

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$870k**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

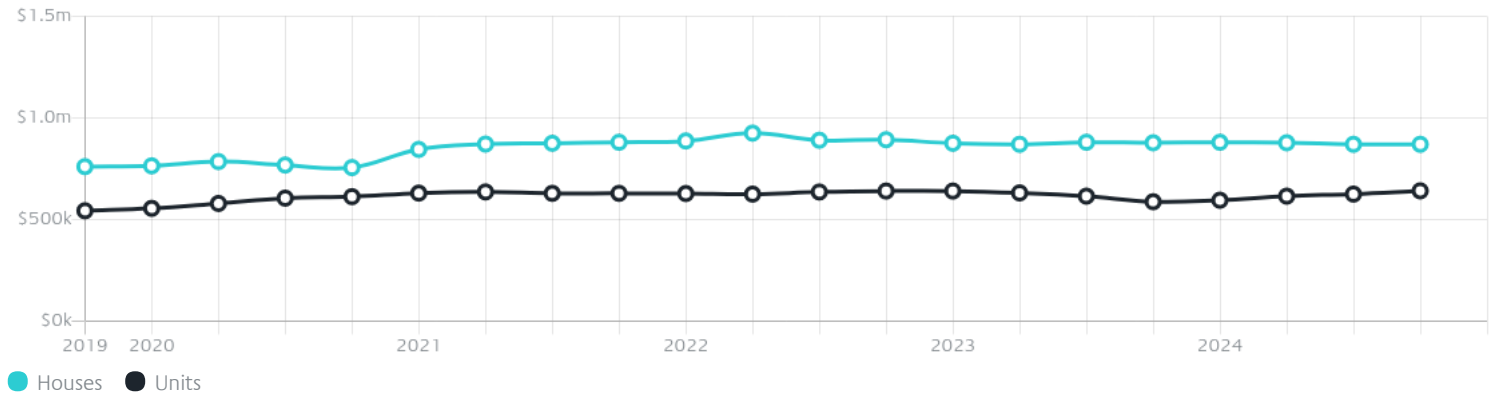
Median

**\$641k**

Quarterly Price Change

**2.56% ↑**

## Quarterly Price Change\*



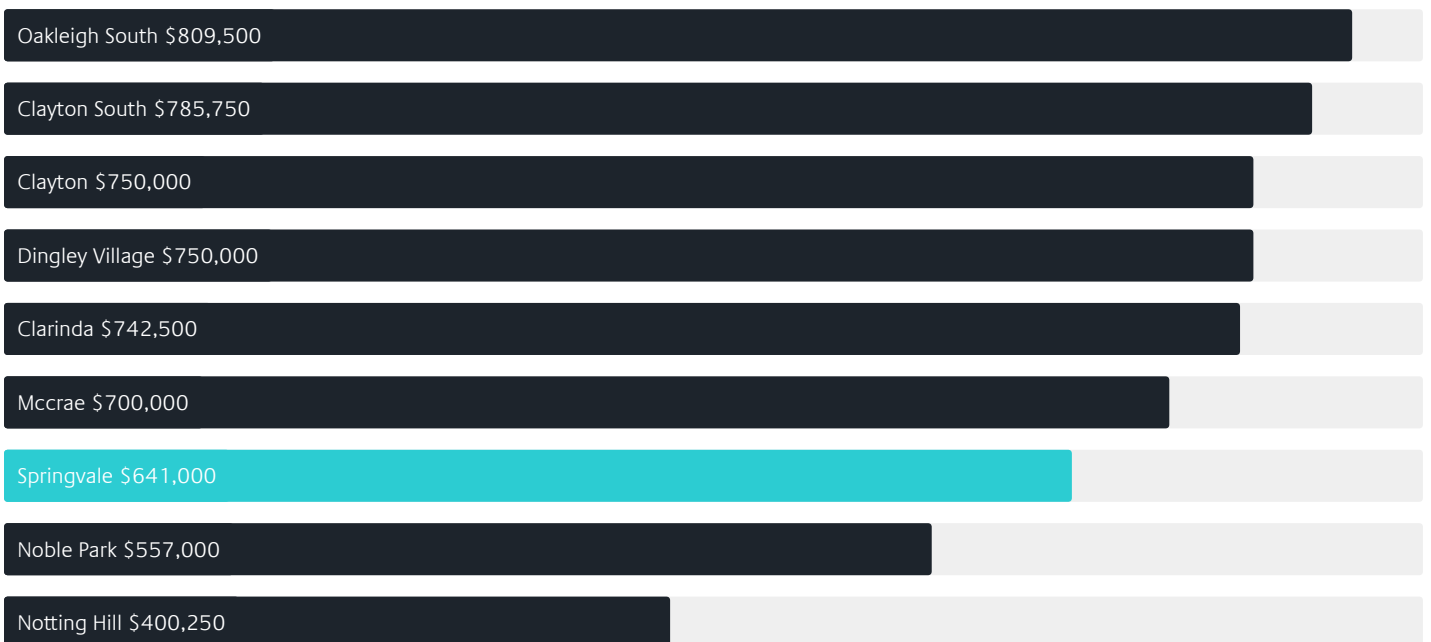
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 43%  
● Private 58%

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

76.47%

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

46 days

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

5.7 years

# Insights

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



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



● Owned Outright 38% ● Mortgaged 28% ● Rented 34%

## Population<sup>^</sup>

22,174

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

\$560

## Population Growth<sup>^</sup>

2.12%

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

3.3%

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













36 years

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













2.9 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](http://jellisicraig.com.au/suburbinsights)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  3/55 Glendale Rd<br>Springvale    | 4        | Townhouse | \$750,000   | 31 Mar 2025 |
|  877 Heatherton Rd<br>Springvale   | 0        | House     | \$800,000   | 29 Mar 2025 |
|  33 Regent Av<br>Springvale        | 3        | House     | \$1,196,000 | 29 Mar 2025 |
|  27 Orana Way<br>Springvale        | 3        | Townhouse | \$719,500   | 20 Mar 2025 |
|  6 Eden Av<br>Springvale         | 4        | House     | \$800,000   | 20 Mar 2025 |
|  2/10 Whiteside St<br>Springvale | 3        | Townhouse | \$647,000   | 18 Mar 2025 |
|  43 Phillip Av<br>Springvale     | 4        | House     | \$749,000   | 15 Mar 2025 |
|  1a Mcwilliam St<br>Springvale   | 3        | Townhouse | \$818,000   | 15 Mar 2025 |
|  1 Davey Ct<br>Springvale        | 3        | House     | \$938,000   | 13 Mar 2025 |
|  59 Hillside St<br>Springvale    | 2        | House     | \$1,101,000 | 08 Mar 2025 |
|  11/83 View Rd<br>Springvale     | 2        | Unit      | \$503,000   | 05 Mar 2025 |
|  38a View Rd<br>Springvale       | 4        | Townhouse | \$800,000   | 03 Mar 2025 |

# Sold Properties~

| Address  | Bedrooms | Type                    | Price       | Sold        |
|--|----------|-------------------------|-------------|-------------|
|  61 Hillside St<br>Springvale          | 4        | House                   | \$1,075,000 | 27 Feb 2025 |
|  1 / 14 Davidson St<br>Springvale      | 3        | Flat / Unit / Apartment | \$600,000   | 27 Feb 2025 |
|  38 Royal Av<br>Springvale             | 3        | House                   | \$1,815,000 | 22 Feb 2025 |
|  6 / 17 Gunther Av<br>Springvale       | 3        | Flat / Unit / Apartment | \$690,000   | 18 Feb 2025 |
|  15 Acacia Mews<br>Springvale         | 4        | House                   | \$770,000   | 15 Feb 2025 |
|  1 / 2 Lascelles St<br>Springvale    | 3        | Unit                    | \$675,000   | 15 Feb 2025 |
|  32 Victoria Av<br>Springvale        | 3        | House                   | \$1,300,000 | 15 Feb 2025 |
|  102 Quarter Cirt<br>Springvale      | 3        | Flat / Unit / Apartment | \$820,000   | 10 Feb 2025 |
|  1 / 70-72 Princess Av<br>Springvale | 3        | Townhouse               | \$866,000   | 08 Feb 2025 |
|  2 / 25 Grace St<br>Springvale       | 3        | Flat / Unit / Apartment | \$755,000   | 07 Feb 2025 |
|  301 / 15 Windsor Av<br>Springvale   | 3        | House                   | \$593,000   | 06 Feb 2025 |
|  5 Nash St<br>Springvale             | 3        | House                   | \$870,000   | 01 Feb 2025 |

# Sold Properties~

| Address   | Bedrooms | Type             | Price       | Sold        |
|---|----------|------------------|-------------|-------------|
|  4 Smith Rd<br>SPRINGVALE         | 3        | House            | \$750,000   | 31 Jan 2025 |
|  204/15 Windsor Av<br>Springvale  | 2        | Strata Unit/Flat | \$475,000   | 26 Jan 2025 |
|  3 Lee Av<br>Springvale           | 3        | House            | \$860,000   | 20 Jan 2025 |
|  46 Windsor Av<br>Springvale      | 5        | House            | \$1,630,000 | 17 Jan 2025 |
|  3/37 Lightwood Rd<br>Springvale | 2        | Townhouse        | \$642,000   | 15 Jan 2025 |
|  150 Police Rd<br>Springvale    | 4        | House            | \$750,000   | 11 Jan 2025 |
|  37 Nullawil St<br>Springvale   | 3        | House            | \$700,000   | 03 Jan 2025 |
|  84 Quarter Cirt<br>Springvale  | 2        | Townhouse        | \$635,000   | 21 Dec 2024 |
|  15 Newcomen Rd<br>Springvale   | 3        | House            | \$850,000   | 20 Dec 2024 |
|  40 Parsons Av<br>Springvale    | 3        | House            | \$710,000   | 20 Dec 2024 |
|  29 Kallista Rd<br>Springvale   | 3        | House            | \$842,000   | 20 Dec 2024 |
|  38 Virginia St<br>Springvale   | 3        | House            | \$925,000   | 19 Dec 2024 |



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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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