Aspendale Gardens

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

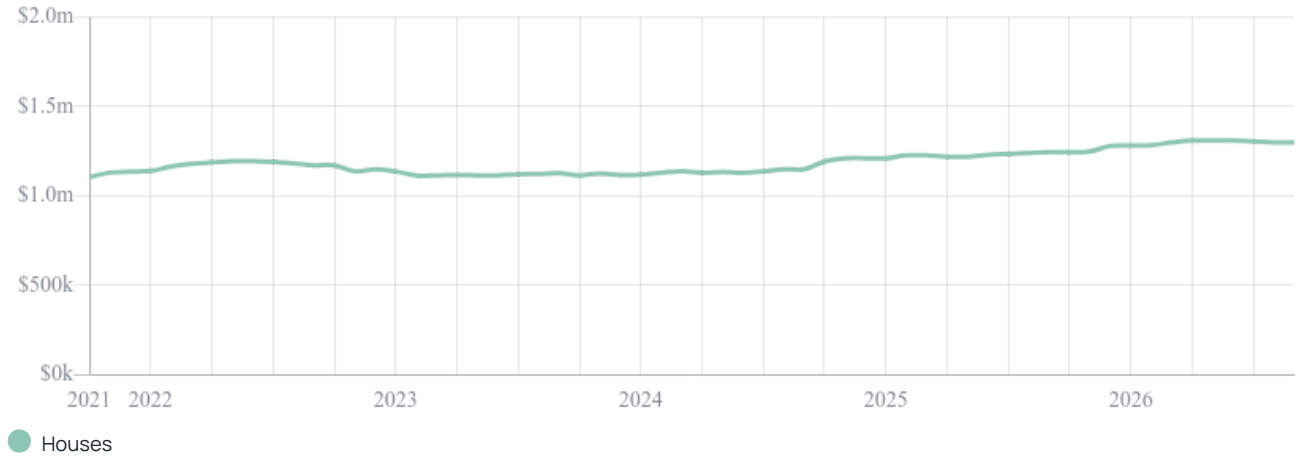
Median[1]

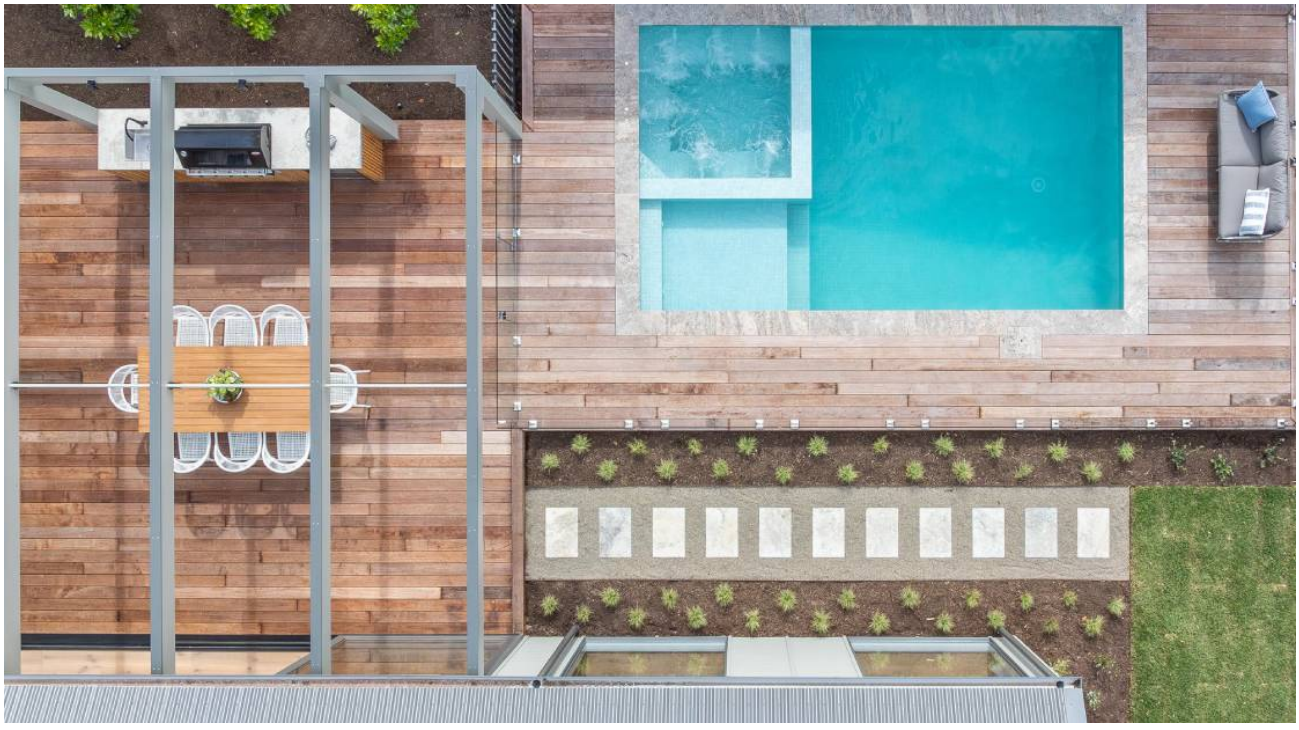
$1.30m

Monthly median price change[2]

0.00% ↓

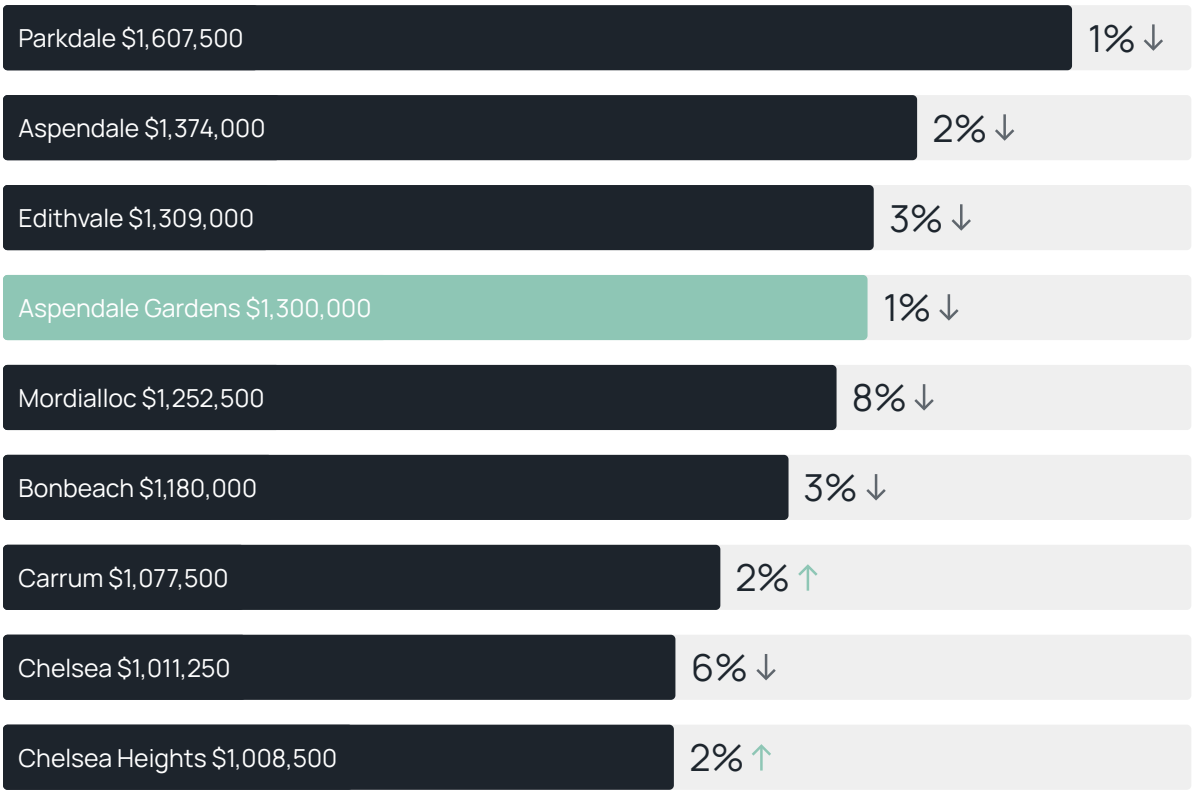
Aspendale Gardens monthly median property prices[3]



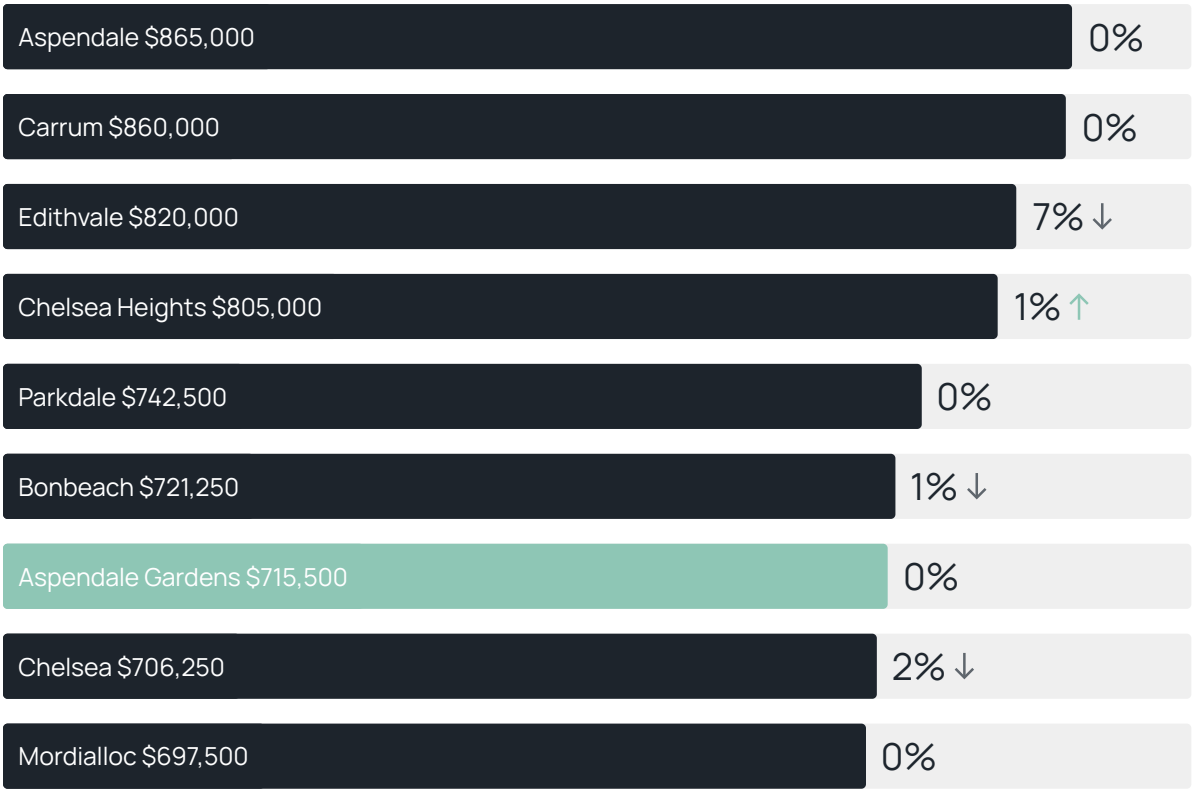


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

75%

Median days on market[5]

House	Unit
26 days	20 days

Average hold period[1]

House	Unit
14.5 years	19.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,427

Median age[7]

43 years

Median household size[7]

2.9 people

Median asking rent per week[1]

House	Unit
$830	$600

Rental yield[8]

House	Unit
3.69%	4.15%

Sold Properties

Recent Aspendale Gardens sales[5]

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
 3 Alison Place Aspendale Gardens	4	House	$1,275,000	22 Oct 2026
 86 Nurten Parade Aspendale Gardens	4	House	$1,074,000	10 Oct 2026
 21/1-3 McIntosh Court Aspendale Gardens	2	Unit	$677,000	10 Oct 2026
 1A Helmich Court Aspendale Gardens	3	House	$880,000	03 Oct 2026
 18 Bianca Drive Aspendale Gardens	3	House	$1,040,000	30 Sep 2026
 100 Nurten Parade Aspendale Gardens	4	House	Undisclosed	23 Sep 2026
 25 Reef Court Aspendale Gardens	3	House	$1,325,000	19 Sep 2026
 2 Royal Palms Aspendale Gardens	4	House	$1,030,000	14 Sep 2026
 3 Joelle Court Aspendale Gardens	4	House	$1,200,000	24 Aug 2026
 8 Mangrove Court Aspendale Gardens	4	House	$1,300,000	22 Aug 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 31 Sutherland Avenue Aspendale Gardens	4	House	$1,172,000	01 Aug 2026
 65 Pacific Drive Aspendale Gardens	4	House	Undisclosed	25 Jul 2026
 6 Helmich Court Aspendale Gardens	3	House	$1,040,000	21 Jul 2026
 11 Meagan Court Aspendale Gardens	4	House	$1,060,000	11 Jul 2026
 14 Laird Close Aspendale Gardens	3	House	$955,000	01 Jul 2026
 36 Kearney Drive Aspendale Gardens	4	House	$1,260,000	20 Jun 2026
 9 The Sands Aspendale Gardens	4	House	$1,430,000	11 Jun 2026
 6 Branagan Drive Aspendale Gardens	3	House	$1,177,000	04 Jun 2026
 12 Bangalow Way Aspendale Gardens	5	House	$1,400,000	30 May 2026
 17 Sanctuary Place Aspendale Gardens	4	House	$1,345,000	25 May 2026

Address	Bedrooms	Type	Price	Sold
 6 Gilchrist Way Aspendale Gardens	3	House	$1,200,000	19 May 2026
 9 Batten Place Aspendale Gardens	5	House	$1,620,000	18 May 2026
 56 Pacific Drive Aspendale Gardens	5	House	$1,600,000	16 May 2026
 91 Kearney Drive Aspendale Gardens	4	House	$1,210,000	16 May 2026
 18 Joelle Court Aspendale Gardens	3	House	$1,235,000	14 May 2026
 19 Pacific Drive Aspendale Gardens	4	House	$1,345,000	09 May 2026
 174 Wells Road Aspendale Gardens	3	House	$960,000	07 May 2026
 18 Denahy Court Aspendale Gardens	4	House	$1,310,000	18 Apr 2026
 20/1-3 McIntosh Court Aspendale Gardens	2	Unit	$660,000	31 Mar 2026
 1/4 Helmich Court Aspendale Gardens	2	Unit	$761,000	28 Mar 2026

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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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