

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.29m**

Quarterly Price Change

**-2.58% ↓**

## Median Unit Price\*

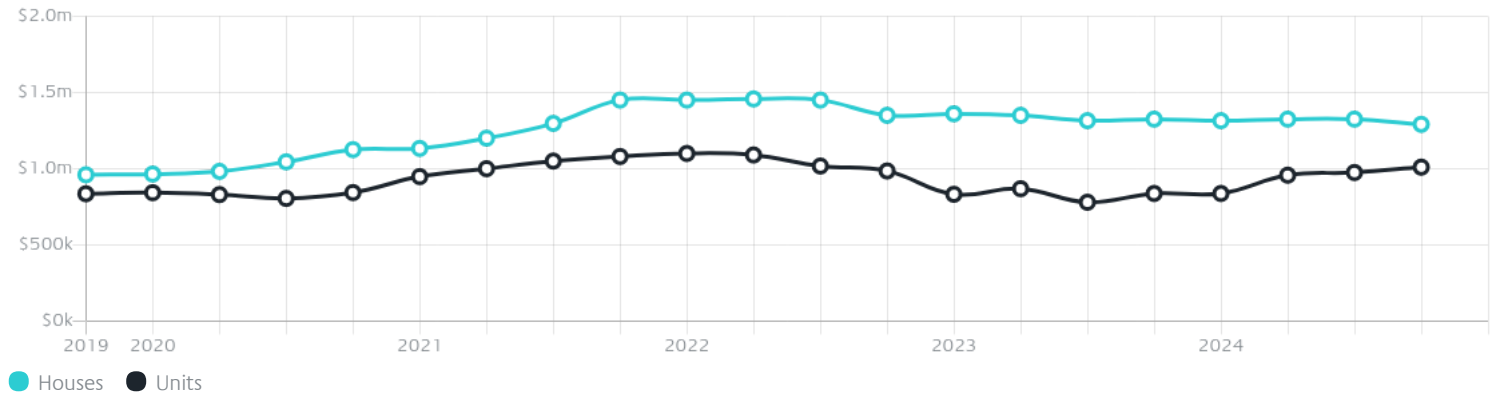
Median

**\$1.01m**

Quarterly Price Change

**3.58% ↑**

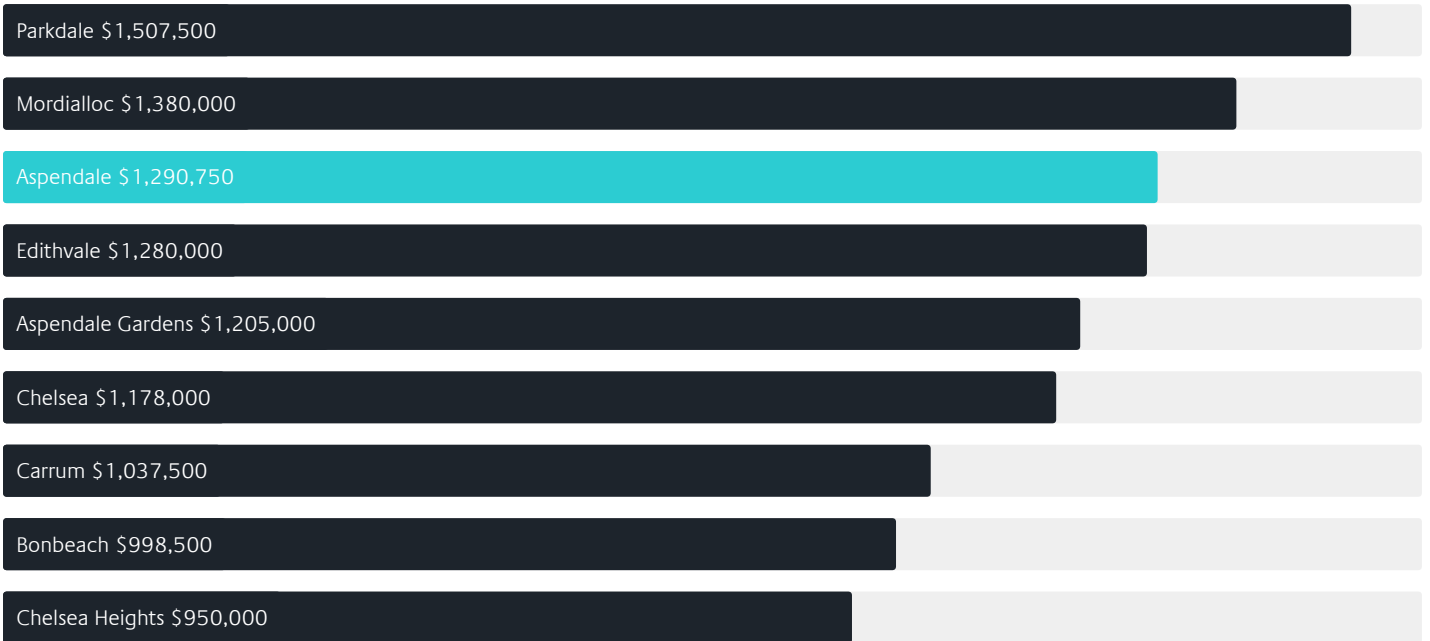
## Quarterly Price Change\*



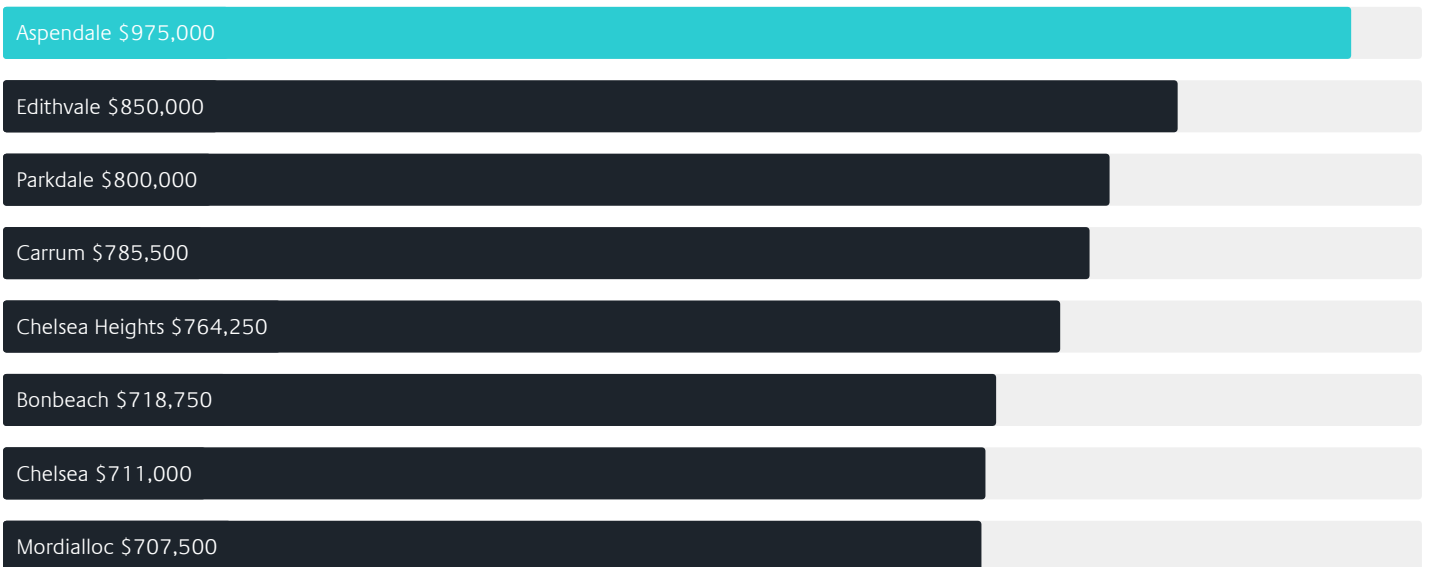
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 61%  
● Private 39%

## Auction Clearance Rate<sup>\*</sup>

90.91%

## Median Days on Market<sup>^</sup>

25 days

## Average Hold Period<sup>\*</sup>

6.8 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

7,285

## Median Asking Rent per week<sup>\*</sup>

\$950

## Median Age<sup>^</sup>

40 years

## Rental Yield<sup>\*</sup>













3.63%

## Median Household Size<sup>^</sup>













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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 20 Station St ASPENDALE	3	House	\$1,135,000	16 Nov 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11a Foam St ASPENDALE	3	House	\$1,120,000	09 Nov 2024
 7 Longbeach Ct 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
 <b>SOLD OFF MARKET</b> 6/204 Nepean Highway Aspendale 2 — 1 Car 1 — 1 David Wright 0414 728 655 budon	2	Unit	\$810,000	01 Nov 2024
 17B Eulinga Av Aspendale	4	Townhouse	\$1,715,000	31 Oct 2024
 38 Albany Cr Aspendale	4	House	\$1,655,000	26 Oct 2024
 13a Gale St Aspendale	4	Townhouse	\$1,526,000	26 Oct 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/28 Eulinga Av Aspendale	2	Townhouse	\$809,200	21 Sep 2024
 16/120 Nepean Hwy Aspendale	1	Flat/Unit/Apartment	\$750,000	19 Sep 2024
 49 Albany Cr Aspendale	3	House	\$1,355,000	14 Sep 2024
 1a Sophia Av Aspendale	3	House	\$1,215,000	14 Sep 2024
 3/2 Alfred St Aspendale	2	Apartment	\$810,000	13 Sep 2024

# Jellis Craig

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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