

JellisCraig

ASPENDALE

Suburb Report

Know your neighbourhood.



ASPENDALE SUBURB REPORT

Median House Price*

Median

\$1.25m

Quarterly Price Change

-0.25% ↓

Median Unit Price*

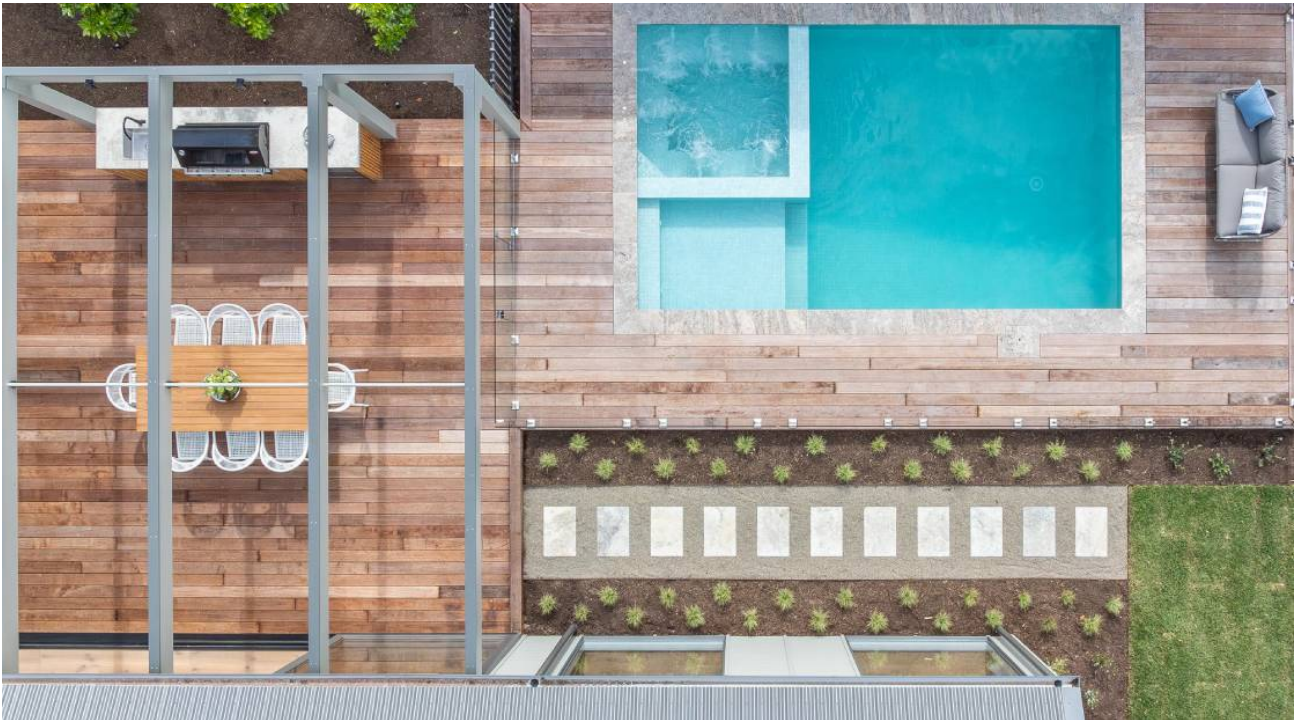
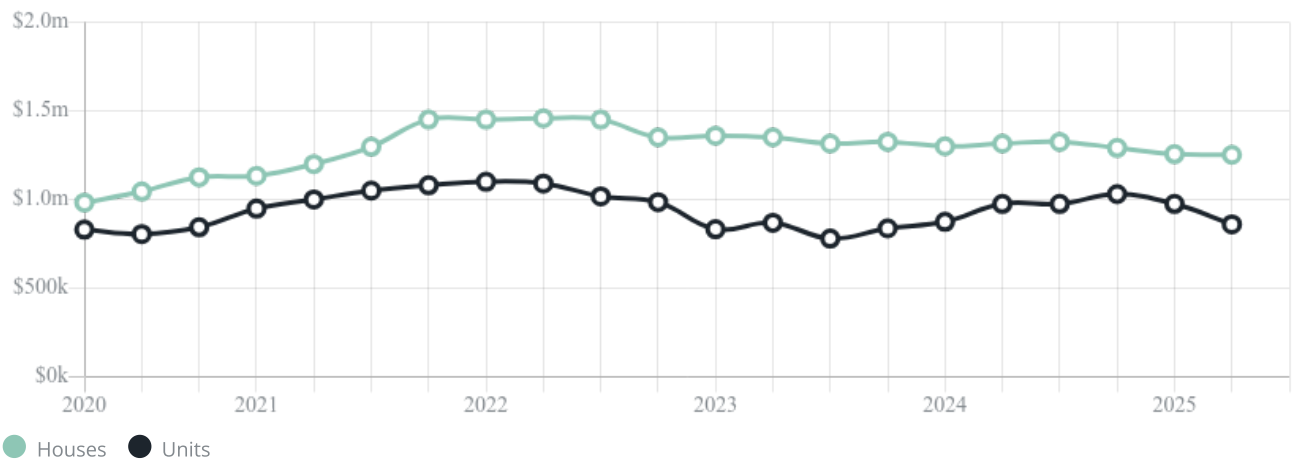
Median

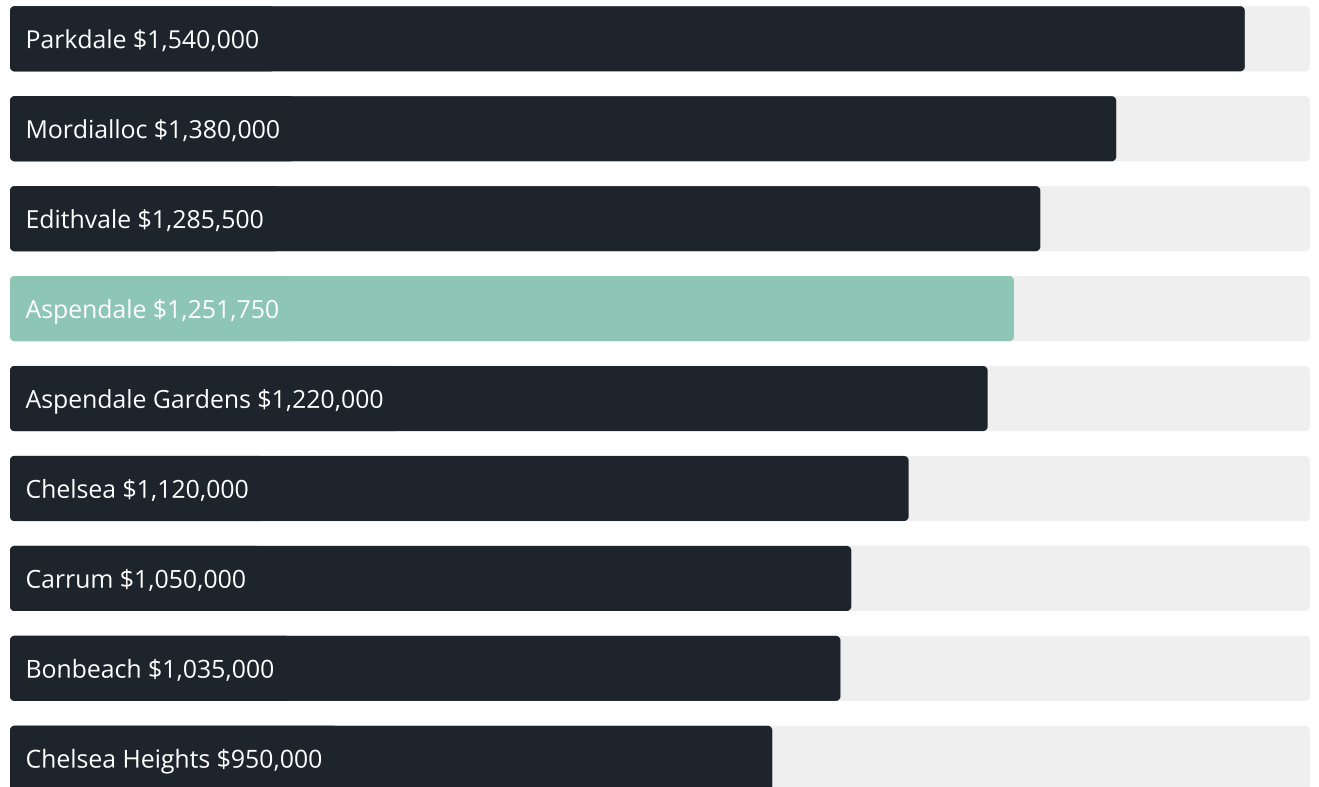
\$860k

Quarterly Price Change

-11.79% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ASPENDALE SUBURB REPORT

Sale Method*



● Auction 67%
● Private 33%

Auction Clearance Rate*

83.33%

Median Days on Market^

24 days

Average Hold Period*

6.8 years

Dwelling Type^



● Houses 69% ● Units 31%

Ownership^



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

Population^

7,285

Median Asking Rent per week*

\$820

Median Age^

40 years

Rental Yield*








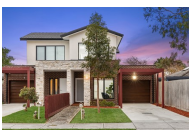


3.63%

Median Household Size^









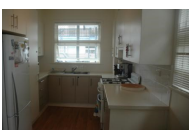

2.7 people

ASPENDALE SUBURB REPORT











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
 173 Station St Aspendale	2	Villa	\$840,000	12 Jul 2025
 3/10 Eulinga Av Aspendale	3	Townhouse	\$990,000	04 Jul 2025
 3/28 Eulinga Av Aspendale	2	Flat/Unit/Apartment	\$729,000	01 Jul 2025
 76 Iluka Av Aspendale	3	House	\$1,272,500	21 Jun 2025
 35b James Av Aspendale	4	House	\$1,575,000	18 Jun 2025
 1/42 Laura St Aspendale	3	Townhouse	\$970,000	14 Jun 2025
 10 Yalambree Av Aspendale	4	House	\$1,465,000	13 Jun 2025
 43B Iluka Av Aspendale	4	Townhouse	\$1,235,000	12 Jun 2025
 1/3 Parkview Dr Aspendale	2	Unit	\$837,000	09 Jun 2025
 2/23 Mount View St Aspendale	3	Townhouse	\$1,410,500	03 Jun 2025

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7b Dolphin St Aspendale	3	Townhouse	\$1,090,000	01 Jun 2025
 19 Gothic Rd Aspendale	3	House	\$1,085,000	31 May 2025
 2/42 Station St Aspendale	2	Flat/Unit/Apartment	\$610,000	24 May 2025
 2 Yalambree Av Aspendale	4	House	\$1,580,000	17 May 2025
 20a Station St Aspendale	3	House	\$995,000	17 May 2025
 22 Foam St Aspendale	4	House	\$2,200,000	15 May 2025
 1/11 Lincoln Pde Aspendale	3	Unit	\$927,000	06 May 2025
 1 Ebb St Aspendale	3	House	\$1,226,000	01 May 2025
 8/50 Nepean Hwy Aspendale	2	Flat/Unit/Apartment	\$520,000	01 May 2025
 3/8 Bona Vista Av ASPENDALE	4	Flat/Unit/Apartment	\$3,100,000	24 Apr 2025

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6b Ruvina St Aspendale	4	House	\$1,600,000	17 Apr 2025
 10B Glen St Aspendale	4	Townhouse	\$1,305,000	10 Apr 2025
 6/2 Alfred St Aspendale	2	Apartment	\$830,000	10 Apr 2025
 50a Kubis Av Aspendale	5	Townhouse	\$1,517,500	10 Apr 2025
 58 Ebb St Aspendale	5	House	\$1,530,000	05 Apr 2025
 54 Tarongo Dr Aspendale	4	House	\$1,265,000	01 Apr 2025
 19/1-5 Taylor Av ASPENDALE	2	Apartment	\$750,000	26 Mar 2025
 20 James Av Aspendale	4	House	\$1,585,000	26 Mar 2025
 58 Laura St Aspendale	4	House	\$1,300,000	26 Mar 2025
 29 Gothic Rd Aspendale	4	House	\$1,510,000	25 Mar 2025



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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