



Aspendale

Suburb Report



Your connection to property insights



JellisCraig

ASPENDALE SUBURB REPORT

Median house price¹

Median

\$1.49m

Quarterly price change

15.64% ↑

Median unit price¹

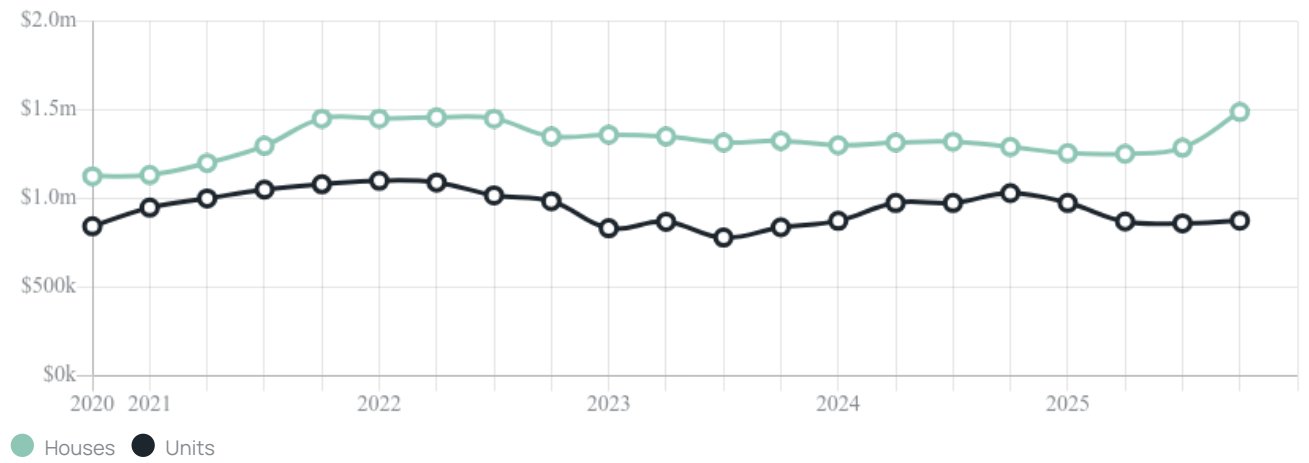
Median

\$875k

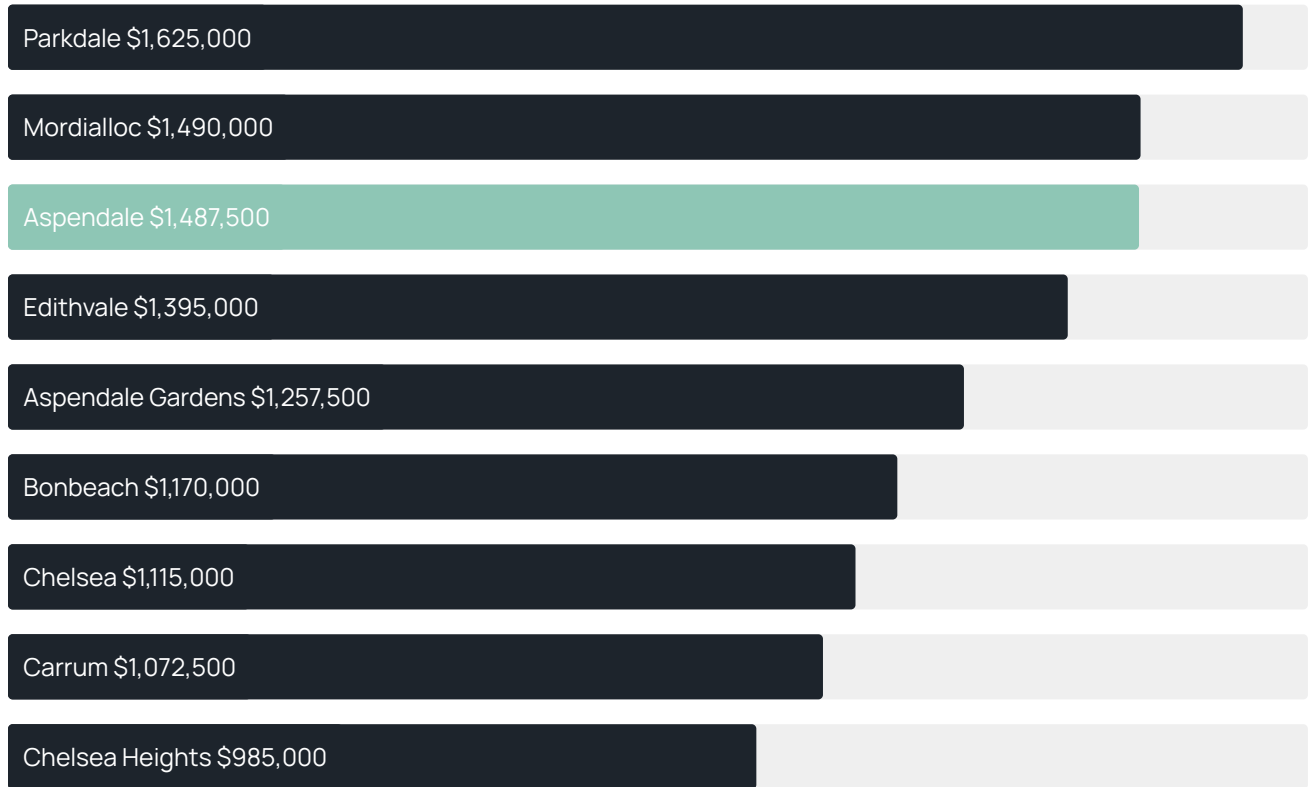
Quarterly price change

1.74% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 53%
- Private 47%

Auction clearance rate³

81.25%

Median days on market³

32 days

Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

6.8 years

Dwelling type⁵



- Houses 69%
- Units 31%

Ownership⁵



- Owned outright 40%
- Mortgaged 45%
- Rented 15%

Population⁵

7,285

Median asking rent¹

\$895 per week

Median age⁵

40 years

Rental yield¹

3.63%











Median household size⁵

2.7 people











ASPENDALE SUBURB REPORT

Recent Aspendale 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

Address	Bedrooms	Type	Price	Sold
 10 Cooinda Dr Aspendale	4	House	\$1,275,000	28 Mar 2026
 1/60 Laura St Aspendale	2	House	\$870,000	28 Mar 2026
 30/18 Robertson Pde Aspendale	2	Unit	\$780,000	28 Mar 2026
 33b Sixth Av Aspendale	4	Townhouse	\$1,590,000	19 Mar 2026
 67 Larnook Cr Aspendale	4	House	\$1,270,000	14 Mar 2026
 41a Laura St ASPENDALE	3	Townhouse	\$905,000	09 Mar 2026
 7/120-122 Nepean Hwy Aspendale	2	Apartment	\$580,000	03 Mar 2026
 2c Anchor St Aspendale	4	House	\$1,395,000	28 Feb 2026
 12 Gothic Rd Aspendale	4	House	\$1,600,000	25 Feb 2026
 61 Nirringa Av Aspendale	3	House	\$1,190,000	14 Feb 2026

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Gothic Rd Aspendale	2	Unit	\$865,000	14 Feb 2026
 11 Albany Cr Aspendale	4	House	\$1,371,000	14 Feb 2026
 43 James Av Aspendale	3	House	\$1,360,000	14 Feb 2026
 2b Anchor St Aspendale	3	House	\$1,430,000	10 Feb 2026
 2/2 Helm St Aspendale	3	Townhouse	\$1,400,000	06 Feb 2026
 13/148 Nepean Hwy Aspendale	3	Townhouse	\$962,000	02 Feb 2026
 4 Attenborough Rd Aspendale	2	House	\$1,278,000	31 Jan 2026
 1/7 Kara Gr Aspendale	4	Apartment	\$3,200,000	28 Jan 2026
 7b Albany Cr Aspendale	3	Townhouse	\$1,445,000	24 Jan 2026
 33c Sixth Av Aspendale	4	Townhouse	\$1,590,000	22 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 1/204 Nepean Hwy Aspendale	2	Townhouse	\$795,000	31 Dec 2025
 135a Nepean Hwy Aspendale	3	Townhouse	\$1,333,000	22 Dec 2025
 8 Eulinga Av Aspendale	2	House	\$1,651,000	20 Dec 2025
 2/14 Lawrence Av Aspendale	2	Townhouse	\$852,000	18 Dec 2025
 4/50 Nepean Hwy Aspendale	2	Flat/Unit/Apartment	\$500,000	15 Dec 2025
 2a Ann Ct Aspendale	2	Unit	\$760,000	10 Dec 2025
 1/6 Viewbank Ct Aspendale	3	Unit	\$1,104,000	06 Dec 2025
 89 Tarongo Dr Aspendale	3	House	\$1,260,000	03 Dec 2025
 12 Laura St Aspendale	5	House	\$1,900,000	02 Dec 2025
 8/182 Nepean Hwy Aspendale	3	Townhouse	\$1,320,000	30 Nov 2025



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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 01/04/2026

- 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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