

JellisCraig

ASPENDALE GARDENS

Suburb Report

Know your neighbourhood.



ASPENDALE GARDENS SUBURB REPORT

Median House Price*

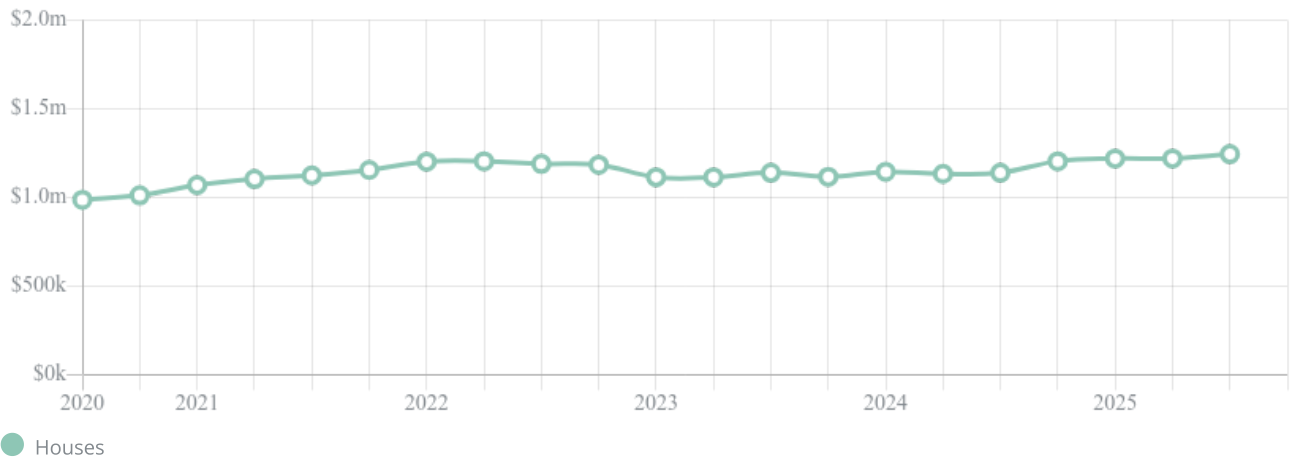
Median

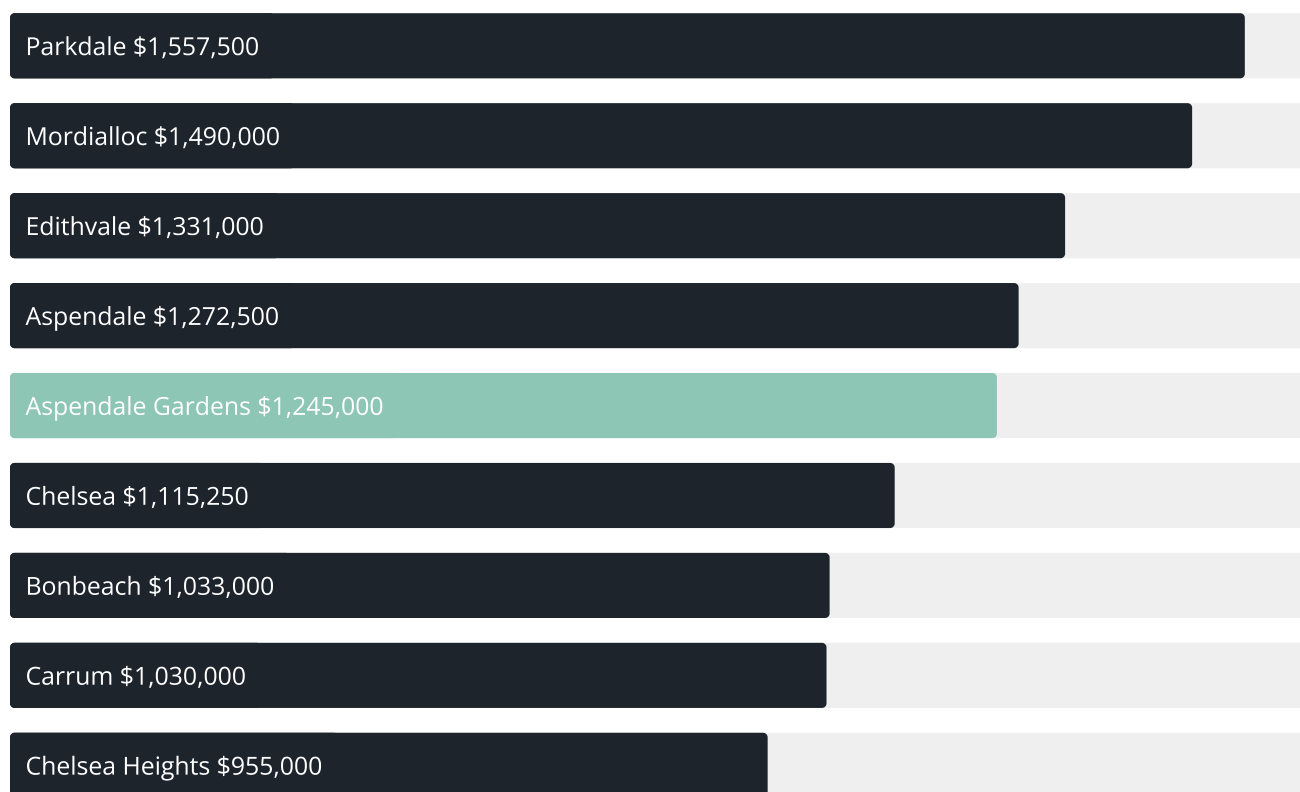
\$1.25m

Quarterly Price Change

2.04% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ASPENDALE GARDENS SUBURB REPORT

Sale Method*



● Auction 88%
● Private 13%

Auction Clearance Rate*

78.57%

Median Days on Market^

25 days

Average Hold Period*

12.7 years

Dwelling Type^



● Houses 84% ● Units 16%

Ownership^



● Owned Outright 43% ● Mortgaged 48% ● Rented 9%

Population^

6,427

Median Asking Rent per week*

\$700

Median Age^

43 years

Rental Yield*











3.34%

Median Household Size^











2.9 people

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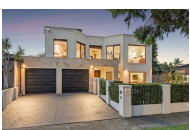

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 26 Lance Cl Aspendale Gardens	4	House	\$1,385,000	29 Nov 2025
 5 Norfolk Pl Aspendale Gardens	4	House	\$1,506,000	15 Nov 2025
 158 Wells Rd Aspendale Gardens	4	House	\$1,066,000	08 Nov 2025
 2 Llewellyn Av Aspendale Gardens	5	House	\$1,580,000	08 Nov 2025
 2/5 McIntosh Ct Aspendale Gardens	3	Townhouse	\$780,000	07 Nov 2025
 77 Winners Ccl ASPENDALE GARDENS	5	House	\$1,315,000	17 Oct 2025
 4 Clair Ct Aspendale Gardens	4	House	\$1,375,000	11 Oct 2025
 18 Nurten Pde Aspendale Gardens	4	House	\$1,225,000	11 Oct 2025
 15 Llewellyn Av Aspendale Gardens	3	House	\$962,000	04 Oct 2025
 36 Nurten Pde Aspendale Gardens	3	House	\$1,200,000	04 Oct 2025

ASPENDALE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Jackie Ct Aspendale Gardens	4	House	\$1,280,000	23 Sep 2025
 11 Marinique Dr Aspendale Gardens	4	House	\$1,283,500	18 Sep 2025
 15 Rochelle Ct ASPENDALE GARDENS	3	House	\$810,000	12 Sep 2025
 11 Kentia Ct Aspendale Gardens	4	House	\$1,485,000	06 Sep 2025
 19 Marinique Dr Aspendale Gardens	4	House	\$1,121,000	16 Aug 2025
 3 Woodcock Wlk Aspendale Gardens	4	House	\$1,502,000	16 Aug 2025
 4 Palm Grove Blvd Aspendale Gardens	4	House	\$1,245,000	09 Aug 2025
 12 Clair Ct Aspendale Gardens	4	House	\$1,390,000	09 Aug 2025
 14 Nurten Pde Aspendale Gardens	4	House	\$1,280,000	28 Jun 2025
 1/5 Rosie Ct Aspendale Gardens	3	Townhouse	\$940,000	14 Jun 2025

ASPENDALE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Winners Ccl Aspendale Gardens	4	House	\$1,288,000	03 Jun 2025
 20 Sutherland Av Aspendale Gardens	5	House	\$1,310,000	03 Jun 2025
 14/1 McIntosh Ct Aspendale Gardens	2	Unit	\$680,000	19 May 2025
 14 Cunningham Cl Aspendale Gardens	3	House	\$1,210,000	17 May 2025
 31 Branagan Dr Aspendale Gardens	3	House	\$1,265,000	10 May 2025
 22 Kearney Dr Aspendale Gardens	3	House	\$1,085,000	26 Apr 2025
 106 Kearney Dr Aspendale Gardens	4	House	\$1,140,000	17 Apr 2025
 12 Pacific Dr Aspendale Gardens	4	House	\$1,020,000	17 Apr 2025
 3 Kentia Ct Aspendale Gardens	4	House	\$1,555,000	12 Apr 2025
 3 Rava Ct Aspendale Gardens	3	House	\$1,061,000	29 Mar 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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