

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.29m

Quarterly Price Change

-2.58% ↓

Median Unit Price*

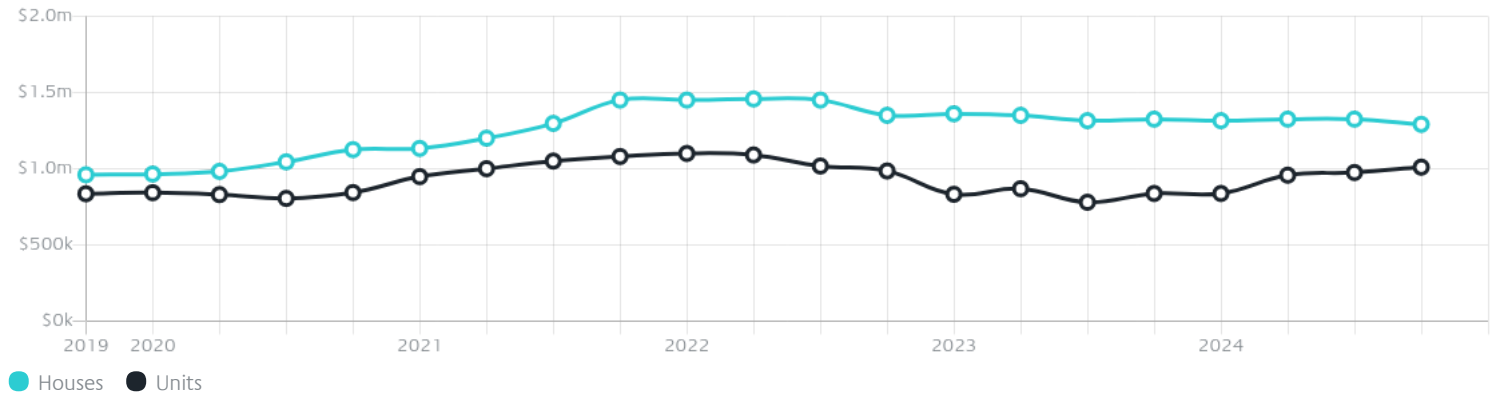
Median

\$1.01m

Quarterly Price Change

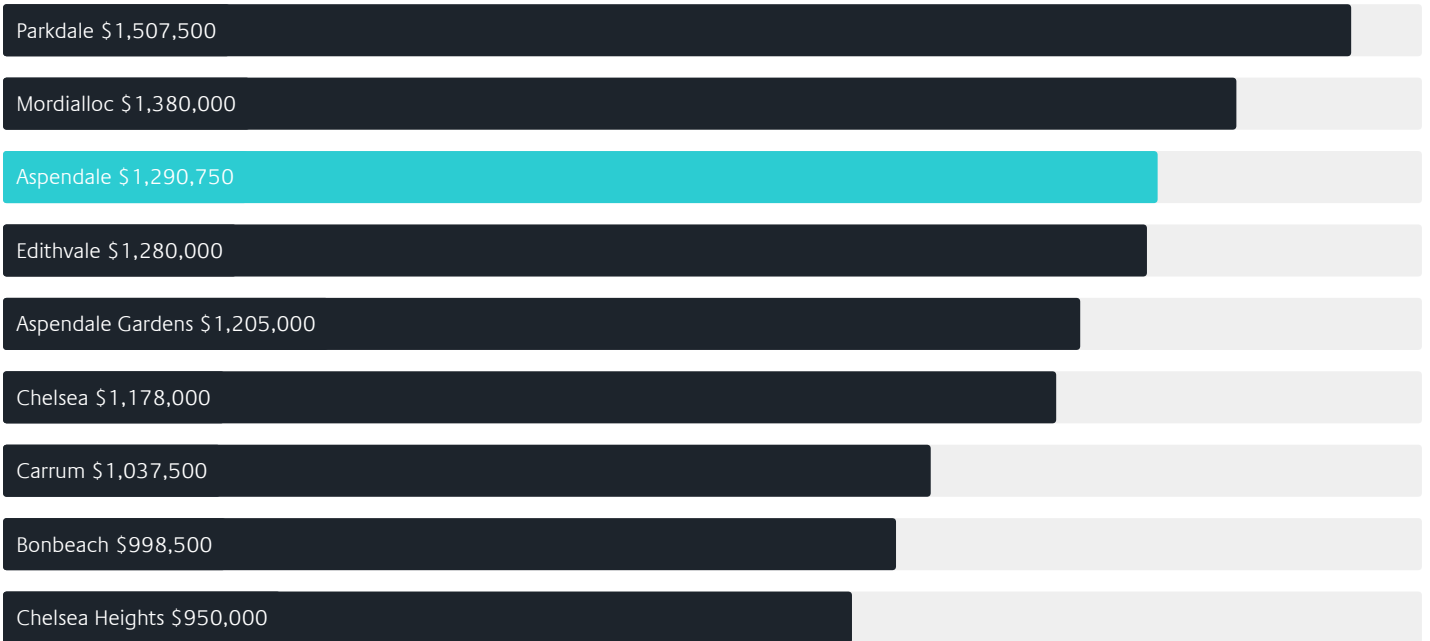
3.58% ↑

Quarterly Price Change*

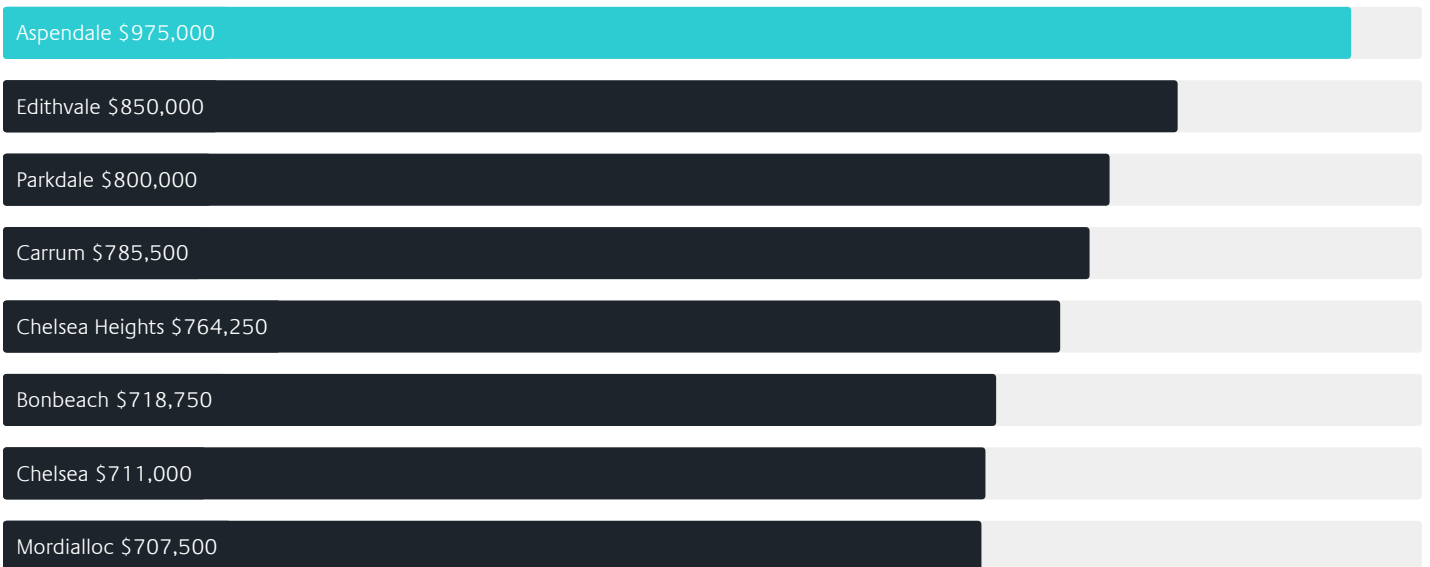


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 72%
● Private 28%

Auction Clearance Rate^{*}

53.85%

Median Days on Market[^]

36 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 69% ● Units 31%

Ownership[^]



● Owned Outright 40% ● Mortgaged 45% ● Rented 15%

Population[^]

7,285

Median Asking Rent per week^{*}

\$950

Median Age[^]

40 years

Rental Yield^{*}













3.63%

Median Household Size[^]













2.7 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

Address	Bedrooms	Type	Price	Sold
 19/1-5 Taylor Av ASPENDALE	2	Apartment	\$750,000	26 Mar 2025
 29 Gothic Rd Aspendale	4	House	\$1,510,000	25 Mar 2025
 15/34-35 Nepean Hwy Aspendale	2	Unit	\$485,000	24 Mar 2025
 6A Kubis Av Aspendale	3	Townhouse	\$1,425,000	21 Mar 2025
 1 Alfred St Aspendale	4	House	\$1,250,000	20 Mar 2025
 35 Dolphin St Aspendale	3	House	\$1,107,000	15 Mar 2025
 36/50 Nepean Hwy ASPENDALE	2	Apartment	\$486,500	09 Mar 2025
 48 Eulinga Av Aspendale	4	House	\$2,180,000	06 Mar 2025
 19b First Av ASPENDALE	2	Townhouse	\$860,000	01 Mar 2025
 6/152-153 Station St Aspendale	2	Unit	\$680,000	01 Mar 2025
 7/26 Gothic Rd Aspendale	2	Unit	\$800,000	26 Feb 2025
 23 Foam St Aspendale	3	House	\$1,110,000	25 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/189a Nepean Hwy Aspendale	3	Townhouse	\$826,900	25 Feb 2025
 25 Lincoln Pde Aspendale	3	House	\$1,253,500	22 Feb 2025
 4/6 Afton Way Aspendale	3	Townhouse	\$930,000	01 Feb 2025
 29 Eulinga Av Aspendale	3	House	\$950,000	29 Jan 2025
 54B Iluka Av Aspendale	3	Townhouse	\$1,295,000	20 Dec 2024
 2/173a Nepean Hwy Aspendale	3	Townhouse	\$990,000	16 Dec 2024
 16 Larnook Cr Aspendale	3	House	\$1,067,500	14 Dec 2024
 18 Kubis Av Aspendale	4	House	\$1,200,000	13 Dec 2024
 24 Glen St Aspendale	4	House	\$1,550,000	11 Dec 2024
 31 Gothic Rd Aspendale	5	House	\$1,585,000	10 Dec 2024
 4 Anchor St Aspendale	3	House	\$1,425,000	07 Dec 2024
 6/58-60 Nepean Hwy Aspendale	3	Townhouse	\$1,197,500	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/60 Nepean Hwy Aspendale	3	Flat/Unit/Apartment	\$1,197,500	07 Dec 2024
 30a Mount View St Aspendale	4	Townhouse	\$1,640,000	07 Dec 2024
 8 Kubis Av Aspendale	3	House	\$1,150,000	06 Dec 2024
 1 Longbeach Cl Aspendale	2	Unit	\$711,000	03 Dec 2024
 26/50 Nepean Hwy Aspendale	2	Apartment	\$570,000	30 Nov 2024
 15 Longbeach Cl Aspendale	2	Villa	\$732,000	30 Nov 2024
 1/3 Willmott St Aspendale	4	Strata Unit/Flat	\$1,320,000	30 Nov 2024
 54 Niringa Av Aspendale	3	House	\$1,087,500	30 Nov 2024
 43 Gothic Rd Aspendale	3	House	\$1,125,000	28 Nov 2024
 53 Station St Aspendale	4	House	\$1,597,500	23 Nov 2024
 10a Iluka Av Aspendale	3	Townhouse	\$1,425,000	22 Nov 2024
 14/7 Parkview Dr Aspendale	4	Flat/Unit/Apartment	\$437,250	19 Nov 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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