

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$870k

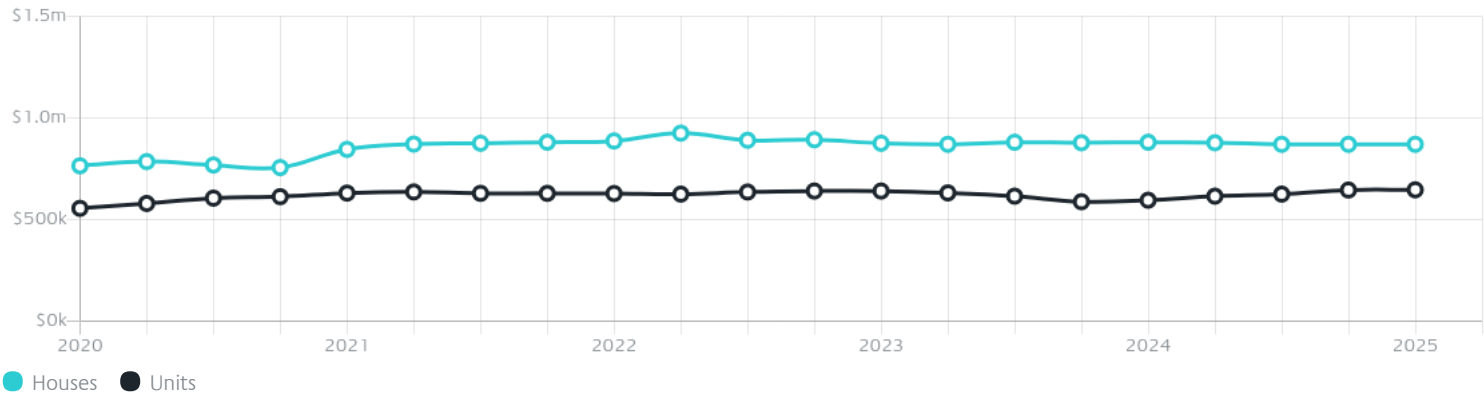
Quarterly Price Change
0.00% ↓

Median Unit Price*

Median
\$646k

Quarterly Price Change
0.15% ↑

Quarterly Price Change*

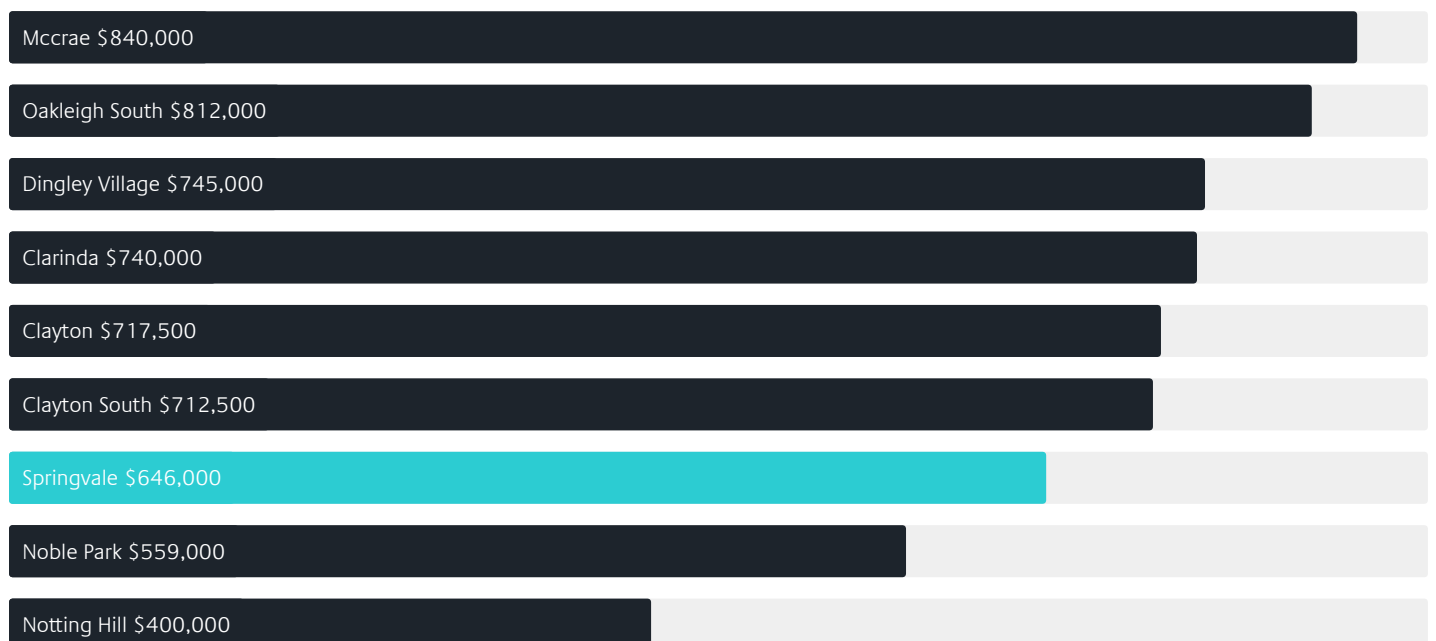


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 50%
● Private 50%

Auction Clearance Rate*

75%

Median Days on Market^

36 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^












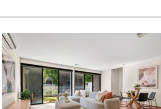
36 years

Median Household Size^









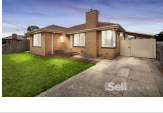
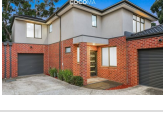
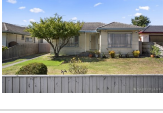

2.9 people

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

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
 6/453-457 Springvale Rd SPRINGVALE	3	Townhouse	\$746,000	04 May 2025
 48 Quarter Cirt Springvale	4	Townhouse	\$790,000	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
 11 Langi St Springvale	3	Townhouse	\$850,000	29 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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 / 717 Princes Hwy Springvale	2	Apartment	\$362,500	17 Apr 2025
 1 / 31 Moncur Av Springvale	3	Townhouse	\$800,000	15 Apr 2025
 1 / 38 Smith Rd Springvale	3	Unit	\$731,000	14 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
 4 / 23 Prince St Springvale	3	Townhouse	\$710,000	11 Apr 2025
 105 Ellen St Springvale	3	House	\$867,000	05 Apr 2025
 3 / 55 Glendale Rd Springvale	4	Townhouse	\$750,000	31 Mar 2025
 877 Heatherton Rd Springvale	3	House	\$800,000	29 Mar 2025
 33 Regent Av Springvale	3	House	\$1,196,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Treesbank Av Springvale	5	House	\$910,000	29 Mar 2025
 54 Virginia St Springvale	3	House	\$1,070,000	28 Mar 2025
 32 Princess Av Springvale	4	House	\$1,302,000	24 Mar 2025
 4 Deany St Springvale	4	House	\$845,000	21 Mar 2025
 53 Quarter Cirt Springvale	3	Flat /Unit /Apartment	\$780,000	21 Mar 2025
 27 Orana Way Springvale	3	Townhouse	\$719,500	20 Mar 2025
 5 / 1 Grace Park Av Springvale	2	Strata Unit /Flat	\$280,000	20 Mar 2025
 6 Eden Av Springvale	4	House	\$800,000	20 Mar 2025
 14 Billing St Springvale	2	House	\$812,500	20 Mar 2025
 2 / 10 Whiteside St Springvale	3	Townhouse	\$647,000	18 Mar 2025
 791 Heatherton Rd Springvale	3	House	\$780,000	18 Mar 2025
 43 Phillip Av Springvale	4	House	\$749,000	15 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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