

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$870k

Quarterly Price Change

0.00% ↓

Median Unit Price*

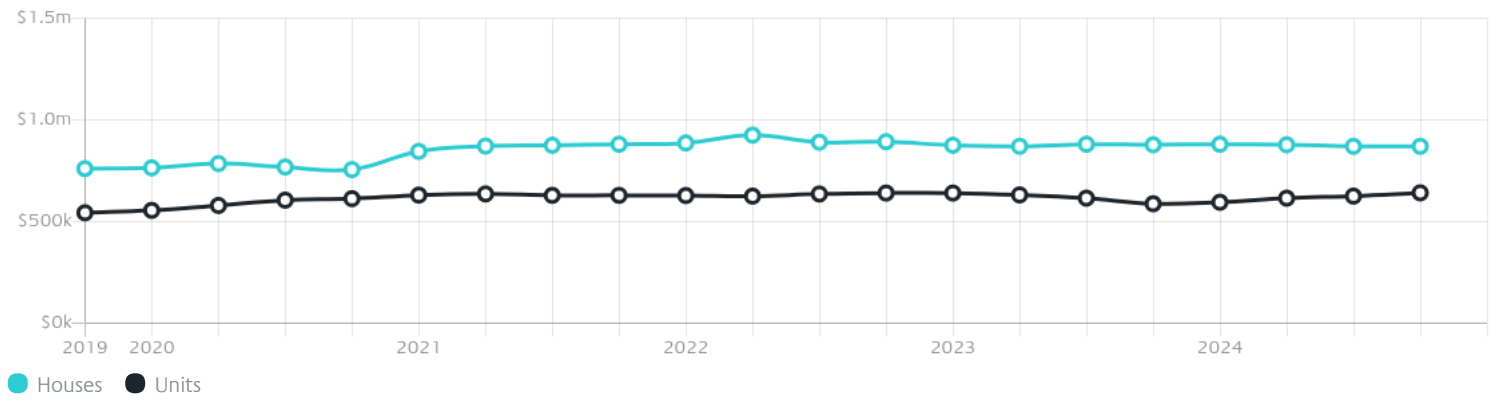
Median

\$641k

Quarterly Price Change

2.56% ↑

Quarterly Price Change*

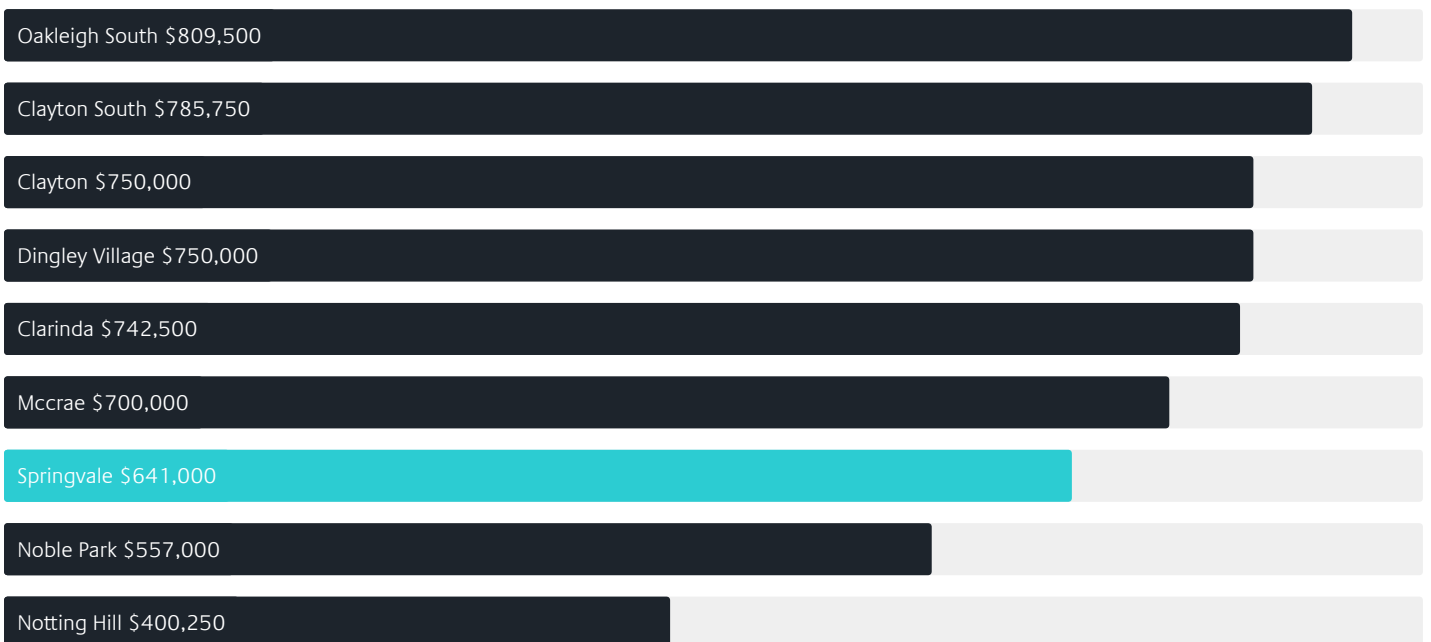


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 59%
● Private 41%

Auction Clearance Rate^{*}

58.62%

Median Days on Market[^]

39 days

Average Hold Period^{*}

5.7 years

Insights

Dwelling Type[^]



● Houses 69% ● Units 31%

Ownership[^]



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

Population[^]

22,174

Median Asking Rent per week^{*}

\$560

Population Growth[^]

2.12%

Rental Yield^{*}

3.3%

Median Age[^]













36 years

Median Household Size[^]











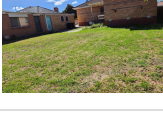

2.9 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4 Smith Rd SPRINGVALE	3	House	\$750,000	31 Jan 2025
 46 Windsor Av Springvale	5	House	\$1,630,000	17 Jan 2025
 3/37 Lightwood Rd Springvale	2	Townhouse	\$642,000	15 Jan 2025
 84 Quarter Cirt Springvale	2	Townhouse	\$635,000	21 Dec 2024
 29 Kallista Rd Springvale	3	House	\$842,000	20 Dec 2024
 38 Virginia St Springvale	3	House	\$925,000	19 Dec 2024
 24 Clive St Springvale	3	House	\$790,000	19 Dec 2024
 1/13 Red Hill Rd Springvale	3	Strata Unit/Flat	\$780,000	19 Dec 2024
 27 Glendale Rd Springvale	3	House	\$420,000	17 Dec 2024
 20 Smith Rd Springvale	3	House	\$706,000	14 Dec 2024
 40 Regent Av Springvale	3	Townhouse	\$851,000	14 Dec 2024
 4/14 Whitworth Av Springvale	2	Flat/Unit/Apartment	\$630,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Birmingham St Springvale	4	House	\$955,000	08 Dec 2024
 16 Hilton Av Springvale	4	House	\$917,500	07 Dec 2024
 67 Grace St Springvale	4	House	\$951,500	07 Dec 2024
 10 Ellen St Springvale	3	House	\$900,000	07 Dec 2024
 15 Mcwilliam St Springvale	3	House	\$870,000	07 Dec 2024
 4/8-10 View Rd Springvale	2	Unit	\$565,000	06 Dec 2024
 6/715 Princes Hwy Springvale	2	Apartment	\$350,000	05 Dec 2024
 176 Westall Rd Springvale	3	House	\$813,000	05 Dec 2024
 1/76 Regent Av Springvale	2	Unit	\$492,000	05 Dec 2024
 57 Quarter Cirt Springvale	3	Townhouse	\$758,000	03 Dec 2024
 56 St Johns Av Springvale	5	House	\$1,150,000	02 Dec 2024
 11 Amiel St Springvale	3	House	\$940,000	02 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 779 Princes Hwy Springvale	2	House	\$600,000	27 Nov 2024
 15 Rivulet Blvd Springvale	3	Townhouse	\$800,000	22 Nov 2024
 4/8 View Rd Springvale	2	Flat/Unit/Apartment	\$565,000	21 Nov 2024
 90a Regent Av Springvale	3	Unit	\$766,000	19 Nov 2024
 24 Wareham St Springvale	4	House	\$995,000	16 Nov 2024
 1/32 Smith Rd Springvale	2	Flat/Unit/Apartment	\$650,000	15 Nov 2024
 16 Edmond St Springvale	3	House	\$830,000	08 Nov 2024
 6/23 Prince St Springvale	3	House	\$600,000	07 Nov 2024
 789 Heatherton Rd Springvale	3	House	\$785,000	06 Nov 2024
 1/39 View Rd Springvale	3	Unit	\$715,000	04 Nov 2024
 2/10 Whiteside St Springvale	3	Strata Unit/Flat	\$700,000	03 Nov 2024
 41 Regent Av Springvale	5	House	\$1,310,000	02 Nov 2024



Bentleigh Office
Level 1, 277 - 279 Centre Road, Bentleigh
03 9593 4500

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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