

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.26m

Quarterly Price Change

-2.76% ↓

Median Unit Price*

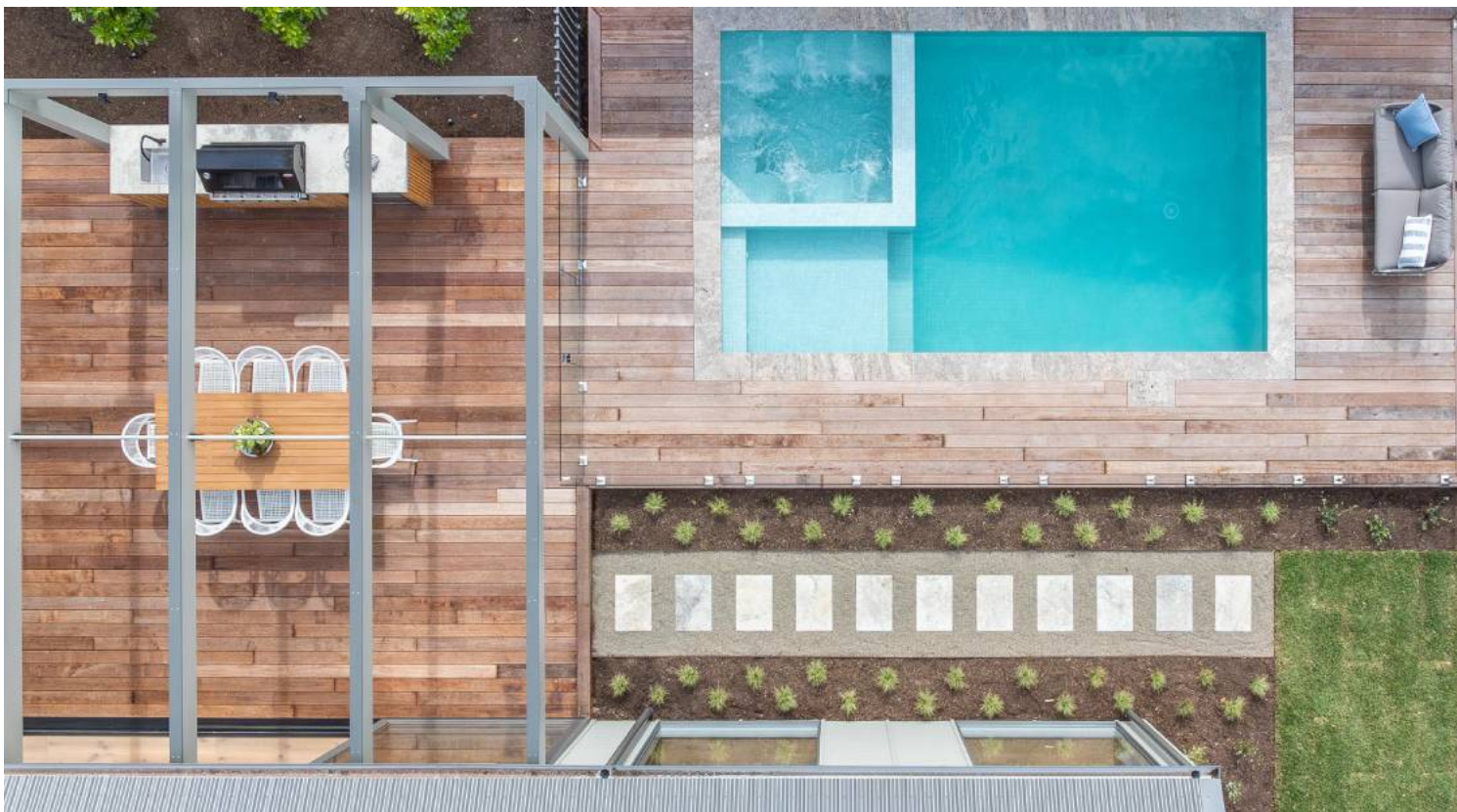
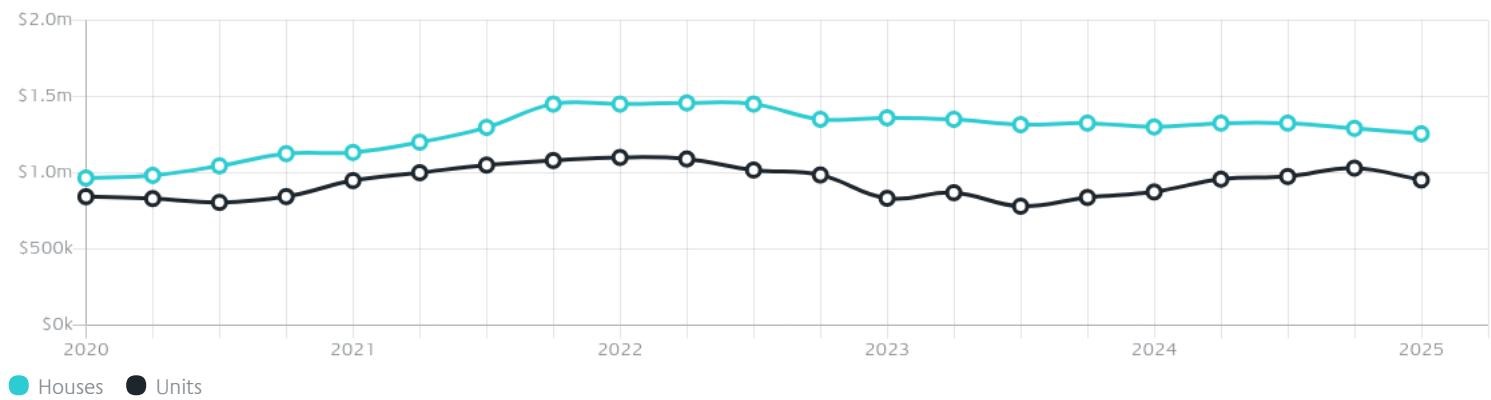
Median

\$953k

Quarterly Price Change

-7.52% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 50%
● Private 50%

Auction Clearance Rate^{*}

68.75%

Median Days on Market[^]

35 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^{*}

\$893

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
 19 Gothic Rd Aspendale	3	House	\$1,085,000	31 May 2025
 2 Yalambee 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
 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
 58 Ebb St Aspendale	5	House	\$1,530,000	05 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/198 Nepean Hwy Aspendale	4	Townhouse	\$1,320,000	23 Mar 2025
 6A Kubis Av Aspendale	3	Townhouse	\$1,425,000	21 Mar 2025
 74 Iluka Av Aspendale	4	House	\$1,640,000	21 Mar 2025
 19/5 Taylor Av Aspendale	2	Strata Unit/Flat	\$750,000	20 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
 3/44 Laura St Aspendale	3	Flat/Unit/Apartment	\$1,050,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/152 Station St Aspendale	3	Flat/Unit/Apartment	\$680,000	01 Mar 2025
 6/152-153 Station St Aspendale	2	Unit	\$680,000	01 Mar 2025
 2/34 Eulinga Av Aspendale	3	Flat/Unit/Apartment	\$925,000	28 Feb 2025
 7/26 Gothic Rd Aspendale	2	Unit	\$800,000	26 Feb 2025
 2/189a Nepean Hwy Aspendale	3	Flat/Unit/Apartment	\$821,900	25 Feb 2025
 23 Foam St Aspendale	3	House	\$1,110,000	25 Feb 2025
 25 Lincoln Pde Aspendale	3	House	\$1,253,500	22 Feb 2025
 6/25 Nepean Hwy Aspendale	1	Flat/Unit/Apartment	\$550,000	18 Feb 2025
 33 Helm St Aspendale	2	House	\$1,080,000	11 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
 10b Foam St Aspendale	4	House	\$1,485,000	11 Jan 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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