

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.26m**

Quarterly Price Change

**-2.76% ↓**

## Median Unit Price\*

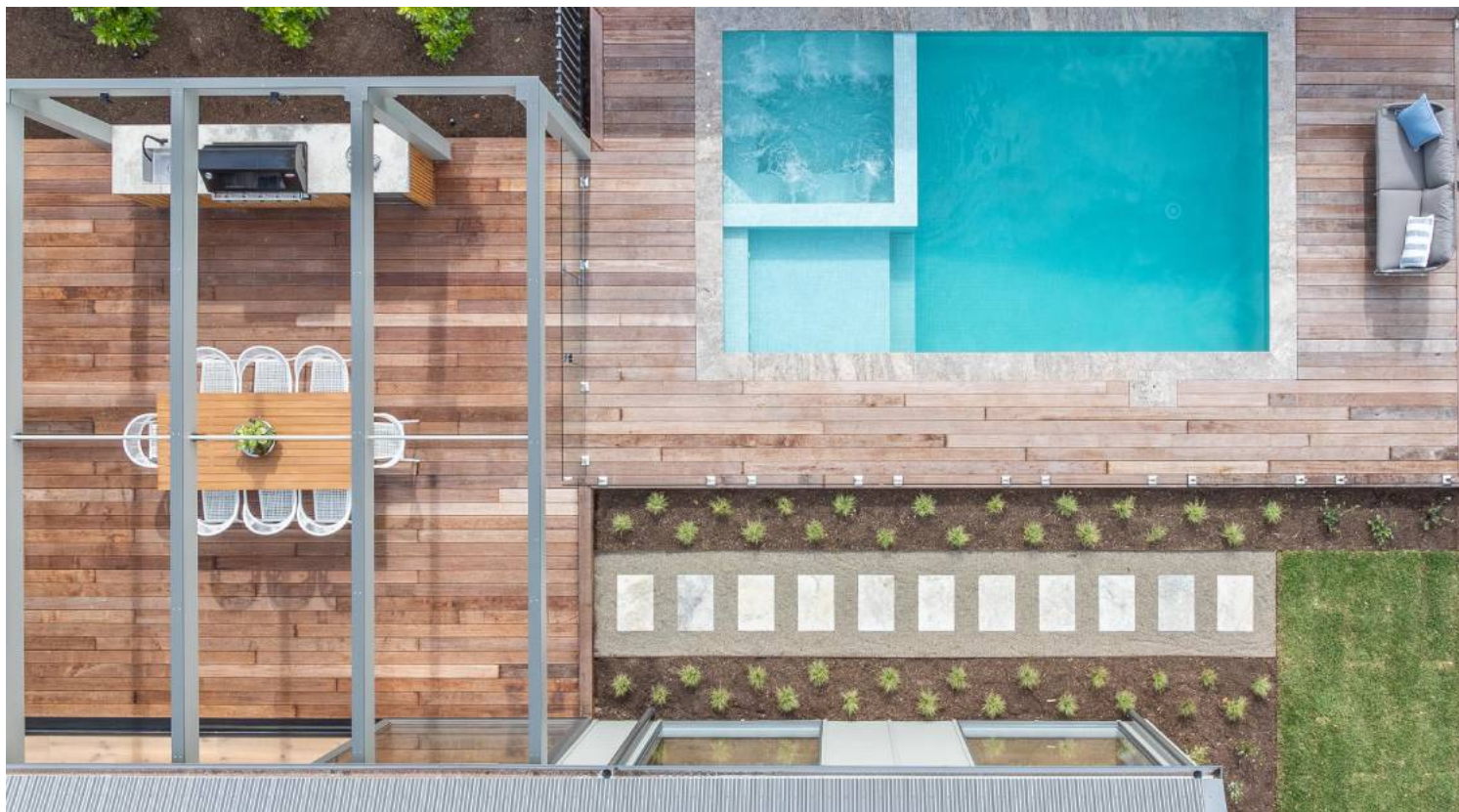
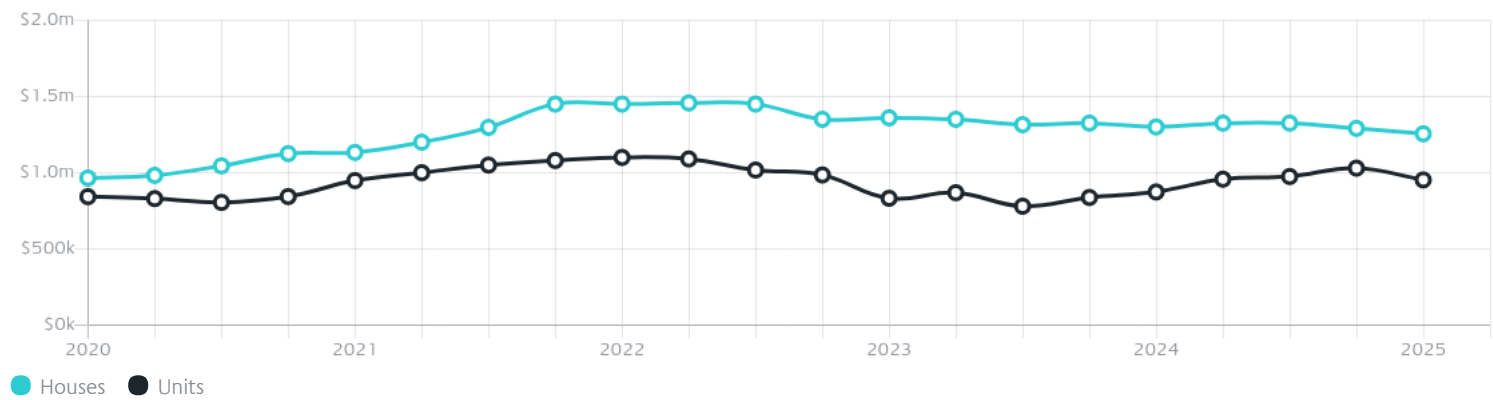
Median

**\$953k**

Quarterly Price Change

**-7.52% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 58%  
● Private 42%

Auction Clearance Rate\*

53.33%

Median Days on Market^

40 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~











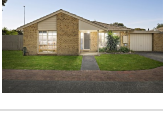

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 6/2 Alfred St Aspendale	2	Apartment	\$830,000	10 Apr 2025
 10B Glen St Aspendale	4	Townhouse	\$1,305,000	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
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/189a Nepean Hwy Aspendale	3	Townhouse	\$826,900	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
 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
 54B Iluka Av Aspendale	3	Townhouse	\$1,295,000	20 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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