

JellisCraig

ASPENDALE

Suburb Report

Know your neighbourhood.



ASPENDALE SUBURB REPORT

Median House Price*

Median

\$1.27m

Quarterly Price Change

1.65% ↑

Median Unit Price*

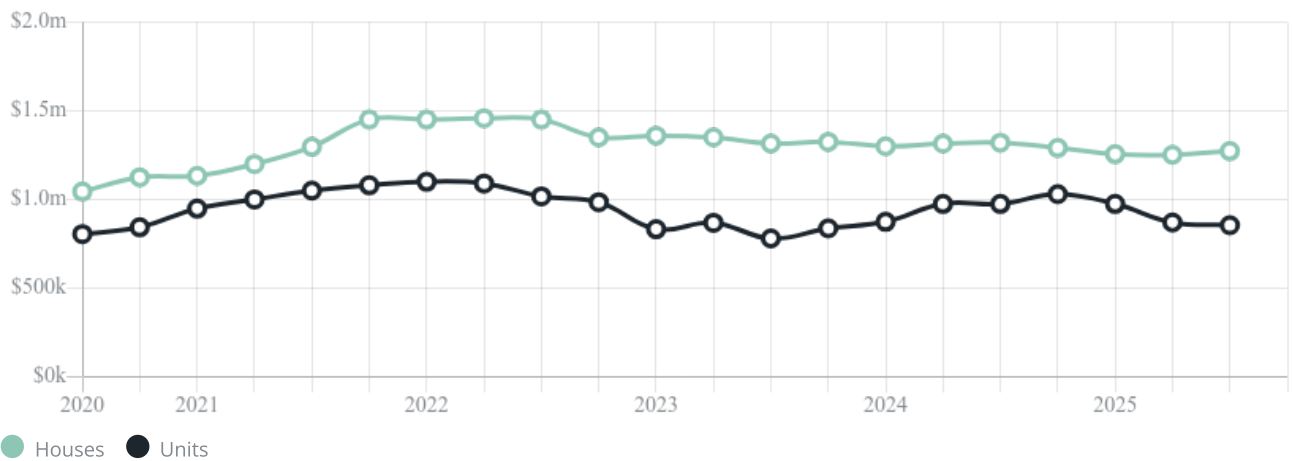
Median

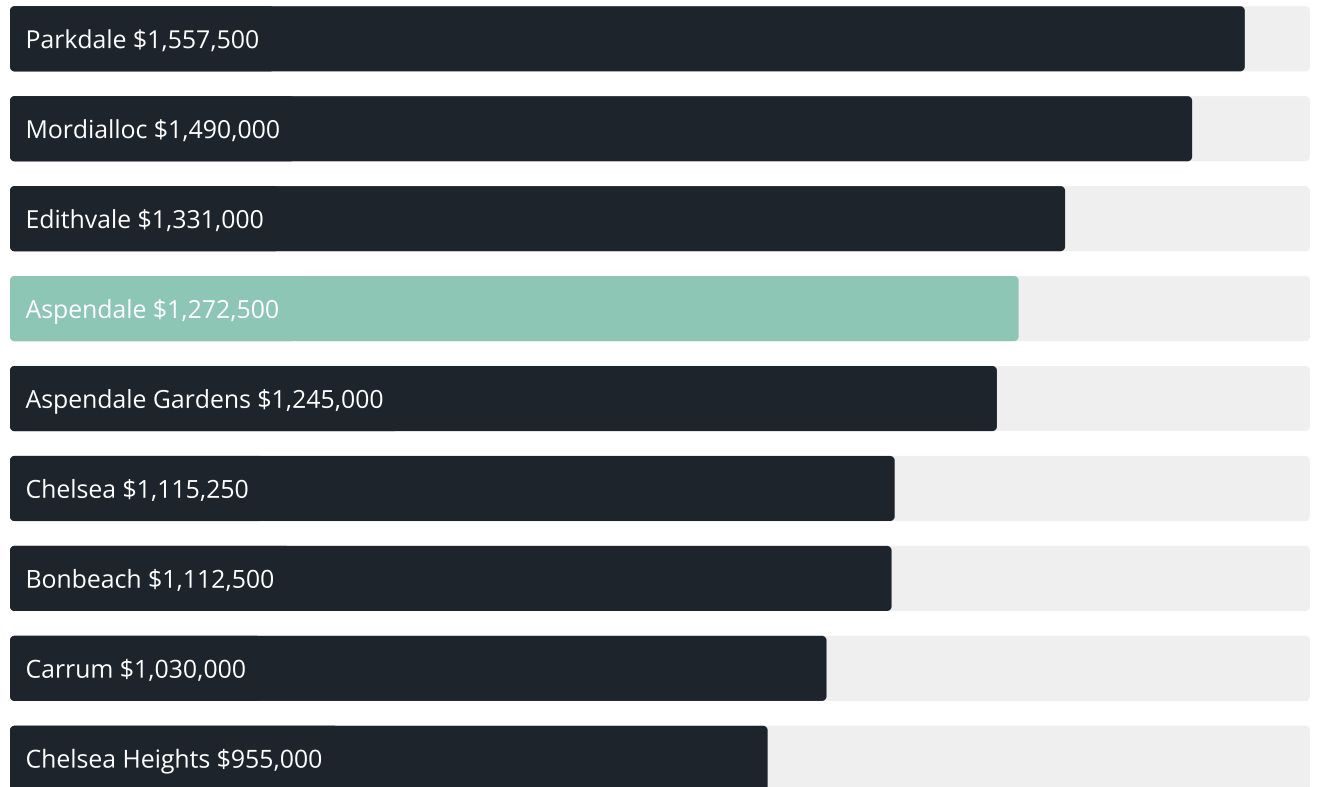
\$855k

Quarterly Price Change

-1.72% ↓

Quarterly Price Change*



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

ASPENDALE SUBURB REPORT

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

65.22%

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*

\$895

Median Age^

40 years

Rental Yield*

3.63%

Median Household Size^

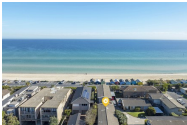
2.7 people

ASPENDALE SUBURB REPORT

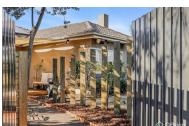
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 8 Balaka Av Aspendale	3	House	\$1,350,000	22 Oct 2025
 3/94 Station St Aspendale	4	Townhouse	\$1,285,000	20 Oct 2025
 8b Afton Way Aspendale	4	House	\$1,700,000	18 Oct 2025
 31 Albany Cr Aspendale	4	House	\$1,510,000	18 Oct 2025
 5/52 Nepean Hwy Aspendale	4	House	\$2,580,000	17 Oct 2025
 8 James Av Aspendale	4	House	\$2,475,000	13 Oct 2025
 12 Inlet St Aspendale	2	House	\$1,360,000	11 Oct 2025
 53 Larnook Cr Aspendale	3	House	\$1,284,000	11 Oct 2025
 25 Albany Cr Aspendale	4	House	\$1,680,000	11 Oct 2025
 21 Larnook Cr Aspendale	3	House	\$1,270,000	04 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 93 Tarongo Dr Aspendale	3	House	\$1,400,000	30 Sep 2025
 2a Willmott St Aspendale	2	Townhouse	\$863,500	25 Sep 2025
 7/10 Roycroft Av Aspendale	2	Townhouse	\$730,000	23 Sep 2025
 7/124 Station St Aspendale	2	Unit	\$660,000	19 Sep 2025
 3/2 Helm St Aspendale	3	Strata Unit/Flat	\$1,402,000	13 Sep 2025
 8 Pine Ct Aspendale	3	House	\$1,437,500	10 Sep 2025
 1A Kara Gr Aspendale	3	House	\$1,640,000	10 Sep 2025
 2/5 First Av Aspendale	2	Villa	\$847,500	04 Sep 2025
 3/126 Nepean Hwy Aspendale	3	Unit	\$750,000	01 Sep 2025
 15 Foam St ASPENDALE	4	House	\$2,480,000	28 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 5/26 Gothic Rd Aspendale	2	Unit	\$805,000	26 Aug 2025
 63 Nirringa Av Aspendale	3	House	\$970,000	25 Aug 2025
 4/182 Nepean Hwy Aspendale	2	Townhouse	\$1,085,000	23 Aug 2025
 1/15 Third Av Aspendale	2	House	\$750,000	15 Aug 2025
 5 Bona Vista Av Aspendale	3	House	\$2,200,000	12 Aug 2025
 5 Second Av Aspendale	4	House	\$1,565,000	06 Aug 2025
 47 Nirringa Av Aspendale	4	House	\$1,100,000	25 Jul 2025
 1/10 Roycroft Av Aspendale	2	Townhouse	\$940,000	19 Jul 2025
 2/10 Eulinga Av Aspendale	2	Townhouse	\$850,000	16 Jul 2025
 173 Station St Aspendale	2	Villa	\$840,000	12 Jul 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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