

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$870k

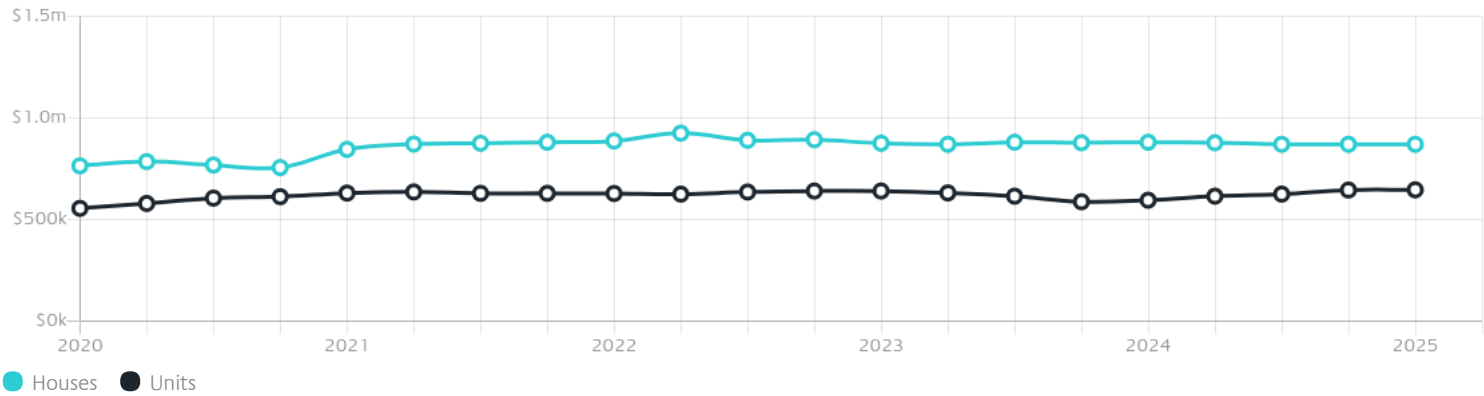
Quarterly Price Change
0.00% ↓

Median Unit Price*

Median
\$646k

Quarterly Price Change
0.15% ↑

Quarterly Price Change*

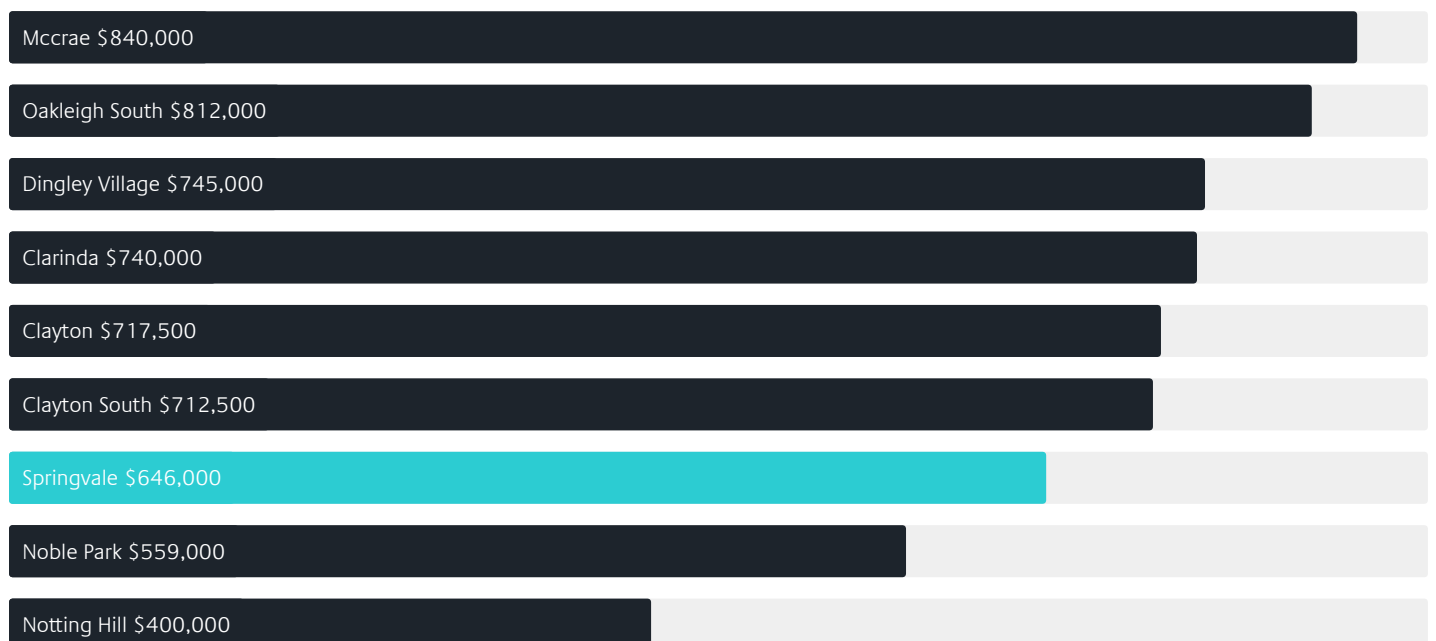


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 50%
● Private 50%

Auction Clearance Rate*

81.48%

Median Days on Market^

33 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^






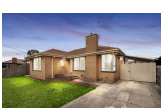
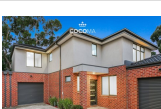


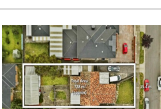
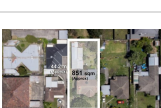

36 years

Median Household Size^










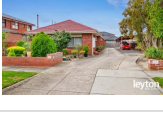
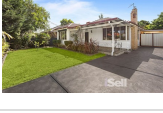

2.9 people

Sold Properties~








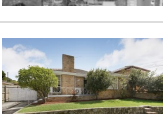
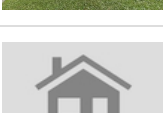

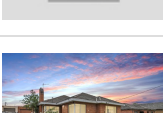

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 8 Treesbank Av Springvale	5	House	\$910,000	29 Mar 2025
 32 Princess Av Springvale	4	House	\$1,302,000	24 Mar 2025
 53 Quarter Cirt Springvale	3	Flat/Unit/Apartment	\$780,000	21 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 1a Mcwilliam St Springvale	3	Townhouse	\$818,000	15 Mar 2025
 4/4 View Rd Springvale	2	Flat/Unit/Apartment	\$610,000	15 Mar 2025
 1 Davey Ct Springvale	3	House	\$938,000	13 Mar 2025
 3/39 Albert Av Springvale	1	Strata Unit/Townhouse	\$340,000	13 Mar 2025
 59 Hillside St Springvale	2	House	\$1,101,000	08 Mar 2025
 11/83 View Rd Springvale	2	Unit	\$503,000	05 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 / 10 Whiteside St Springvale	2	Strata Unit / Flat	\$647,000	04 Mar 2025
 38a View Rd Springvale	4	Townhouse	\$800,000	03 Mar 2025
 42 Grace St Springvale	3	House	\$980,000	03 Mar 2025
 61 Hillside St Springvale	4	House	\$1,075,000	27 Feb 2025
 1 / 14 Davidson St Springvale	3	Flat / Unit / Apartment	\$600,000	27 Feb 2025
 1 / 721 Princes Hwy Springvale	2	Strata Unit / Flat	\$242,000	25 Feb 2025
 38 Royal Av Springvale	3	House	\$1,815,000	22 Feb 2025
 20 Phillip Av Springvale	3	House	\$833,000	19 Feb 2025
 6 / 17 Gunther Av Springvale	3	Flat / Unit / Apartment	\$690,000	18 Feb 2025
 15 Acacia Mews Springvale	4	House	\$770,000	15 Feb 2025
 32 Victoria Av Springvale	3	House	\$1,300,000	15 Feb 2025
 1 / 2 Lascelles St Springvale	3	Unit	\$675,000	15 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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