

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.29m

Quarterly Price Change

-2.58% ↓

Median Unit Price*

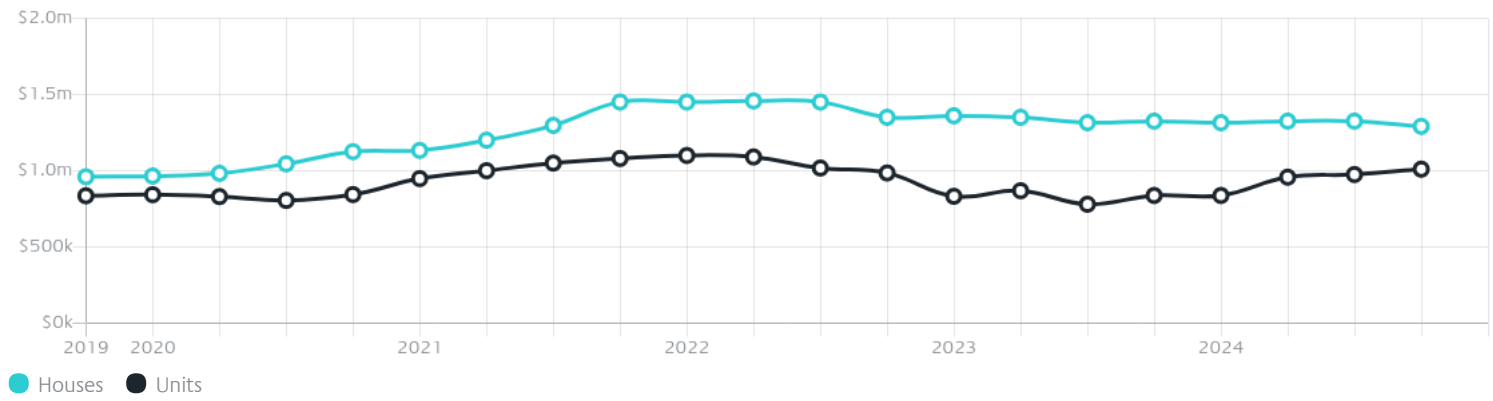
Median

\$1.01m

Quarterly Price Change

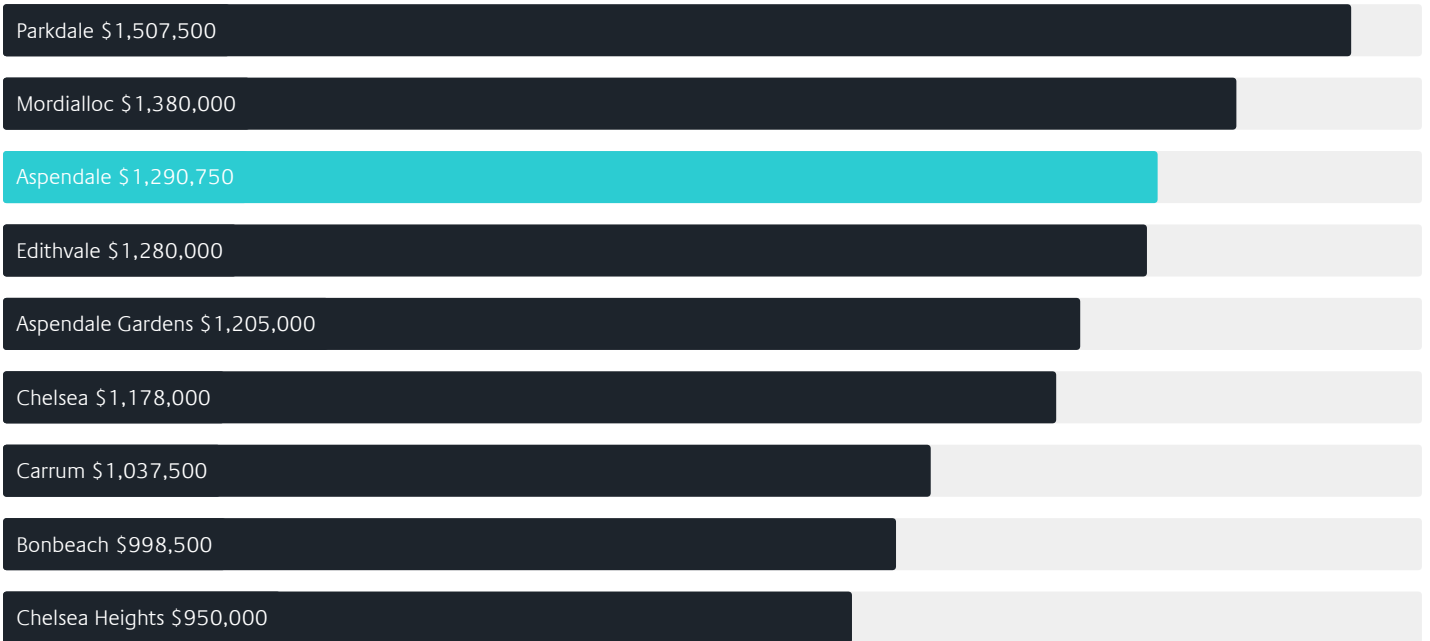
3.58% ↑

Quarterly Price Change*

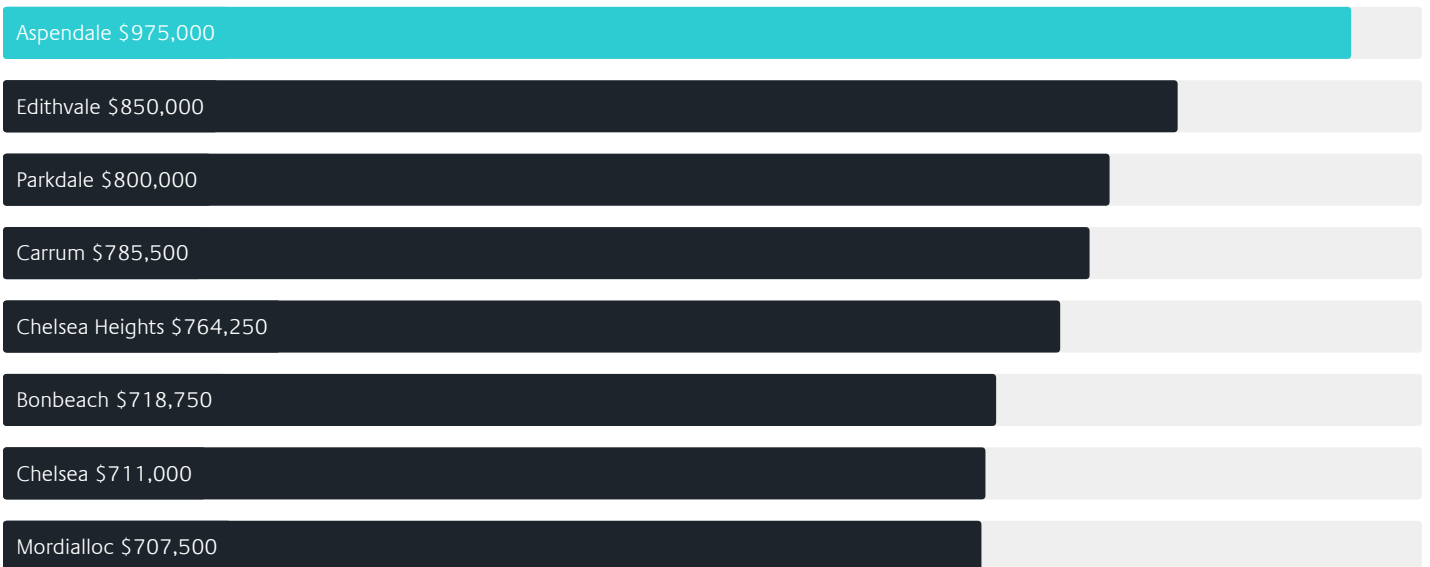


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 59%
● Private 41%

Auction Clearance Rate^{*}

89.47%

Median Days on Market[^]

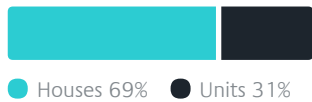
26 days

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^{*}








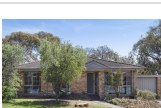
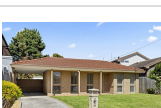


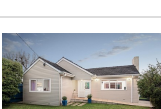
3.63%

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 29 Eulinga Av Aspendale	3	House	\$950,000	29 Jan 2025
 54B Iluka Av Aspendale	3	Townhouse	\$1,295,000	20 Dec 2024
 16 Larnook Cr Aspendale	3	House	\$1,067,500	14 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
 1 Longbeach Cl Aspendale	2	Unit	\$711,000	03 Dec 2024
 15 Longbeach Cl Aspendale	2	Villa	\$732,000	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
 20 Station St ASPENDALE	3	House	\$1,135,000	16 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Mill St Aspendale	3	House	\$1,202,000	16 Nov 2024
 14 Tarlee Ct Aspendale	3	House	\$1,155,000	09 Nov 2024
 7 Tarongo Dr Aspendale	4	House	\$910,000	09 Nov 2024
 11a Foam St ASPENDALE	3	House	\$1,120,000	09 Nov 2024
 7 Longbeach Cl Aspendale	2	House	\$755,000	04 Nov 2024
 89 Tarongo Dr Aspendale	3	House	\$1,100,000	04 Nov 2024
 19 Lawrence Av Aspendale	3	House	\$1,150,000	01 Nov 2024
 6/204 Nepean Hwy Aspendale	2	Unit	\$810,000	01 Nov 2024
 17B Eulinga Av Aspendale	4	Townhouse	\$1,715,000	31 Oct 2024
 13a Gale St Aspendale	4	Townhouse	\$1,526,000	26 Oct 2024
 38 Albany Cr Aspendale	4	House	\$1,655,000	26 Oct 2024
 9 Fifth Av Aspendale	3	House	\$1,080,000	25 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/7 Parkview Dr Aspendale	3	Villa	\$790,000	23 Oct 2024
 4/177 Nepean Hwy Aspendale	2	Unit	\$590,000	19 Oct 2024
 15 Glen St Aspendale	3	House	\$1,060,000	17 Oct 2024
 73 Larnook Cr Aspendale	4	House	\$1,110,000	13 Oct 2024
 3/8 Mill St Aspendale	2	Unit	\$810,000	12 Oct 2024
 39 Eulinga Av Aspendale	3	House	\$1,220,000	12 Oct 2024
 164 Station St Aspendale	3	House	\$1,225,000	12 Oct 2024
 8a Lawrence Av Aspendale	2	Unit	\$790,000	11 Oct 2024
 2/3 Lincoln Pde Aspendale	4	Flat/Unit/Apartment	\$817,500	08 Oct 2024
 1/2 Eulinga Av Aspendale	4	Townhouse	\$1,300,000	30 Sep 2024
 13 Marabou Pl Aspendale	4	House	\$1,300,000	25 Sep 2024
 5/60 Nepean Hwy Aspendale	3	Flat/Unit/Apartment	\$1,150,000	25 Sep 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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