



Aspendale Gardens Suburb Report



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JellisCraig

ASPENDALE GARDENS SUBURB REPORT

Median house price¹

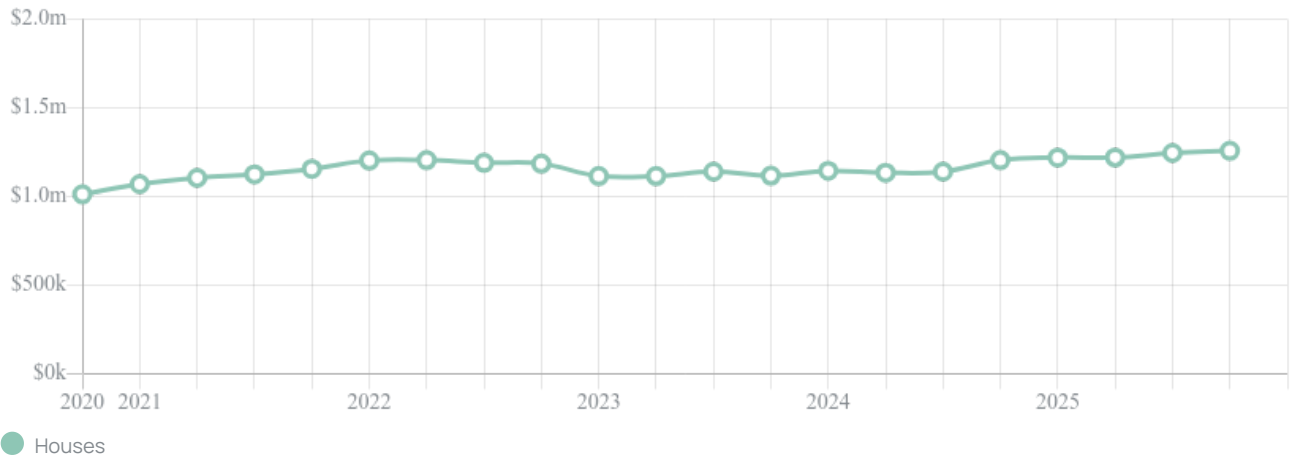
Median

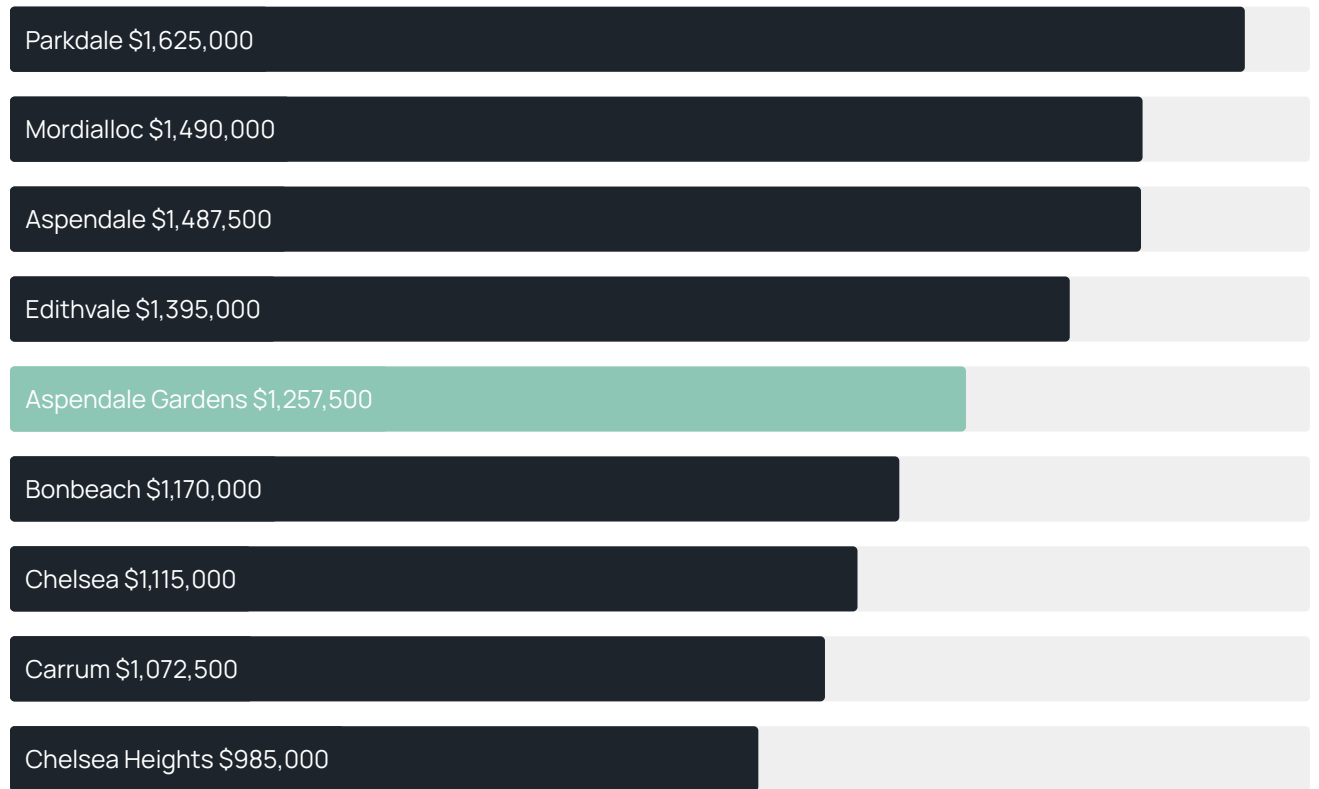
\$1.26m

Quarterly price change

1.00% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 67%
● Private 33%

Auction clearance rate³

83.33%Median days on market³

17 daysJellis Craig average inspection attendance per listing⁴

17 groupsAverage hold period¹

12.7 yearsDwelling type⁵

● Houses 84% ● Units 16%

Ownership⁵

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

Population⁵

6,427Median asking rent¹

\$750 per weekMedian age⁵

43 yearsRental yield¹











3.34%Median household size⁵

2.9 people











ASPENDALE GARDENS SUBURB REPORT

Recent Aspendale Gardens sales











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

Address	Bedrooms	Type	Price	Sold
 44 Kearney Dr Aspendale Gardens	4	House	\$1,325,000	18 Jan 2026
 1/3 Mcintosh Ct Aspendale Gardens	2	Unit	\$701,000	11 Dec 2025
 26 Lance Cl Aspendale Gardens	4	House	\$1,385,000	29 Nov 2025
 2 Sara Pl Aspendale Gardens	4	House	\$1,365,000	25 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
 24 Jackie Ct Aspendale Gardens	4	House	\$1,405,000	29 Oct 2025
 77 Winners Ccl ASPENDALE GARDENS	5	House	\$1,315,000	17 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 11 Waterdale Pl Aspendale Gardens	4	House	\$1,390,000	15 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
 36 Nurten Pde Aspendale Gardens	3	House	\$1,200,000	04 Oct 2025
 15 Llewellyn Av Aspendale Gardens	3	House	\$962,000	04 Oct 2025
 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
 3 Woodcock Wlk Aspendale Gardens	4	House	\$1,502,000	16 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 19 Marinique Dr Aspendale Gardens	4	House	\$1,121,000	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
 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



Jellis Craig Mentone
99a Balcombe Road, Mentone
(03) 9585 5667

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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