

JellisCraig

ASPENDALE

Suburb Report

Know your neighbourhood.



ASPENDALE SUBURB REPORT

Median House Price*

Median

\$1.25m

Quarterly Price Change

-0.25% ↓

Median Unit Price*

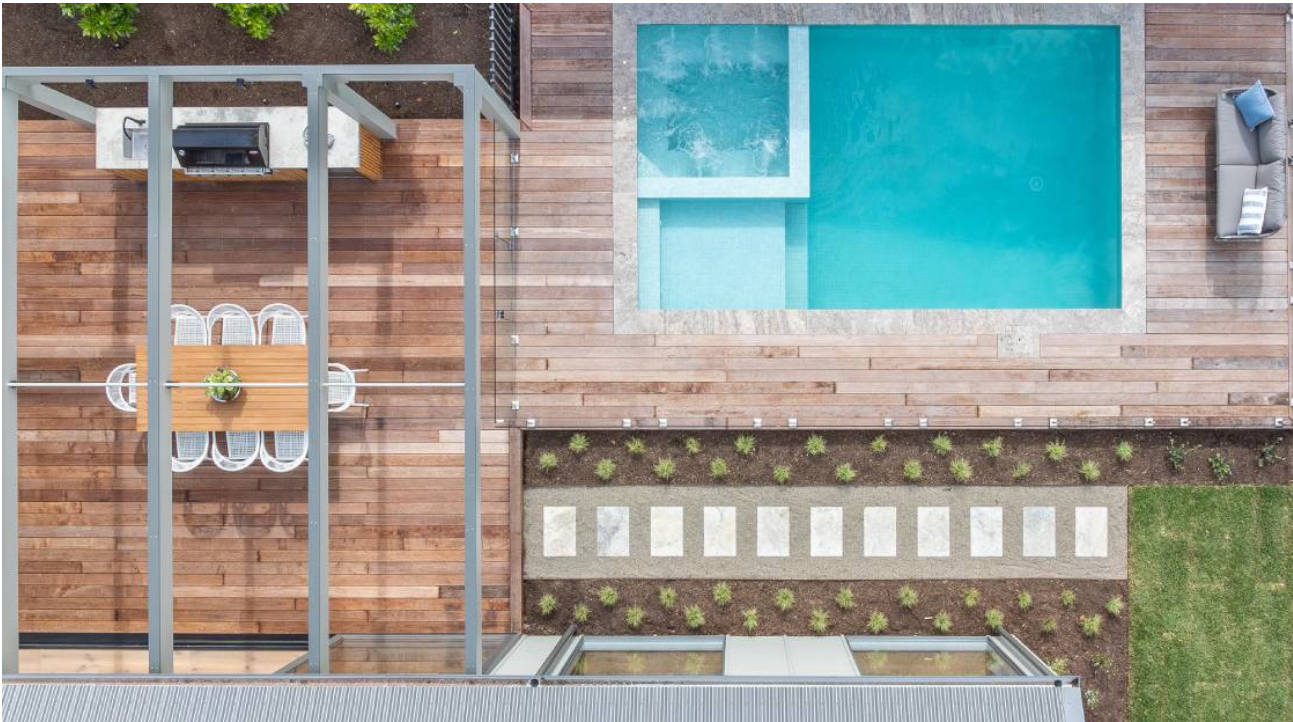
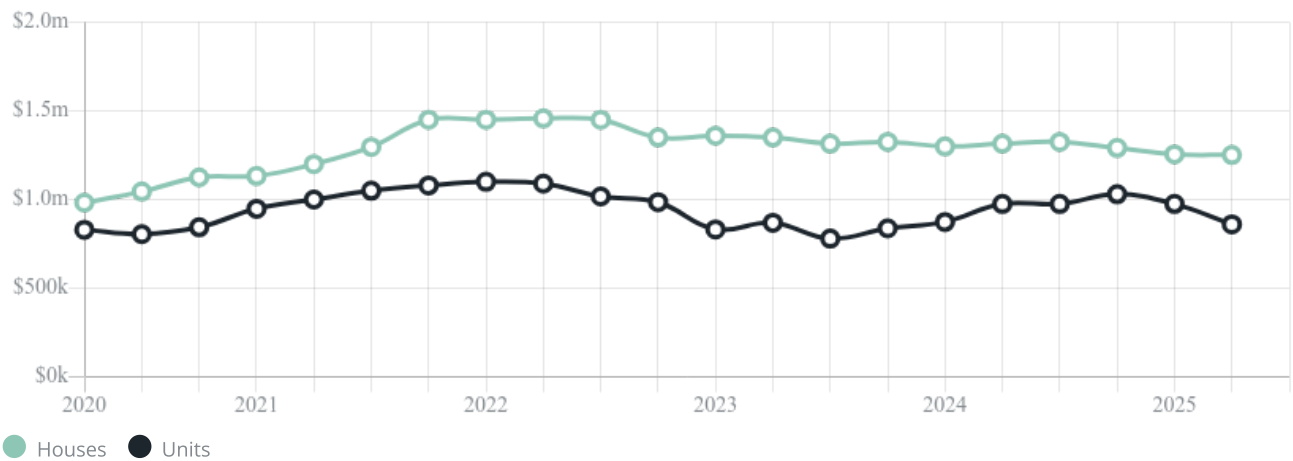
Median

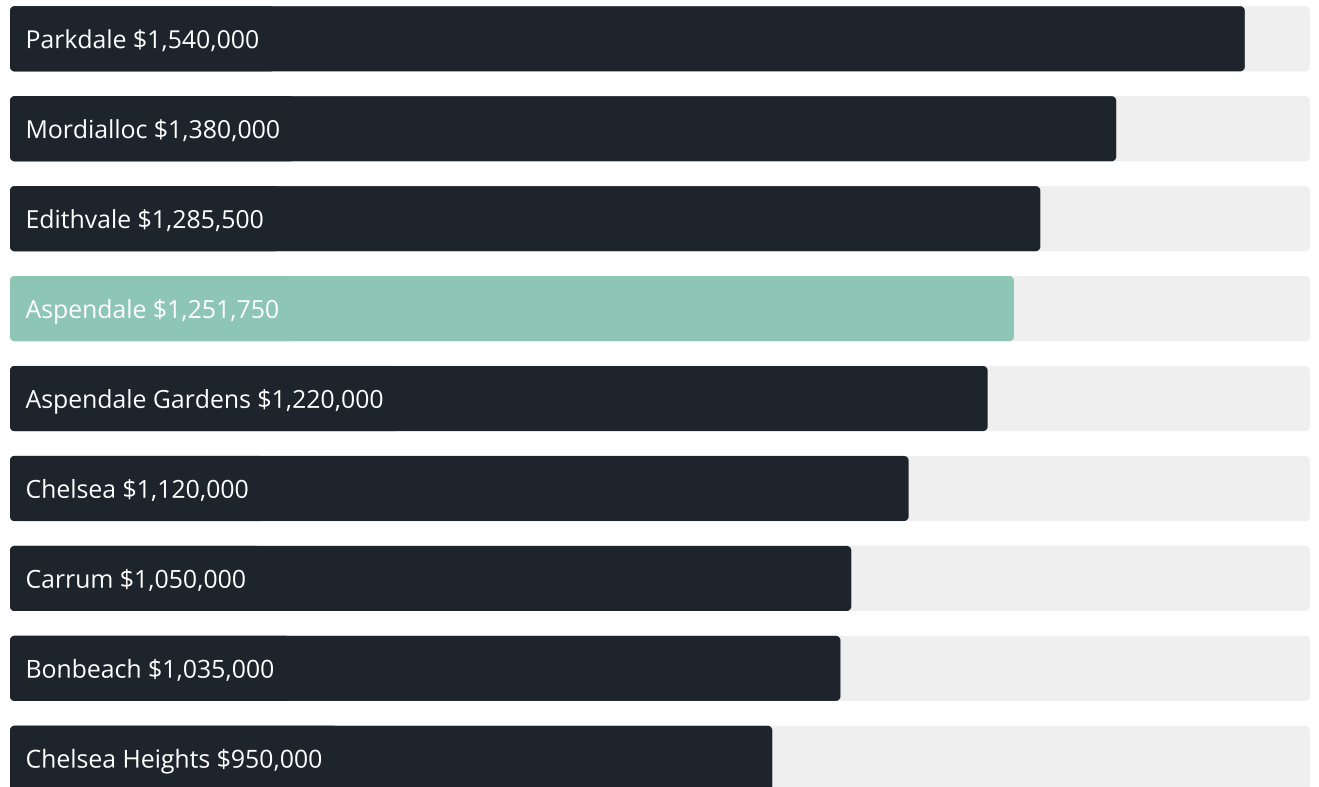
\$860k

Quarterly Price Change

-11.79% ↓

Quarterly Price Change*



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

ASPENDALE SUBURB REPORT

Sale Method*



● Auction 56%
● Private 44%

Auction Clearance Rate*

71.43%

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*

\$820

Median Age^

40 years

Rental Yield*











3.63%

Median Household Size^





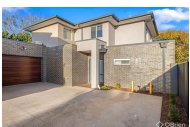

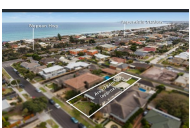



2.7 people

ASPENDALE SUBURB REPORT



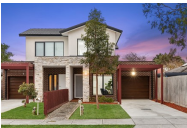






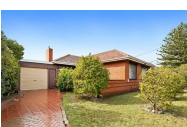
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/10 Roycroft Av Aspendale	2	Townhouse	\$730,000	23 Sep 2025
 7/124 Station St Aspendale	2	Unit	\$660,000	19 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
 5/26 Gothic Rd Aspendale	2	Unit	\$805,000	26 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

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Bona Vista Av Aspendale	3	House	\$2,200,000	12 Aug 2025
 47 Nirringa Av Aspendale	4	House	\$1,100,000	25 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
 3/10 Eulinga Av Aspendale	3	Townhouse	\$990,000	04 Jul 2025
 3/28 Eulinga Av Aspendale	2	Flat/Unit/Apartment	\$729,000	01 Jul 2025
 7 Birdwood St Aspendale	4	House	\$1,710,000	28 Jun 2025
 76 Iluka Av Aspendale	3	House	\$1,272,500	21 Jun 2025
 35b James Av Aspendale	4	House	\$1,575,000	18 Jun 2025
 1/42 Laura St Aspendale	3	Townhouse	\$970,000	14 Jun 2025

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Yalambee Av Aspendale	4	House	\$1,465,000	13 Jun 2025
 13/165 Nepean Hwy Aspendale	3	Unit	\$800,000	13 Jun 2025
 43B Iluka Av Aspendale	4	Townhouse	\$1,235,000	12 Jun 2025
 2 Mill St Aspendale	3	House	\$1,022,500	11 Jun 2025
 2b Bega Ct Aspendale	3	Townhouse	\$1,380,000	11 Jun 2025
 1/3 Parkview Dr Aspendale	2	Unit	\$837,000	09 Jun 2025
 2/23 Mount View St Aspendale	3	Townhouse	\$1,410,500	03 Jun 2025
 7b Dolphin St Aspendale	3	Townhouse	\$1,090,000	01 Jun 2025
 1b Kara Gr Aspendale	4	House	\$2,660,000	31 May 2025
 19 Gothic Rd Aspendale	3	House	\$1,085,000	31 May 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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