

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

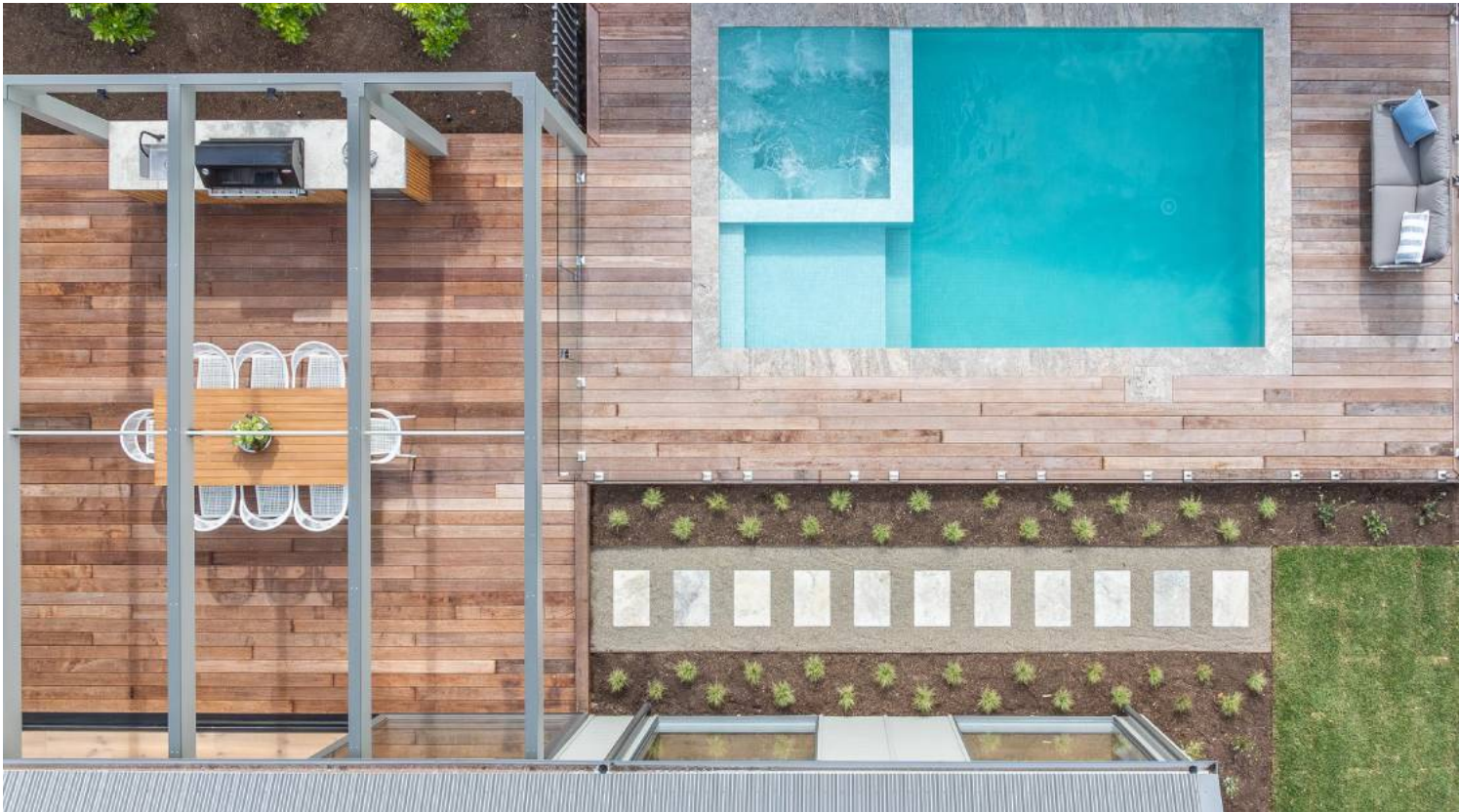
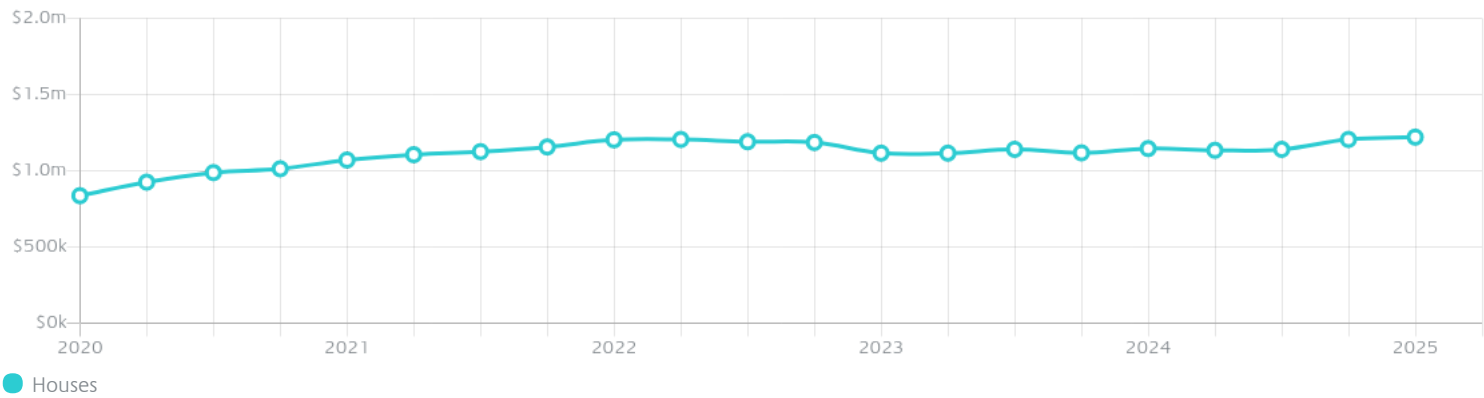
Median

\$1.22m

Quarterly Price Change

1.24% ↑

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 73%  
● Private 27%

Auction Clearance Rate\*

90.91%

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~











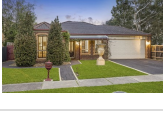

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 23 Reef Ct Aspendale Gardens	5	House	\$1,392,000	22 Mar 2025
 5 Spinnaker Ct Aspendale Gardens	4	House	\$1,355,000	22 Mar 2025
 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
 8 Lorenzo Way Aspendale Gardens	3	House	\$1,220,000	08 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 12 Winners Ccl Aspendale Gardens	3	House	\$1,050,000	08 Jan 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 89 Kearney Dr Aspendale Gardens	4	House	\$1,240,000	26 Oct 2024
 17 Jacqueline Dr Aspendale Gardens	4	House	\$1,470,000	26 Oct 2024
 119 Wells Rd Aspendale Gardens	3	House	\$915,000	24 Oct 2024
 4 Arlunya Ct Aspendale Gardens	3	House	\$1,122,000	24 Oct 2024
 9 Cunningham Cl Aspendale Gardens	5	House	\$1,395,000	19 Oct 2024
 10 Ribbon Ct Aspendale Gardens	4	House	\$1,296,500	19 Oct 2024
 2 Pacific Dr Aspendale Gardens	3	House	\$1,420,000	17 Oct 2024
 4 Palmtree Pl Aspendale Gardens	4	House	\$1,250,000	05 Oct 2024





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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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