



Aspendale Gardens

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

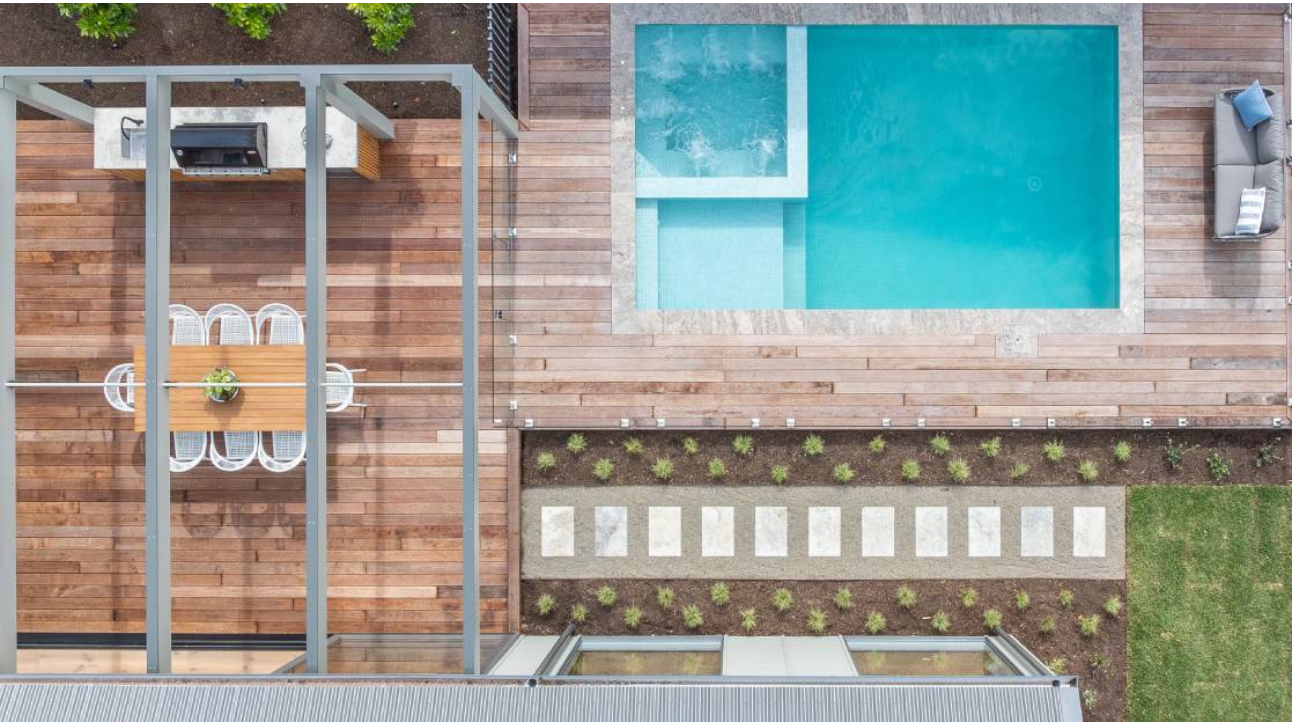
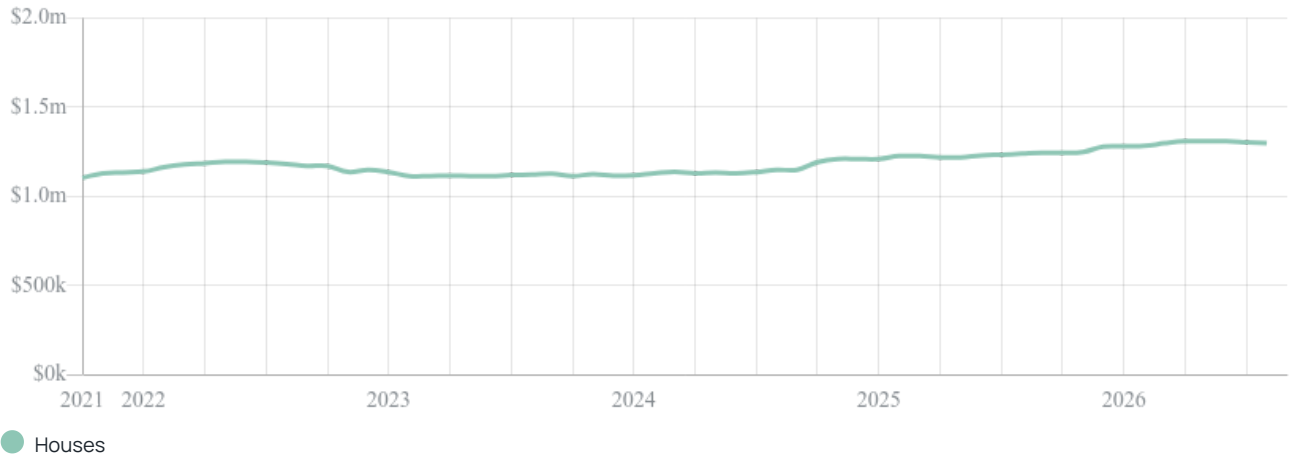
Median

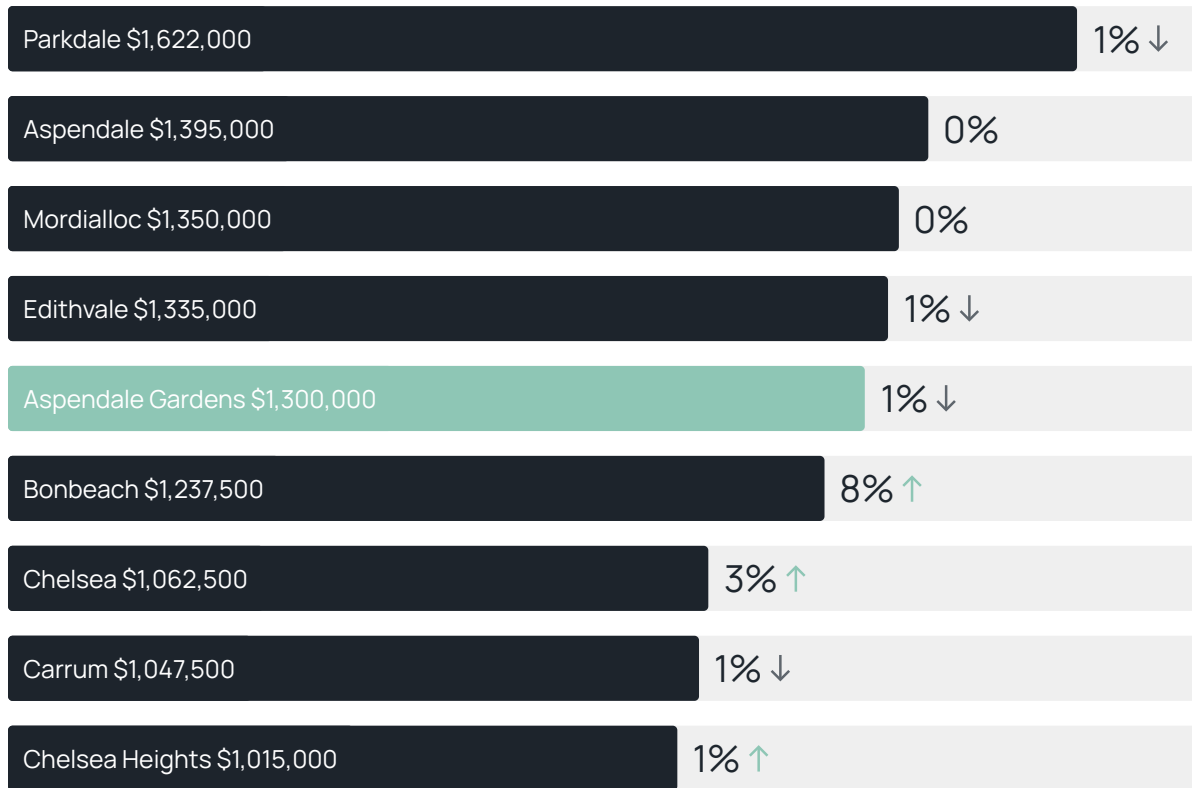
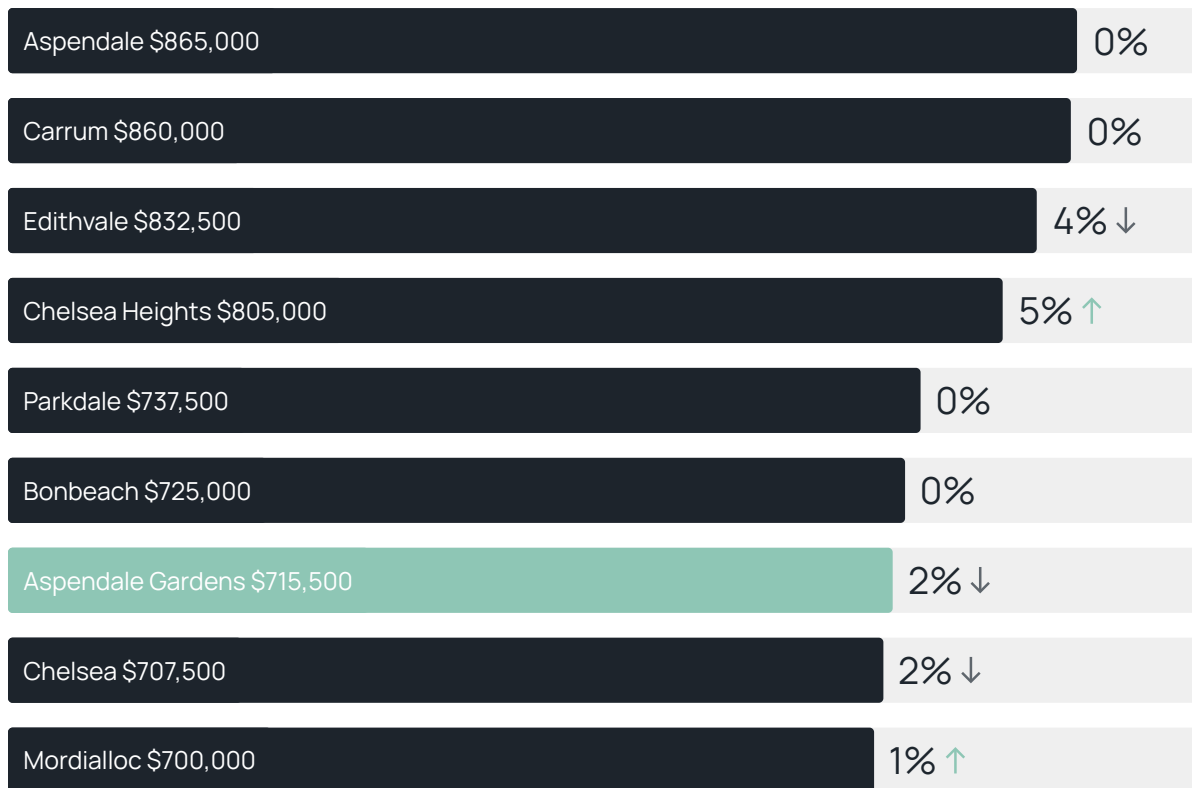
\$1.30m

Quarterly price change

-0.38% ↓

Aspendale Gardens quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 55%
● Private 45%

Auction clearance rate³

62.5%

Median days on market³

House

Unit

26 days

20 days

Jellis Craig average inspection attendance per listing⁴

46 groups

Average hold period¹

House

Unit

13.9 years

19.0 years

Dwelling type⁵

● Houses 86% ● Units 14%

Ownership⁵

● Owned outright 42% ● Mortgaged 47% ● Rented 11%

Population⁵

6,427

Median asking rent per week¹

Unit

\$830

\$600

Median age⁵

43 years

Rental yield¹

House

Unit

3.83%

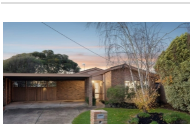
4.32%

Median household size⁵

2.9 people

Recent Aspendale Gardens sales²

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

Address	Bedrooms	Type	Price	Sold
 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
 31 Sutherland Avenue Aspendale Gardens	4	House	\$1,172,000	01 Aug 2026
 65 Pacific Drive Aspendale Gardens	4	House	Undisclosed	25 Jul 2026
 4 Templeman Court Aspendale Gardens	3	House	\$1,090,000	23 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

ASPENDALE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 6 Gilchrist Way Aspendale Gardens	3	House	\$1,200,000	19 May 2026
 9 Batten Place Aspendale Gardens	5	House	Undisclosed	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

ASPENDALE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2 Rochelle Court Aspendale Gardens	4	House	\$1,230,000	16 Mar 2026
 13 Wildoer Drive Aspendale Gardens	5	House	\$1,310,000	07 Mar 2026
 28 Jacqueline Drive Aspendale Gardens	5	House	\$1,606,000	28 Feb 2026
 12 Lynda Court Aspendale Gardens	3	House	\$1,205,000	28 Feb 2026
 5 Branagan Drive Aspendale Gardens	4	House	\$1,150,000	21 Feb 2026



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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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