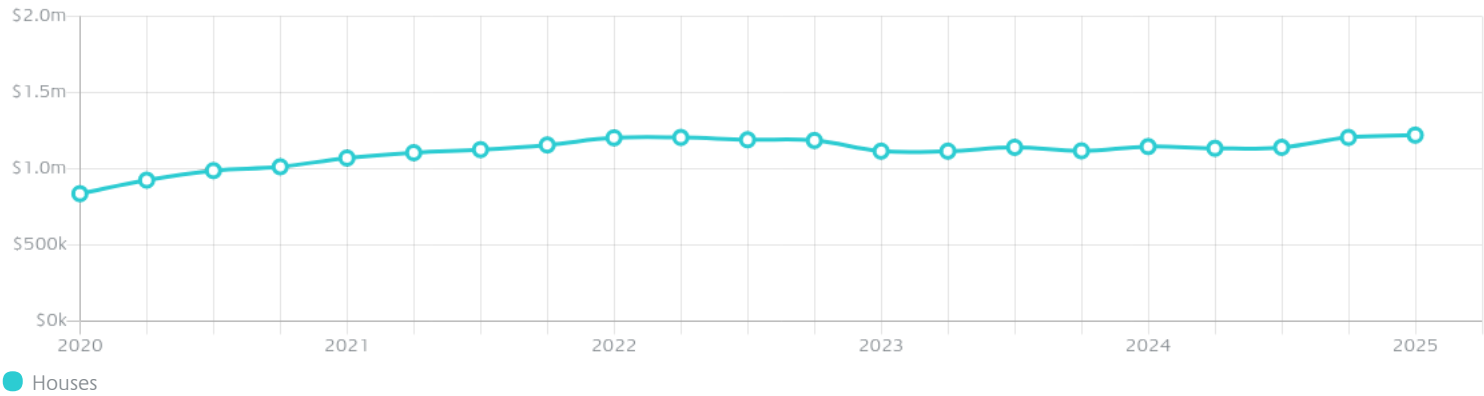
Median

\$1.22m

Quarterly Price Change

1.24% ↑

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 80%  
● Private 20%

Auction Clearance Rate\*

87.5%

Median Days on Market^

24 days

Average Hold Period\*

12.7 years

## Insights

Dwelling Type^



● Houses 84% ● Units 16%

Ownership^



● Owned Outright 43% ● Mortgaged 48% ● Rented 9%

Population^

6,427

Median Asking Rent per week\*

\$698

Median Age^

43 years

Rental Yield\*







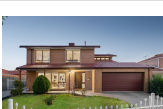
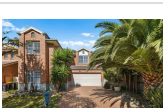
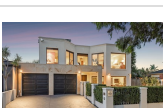
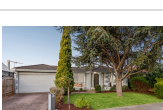
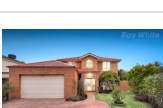
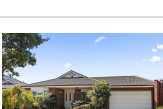
3.34%

Median Household Size^









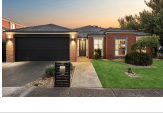
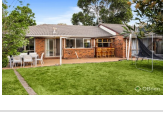


2.9 people

# Sold Properties~









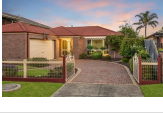



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 14 Nurten Pde Aspendale Gardens	4	House	\$1,280,000	28 Jun 2025
 1/5 Rosie Ct Aspendale Gardens	3	Townhouse	\$940,000	14 Jun 2025
 14/1 McIntosh Ct Aspendale Gardens	2	Unit	\$680,000	19 May 2025
 14 Cunningham Cl Aspendale Gardens	3	House	\$1,210,000	17 May 2025
 31 Branagan Dr Aspendale Gardens	3	House	\$1,265,000	10 May 2025
 22 Kearney Dr Aspendale Gardens	3	House	\$1,085,000	26 Apr 2025
 106 Kearney Dr Aspendale Gardens	4	House	\$1,140,000	17 Apr 2025
 12 Pacific Dr Aspendale Gardens	4	House	\$1,020,000	17 Apr 2025
 3 Kentia Ct Aspendale Gardens	4	House	\$1,555,000	12 Apr 2025
 3 Rava Ct Aspendale Gardens	3	House	\$1,061,000	29 Mar 2025
 5 Spinnaker Ct Aspendale Gardens	4	House	\$1,355,000	22 Mar 2025
 23 Reef Ct Aspendale Gardens	5	House	\$1,392,000	22 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15/5 McIntosh Ct Aspendale Gardens	2	Unit	\$685,000	20 Mar 2025
 62 Nurten Pde Aspendale Gardens	3	House	\$1,202,500	18 Mar 2025
 8 Palm Grove Blvd Aspendale Gardens	4	House	\$1,220,000	17 Mar 2025
 10 Helmich Ct Aspendale Gardens	4	House	\$1,230,000	06 Mar 2025
 93 Kearney Dr Aspendale Gardens	4	House	\$1,133,000	01 Mar 2025
 10 Gilchrist Way Aspendale Gardens	3	House	\$1,250,000	14 Feb 2025
 8 Lorenzo Way Aspendale Gardens	3	House	\$1,220,000	08 Feb 2025
 1 Jude Ct Aspendale Gardens	5	House	\$1,245,000	07 Feb 2025
 18 Atlantis Ct Aspendale Gardens	4	House	\$1,405,000	06 Feb 2025
 7 Haynes Ct Aspendale Gardens	3	House	\$955,000	13 Jan 2025
 15 Rosie Ct Aspendale Gardens	4	House	\$1,285,000	13 Jan 2025
 12 Winners Ccl Aspendale Gardens	3	House	\$1,050,000	08 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 41 Nurten Pde Aspendale Gardens	4	House	\$1,245,000	24 Dec 2024
 28 Lorenzo Way Aspendale Gardens	4	House	\$990,000	19 Dec 2024
 12 Denahy Ct Aspendale Gardens	3	House	\$963,500	14 Dec 2024
 7 Ghiran Cl Aspendale Gardens	4	House	\$1,161,000	03 Dec 2024
 16 Atherton Cl Aspendale Gardens	5	House	\$1,690,000	30 Nov 2024
 7 Yvette Ct Aspendale Gardens	4	House	\$1,407,000	29 Nov 2024
 22 Lance Cl ASPENDALE GARDENS	4	House	\$1,261,000	26 Nov 2024
 19 Bianca Dr Aspendale Gardens	3	House	\$1,180,000	16 Nov 2024
 4 Chris Ct Aspendale Gardens	3	House	\$1,135,000	16 Nov 2024
 3 Atkinson Ct Aspendale Gardens	3	House	\$1,042,000	09 Nov 2024
 17 Odonnell Cl Aspendale Gardens	4	House	\$1,250,000	08 Nov 2024
 31 Kearney Dr Aspendale Gardens	5	House	\$1,421,000	30 Oct 2024





Mentone Office  
99a Balcombe Road, Mentone  
(03) 9585 5667

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.