



Aspendale

Suburb Report



Your connection to property insights



JellisCraig

ASPENDALE SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

-6.05% ↓

Median unit price¹

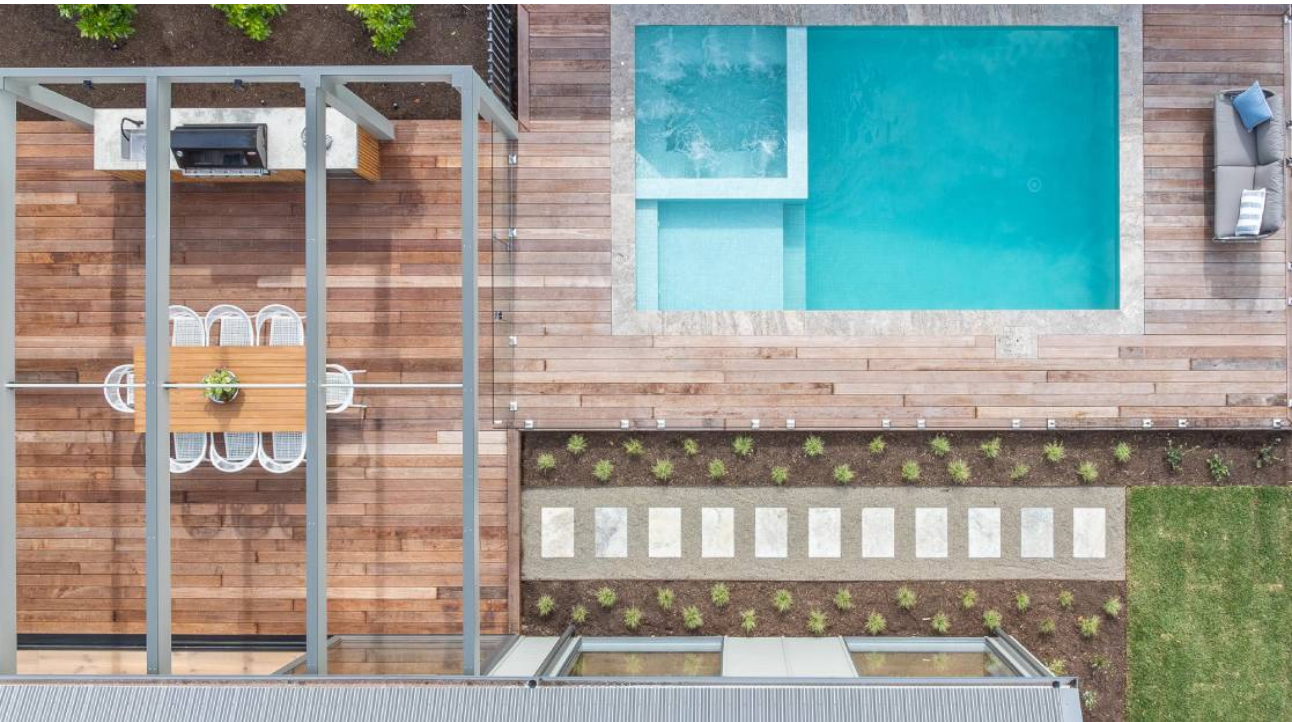
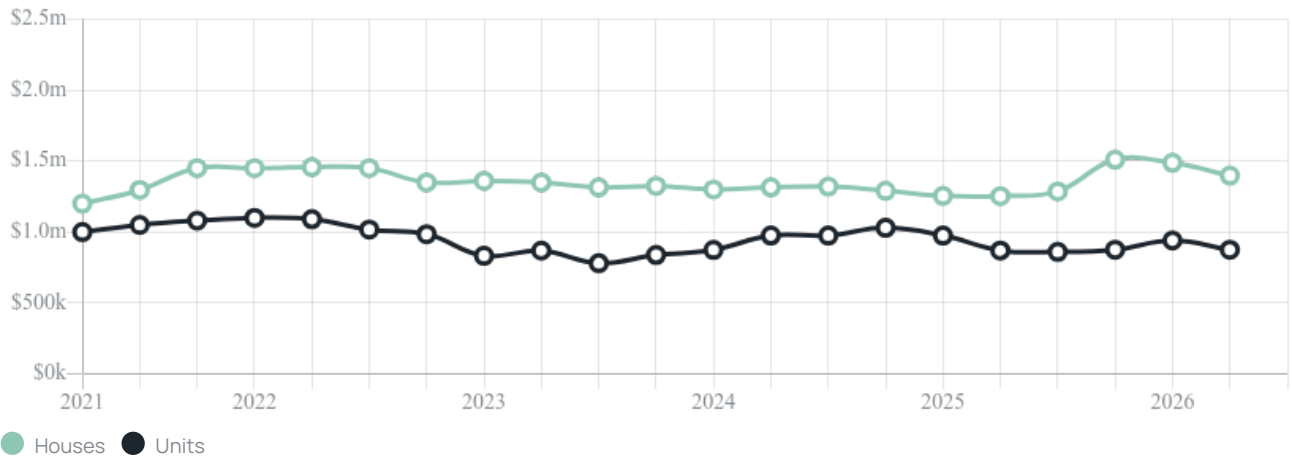
Median

\$875k

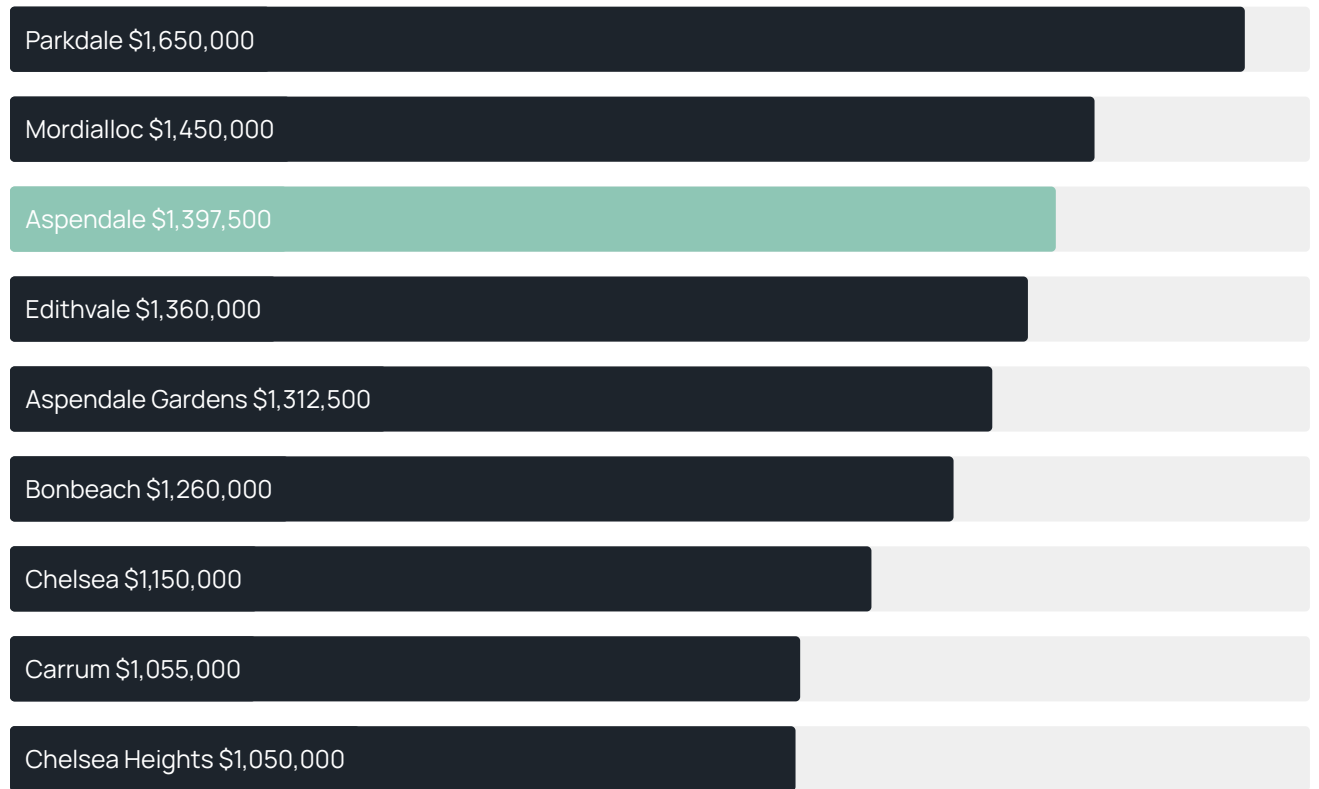
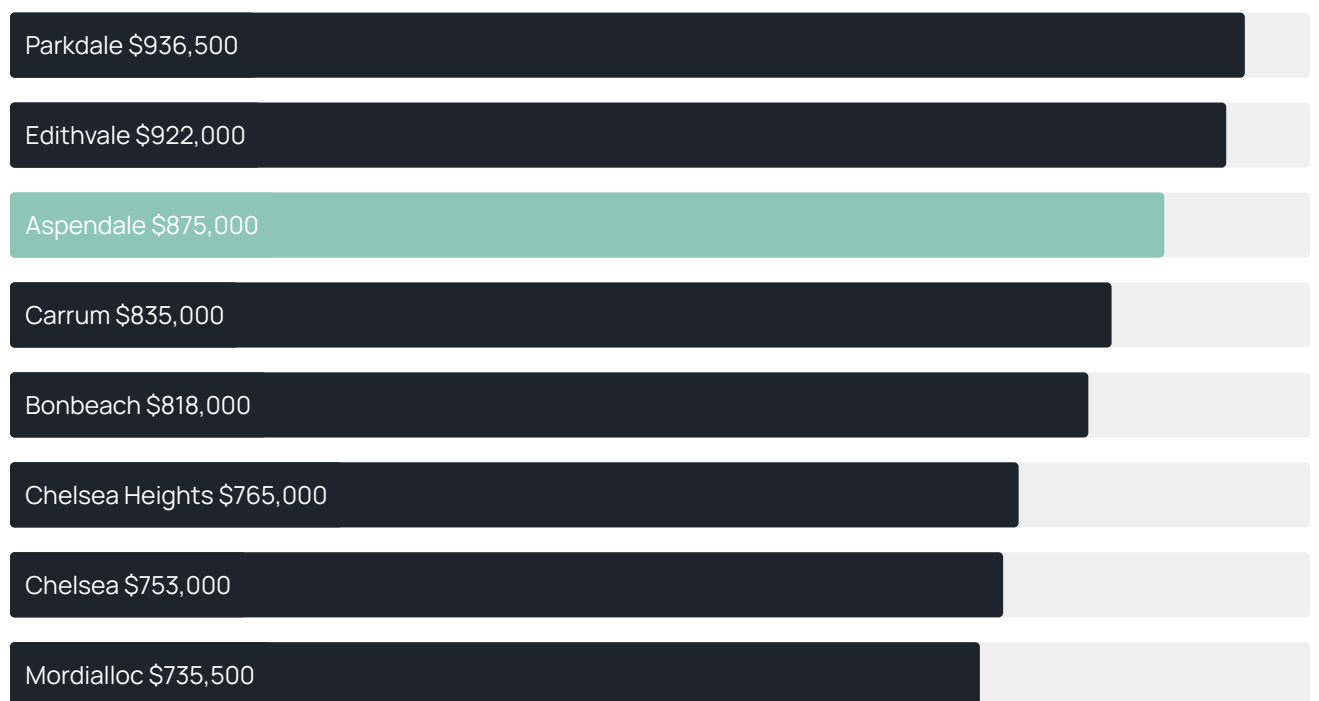
Quarterly price change

-6.91% ↓

Quarterly price change¹



ASPENDALE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 55%
● Private 45%

Auction clearance rate³

75%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

\$835 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
 2/60 Laura St Aspendale	3	Unit	\$1,040,000	11 Jul 2026
 15 Lincoln Pde Aspendale	2	House	\$1,317,500	04 Jul 2026
 1 Lawrence Av Aspendale	5	House	\$1,460,000	03 Jul 2026
 57 Albany Cr Aspendale	3	House	\$1,285,000	20 Jun 2026
 195B Nepean Hwy Aspendale	3	House	\$1,327,500	12 Jun 2026
 8/7 Parkview Dr Aspendale	4	Flat/Unit/Apartment	\$700,000	08 Jun 2026
 34/18 Robertson Pde Aspendale	2	Unit	\$780,000	31 May 2026
 19 James Av Aspendale	4	House	\$2,000,000	30 May 2026
 3/49 Nepean Hwy Aspendale	3	Townhouse	\$871,000	19 May 2026
 73 Laura St Aspendale	2	House	\$1,000,000	16 May 2026

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/7 Parkview Dr Aspendale	3	Townhouse	\$865,000	11 May 2026
 10b Fourth Av Aspendale	3	Townhouse	\$1,000,000	09 May 2026
 9 James Av Aspendale	3	House	\$1,356,000	07 May 2026
 49 Tarongo Dr Aspendale	2	House	\$1,180,000	02 May 2026
 34 Laura St Aspendale	3	House	\$1,374,000	02 May 2026
 1/12 Ross St Aspendale	3	Unit	\$910,000	01 May 2026
 4/17-19 Birdwood St Aspendale	2	Unit	\$735,000	29 Apr 2026
 7/200 Nepean Hwy Aspendale	3	House	\$1,840,000	29 Apr 2026
 4/17 Birdwood St Aspendale	2	Flat/Unit/Apartment	\$735,000	23 Apr 2026
 1/10 Pine Ct Aspendale	3	House	\$960,000	17 Apr 2026

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Marabou Pl ASPENDALE	3	House	\$1,300,000	11 Apr 2026
 2/8 Mount View St Aspendale	3	Strata Unit/Flat	\$300,000	09 Apr 2026
 7a Captain St Aspendale	4	Townhouse	\$2,000,000	07 Apr 2026
 7/34 Nepean Hwy Aspendale	2	Apartment	\$502,000	04 Apr 2026
 12 First Av Aspendale	4	House	\$1,691,000	31 Mar 2026
 13/6-8 Robertson Pde Aspendale	2	Unit	\$707,000	30 Mar 2026
 3/77 Larnook Cr Aspendale	4	Strata Unit/Flat	\$1,275,000	30 Mar 2026
 1/60 Laura St Aspendale	2	House	\$870,000	28 Mar 2026
 10 Cooinda Dr Aspendale	4	House	\$1,275,000	28 Mar 2026
 30/18 Robertson Pde Aspendale	2	Unit	\$780,000	28 Mar 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 01/08/2026

- 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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