

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
\$870k

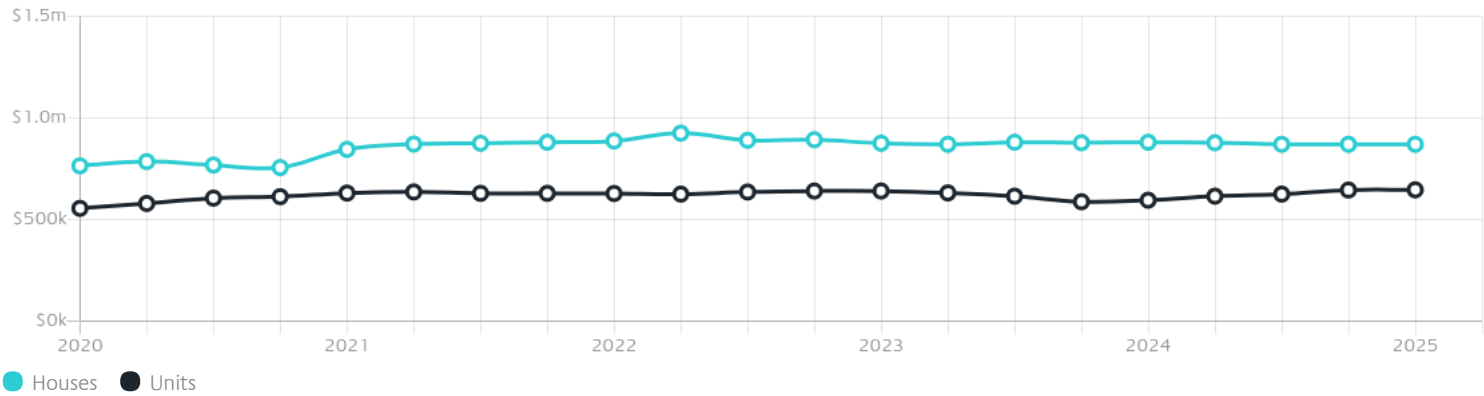
Quarterly Price Change  
0.00% ↓

## Median Unit Price\*

Median  
\$646k

Quarterly Price Change  
0.15% ↑

## Quarterly Price Change\*



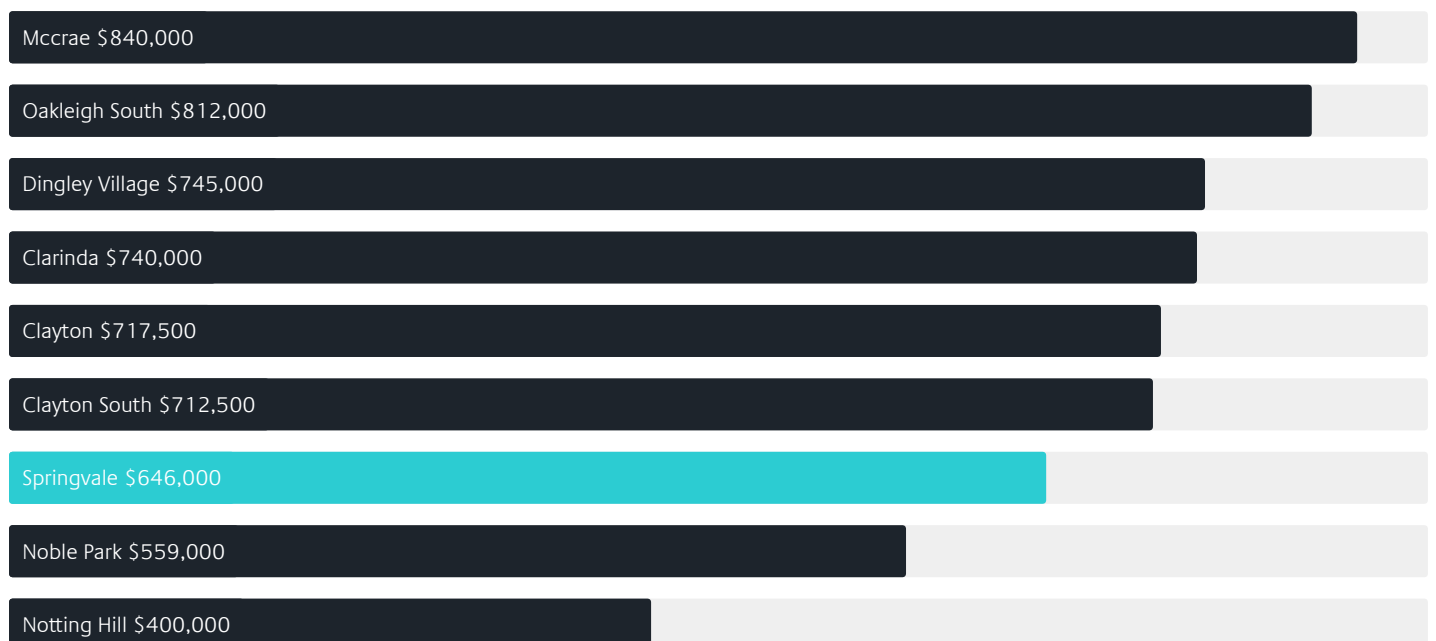
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 54%  
● Private 46%

Auction Clearance Rate\*

75.86%

Median Days on Market^

30 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^








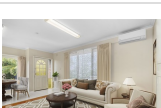
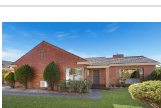
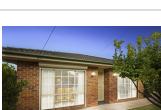

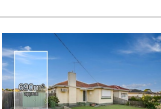
36 years

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 9 Rivulet Blvd Springvale	3	Townhouse	\$842,000	30 Jun 2025
 21 Moishe Cirt Springvale	4	House	\$1,490,000	29 Jun 2025
 15 Red Hill Rd Springvale	8	House	\$990,000	18 Jun 2025
 5/7 Stephenson St Springvale	3	Townhouse	\$688,000	17 Jun 2025
 6/911-913 Heatherton Rd Springvale	2	Unit	\$480,000	16 Jun 2025
 12 Ann St Springvale	3	House	\$960,100	14 Jun 2025
 6/35-39 Eighth Blvd Springvale	2	Apartment	\$430,000	05 Jun 2025
 2/1 Goodwood Dr Springvale	2	Unit	\$590,000	02 Jun 2025
 1/37-39 Hillcrest Gr Springvale	3	Unit	\$755,000	31 May 2025
 1/26 Lee Av Springvale	3	House	\$740,000	31 May 2025
 12 Amaryn Ct Springvale	3	House	\$760,000	30 May 2025
 16 Rhodes St Springvale	3	House	\$918,000	30 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 997 Heatherton Rd Springvale	4	House	\$905,000	26 May 2025
 6/20-22 Blissington St Springvale	3	Unit	\$716,000	24 May 2025
 502/28 Warwick Av Springvale	2	Apartment	\$411,000	17 May 2025
 70 Sandown Rd SPRINGVALE	4	House	\$1,205,000	17 May 2025
 9/1a Virginia St Springvale	2	Apartment	\$350,000	12 May 2025
 1 Stevens St Springvale	3	House	\$961,000	10 May 2025
 12 Gunther Av Springvale	3	House	\$945,000	06 May 2025
 48 Quarter Cirt Springvale	4	Townhouse	\$790,000	04 May 2025
 6/453-457 Springvale Rd SPRINGVALE	3	Townhouse	\$746,000	04 May 2025
 109/20 Royal Av Springvale	2	Apartment	\$405,000	03 May 2025
 14 Gove St Springvale	3	House	\$900,000	03 May 2025
 9 Silvan Av Springvale	3	House	\$1,000,000	03 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Langi St Springvale	3	Townhouse	\$850,000	29 Apr 2025
 2/16 Blissington St Springvale	4	Townhouse	\$780,000	28 Apr 2025
 207/15 Windsor Av Springvale	2	Strata Unit/Flat	\$474,500	26 Apr 2025
 1/937 Heatherton Rd Springvale	2	Unit	\$448,888	20 Apr 2025
 1/717 Princes Hwy Springvale	2	Apartment	\$362,500	17 Apr 2025
 1/31 Moncur Av Springvale	3	Townhouse	\$800,000	15 Apr 2025
 1/12 Woodward St Springvale	2	Unit	\$650,000	14 Apr 2025
 983 Heatherton Rd Springvale	3	House	\$810,000	12 Apr 2025
 45 Goodwood Dr Springvale	4	House	\$871,000	12 Apr 2025
 4/23 Prince St Springvale	3	Townhouse	\$710,000	11 Apr 2025
 5 Hodgkinson Ct Springvale	3	House	\$730,000	10 Apr 2025
 2/49 Stephenson St Springvale	3	Flat/Unit/Apartment	\$750,000	08 Apr 2025



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03 9593 4500

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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