



Aspendale Gardens

# Suburb Report



Your connection to property insights



**JellisCraig**

ASPENDALE GARDENS SUBURB REPORT

Median house price<sup>1</sup>

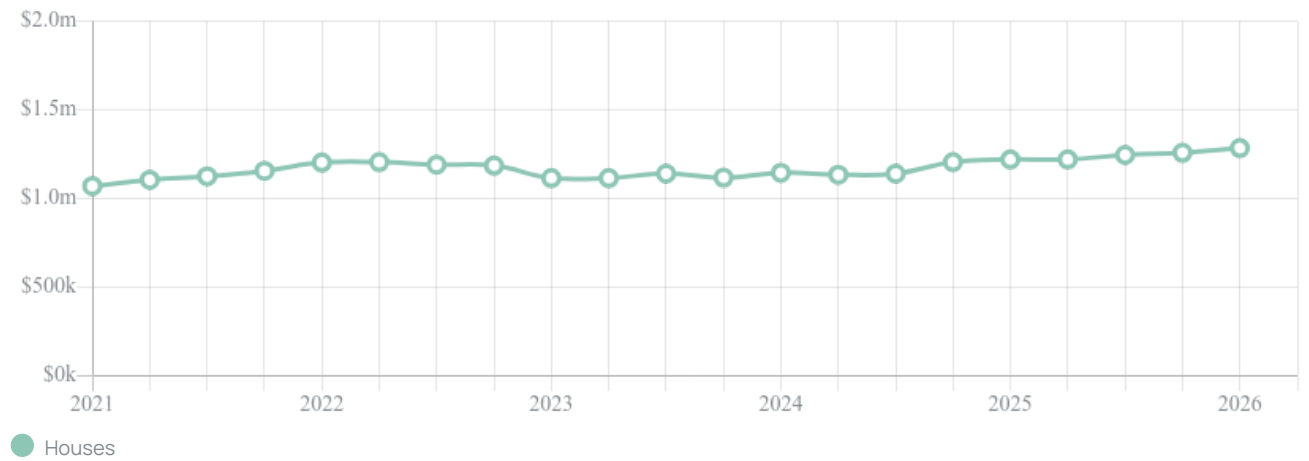
Median

\$1.28m

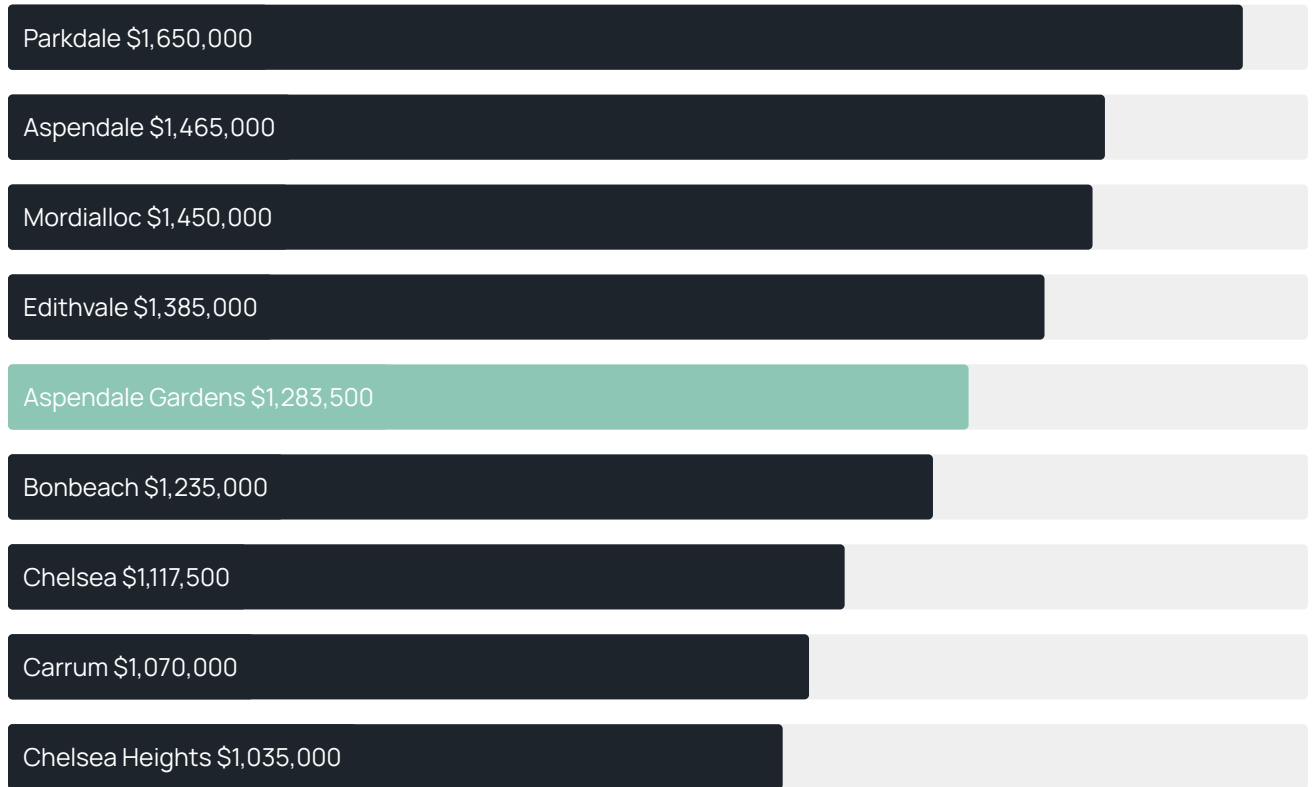
Quarterly price change

2.06% ↑

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 69%
- Private 31%

Auction clearance rate<sup>3</sup>

88.89%

Median days on market<sup>3</sup>

26 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

12.7 years

Dwelling type<sup>5</sup>



- Houses 84%
- Units 16%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

6,427

Median asking rent<sup>1</sup>

\$770 per week

Median age<sup>5</sup>

43 years

Rental yield<sup>1</sup>

3.34%






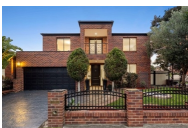




Median household size<sup>5</sup>

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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 36 Kearney Dr Aspendale Gardens	4	House	\$1,260,000	20 Jun 2026
 6 Branagan Dr Aspendale Gardens	3	House	\$1,177,000	04 Jun 2026
 12 Bangalow Way Aspendale Gardens	5	House	\$1,400,000	30 May 2026
 6 Gilchrist Way Aspendale Gardens	3	House	\$1,200,000	29 May 2026
 17 Sanctuary Pl Aspendale Gardens	4	House	\$1,345,000	25 May 2026
 56 Pacific Dr Aspendale Gardens	5	House	\$1,600,000	16 May 2026
 91 Kearney Dr Aspendale Gardens	4	House	\$1,210,000	16 May 2026
 18 Joelle Ct Aspendale Gardens	3	House	\$1,235,000	14 May 2026
 19 Pacific Dr Aspendale Gardens	4	House	\$1,345,000	09 May 2026
 174 Wells Rd Aspendale Gardens	3	House	\$960,000	07 May 2026

## ASPENDALE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Denahy Ct Aspendale Gardens	4	House	\$1,310,000	18 Apr 2026
 1/4 Helmich Ct Aspendale Gardens	2	Unit	\$761,000	28 Mar 2026
 2 Rochelle Ct Aspendale Gardens	4	House	\$1,230,000	16 Mar 2026
 13 Wildoer Dr Aspendale Gardens	5	House	\$1,310,000	07 Mar 2026
 28 Jacqueline Dr Aspendale Gardens	5	House	\$1,606,000	28 Feb 2026
 12 Lynda Ct Aspendale Gardens	3	House	\$1,205,000	28 Feb 2026
 7 Denahy Ct Aspendale Gardens	1	House	\$970,000	26 Feb 2026
 5 Branagan Dr Aspendale Gardens	4	House	\$1,150,000	21 Feb 2026
 2/140 Wells Rd Aspendale Gardens	3	Flat/Unit/Apartment	\$730,000	10 Feb 2026
 3 Milton Ct Aspendale Gardens	4	House	\$1,315,000	07 Feb 2026

## ASPENDALE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10/3 Mcintosh Ct Aspendale Gardens	2	Flat/Unit/Apartment	\$611,000	20 Jan 2026
 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
 80 Nurten Pde Aspendale Gardens	4	House	\$1,550,000	05 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
 16 Denahy Ct Aspendale Gardens	4	House	\$1,310,000	22 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



**Jellis Craig Mentone**  
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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.

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Data is current as of PDF generation date 01/07/2026

- 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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