

JellisCraig

ASPENDALE

Suburb Report

Know your neighbourhood.



ASPENDALE SUBURB REPORT

Median House Price*

Median

\$1.27m

Quarterly Price Change

1.65% ↑

Median Unit Price*

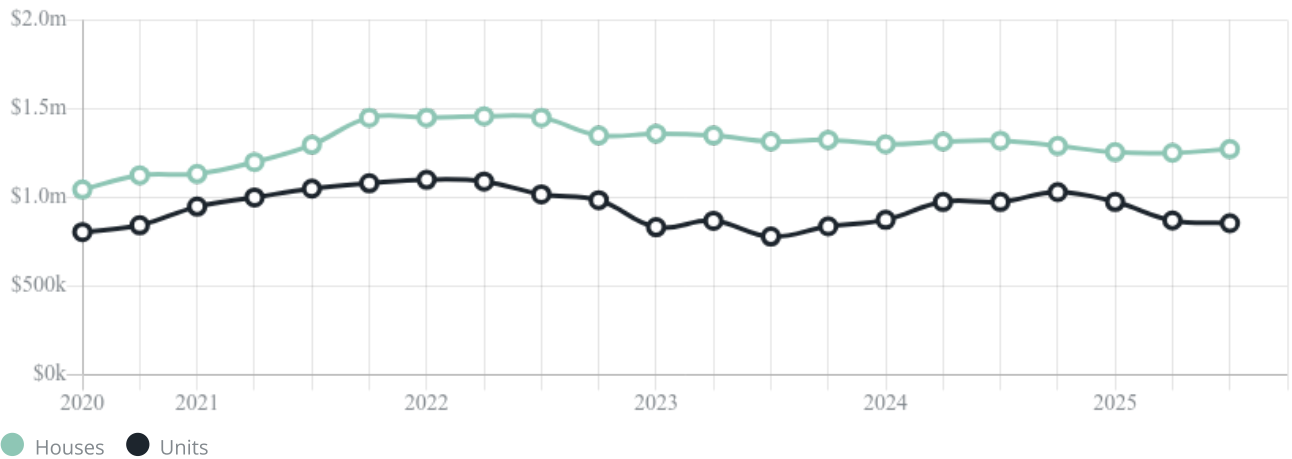
Median

\$855k

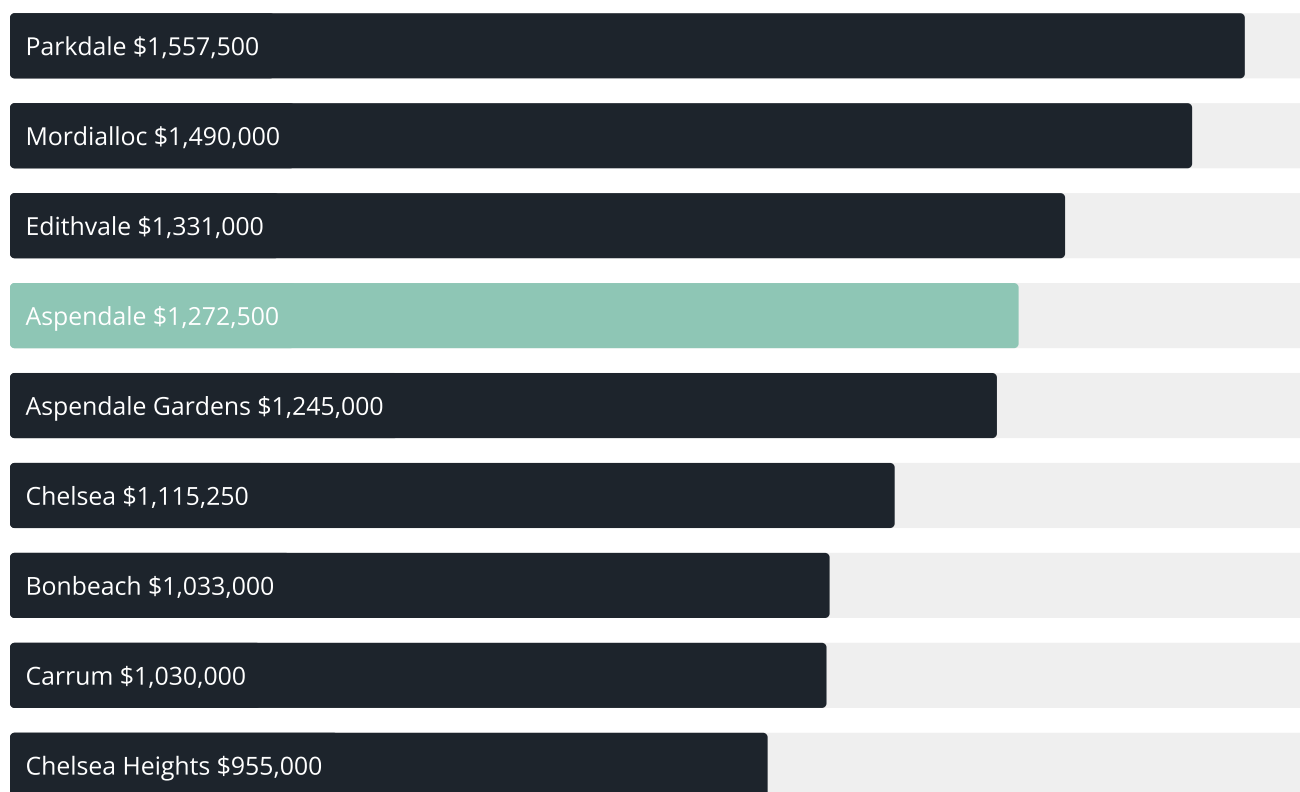
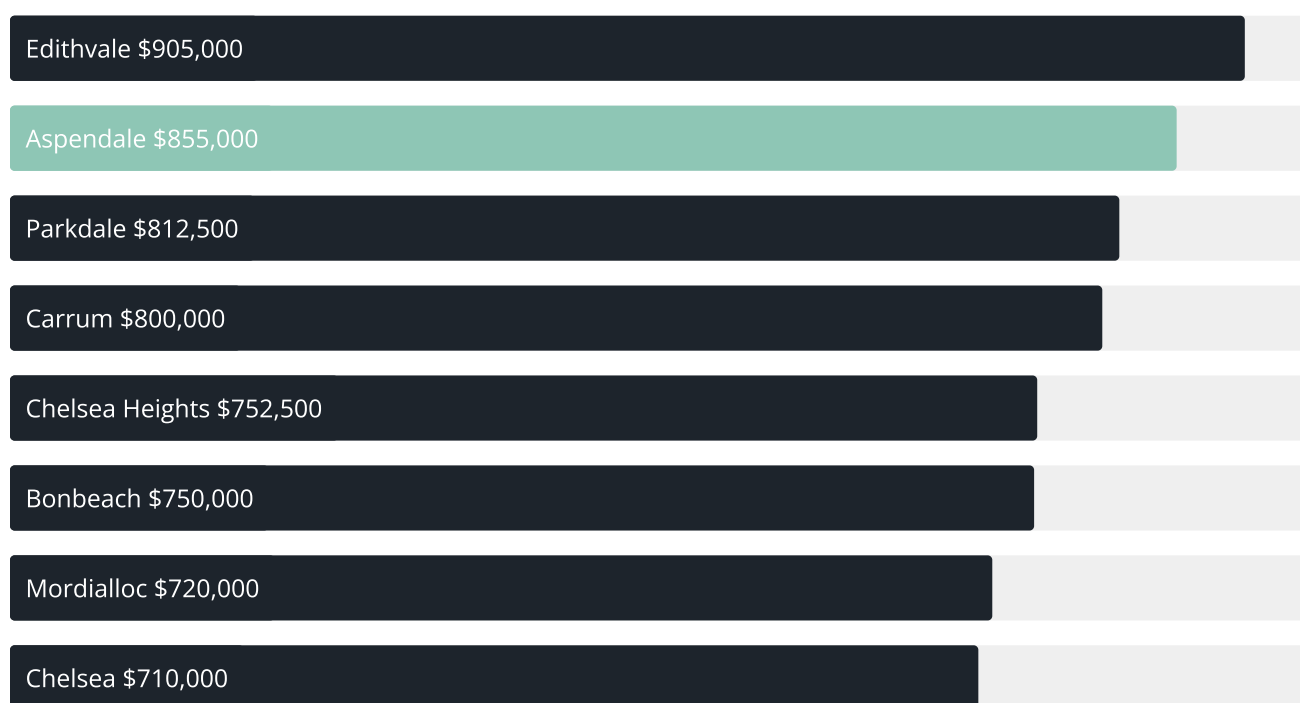
Quarterly Price Change

-1.72% ↓

Quarterly Price Change*



ASPENDALE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

ASPENDALE SUBURB REPORT

Sale Method*



● Auction 70%
● Private 30%

Auction Clearance Rate*

72.73%

Median Days on Market^

24 days

Average Hold Period*

6.8 years

Dwelling Type^



● Houses 69% ● Units 31%

Ownership^



● Owned Outright 40% ● Mortgaged 45% ● Rented 15%

Population^

7,285

Median Asking Rent per week*

\$895

Median Age^

40 years

Rental Yield*





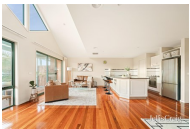





3.63%

Median Household Size^











2.7 people

ASPENDALE SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  7/178 Nepean Hwy Aspendale | 3 | Townhouse | \$1,635,000 | 29 Nov 2025 |
|  1a Ruvina St Aspendale | 3 | House | \$1,090,000 | 29 Nov 2025 |
|  2 Ann Ct Aspendale | 4 | House | \$1,220,000 | 29 Nov 2025 |
|  15 Birdwood St Aspendale | 3 | House | \$1,640,000 | 22 Nov 2025 |
|  136a Nepean Hwy Aspendale | 3 | Townhouse | \$1,400,000 | 22 Nov 2025 |
|  2/59 Laura St Aspendale | 2 | Villa | \$865,000 | 19 Nov 2025 |
|  3 Longbeach Cl Aspendale | 3 | Unit | \$881,000 | 15 Nov 2025 |
|  127-129 Nepean Hwy Aspendale | 3 | House | \$880,000 | 15 Nov 2025 |
|  4 Jirrah Ct Aspendale | 4 | House | \$1,720,000 | 14 Nov 2025 |
|  1/50 Eulinga Av Aspendale | 3 | House | \$990,000 | 08 Nov 2025 |

ASPENDALE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  4/2 Helm St Aspendale | 3 | Townhouse | \$1,410,000 | 01 Nov 2025 |
|  12 Willmott St Aspendale | 2 | House | \$1,090,000 | 27 Oct 2025 |
|  1/60 Nepean Hwy Aspendale | 3 | Townhouse | \$1,420,000 | 25 Oct 2025 |
|  10 Gothic Rd Aspendale | 4 | Townhouse | \$1,475,000 | 24 Oct 2025 |
|  8 Balaka Av Aspendale | 3 | House | \$1,350,000 | 22 Oct 2025 |
|  3/94 Station St Aspendale | 4 | Townhouse | \$1,285,000 | 20 Oct 2025 |
|  8b Afton Way Aspendale | 4 | House | \$1,700,000 | 18 Oct 2025 |
|  31 Albany Cr Aspendale | 4 | House | \$1,510,000 | 18 Oct 2025 |
|  5/52 Nepean Hwy Aspendale | 4 | House | \$2,580,000 | 17 Oct 2025 |
|  8 James Av Aspendale | 4 | House | \$2,475,000 | 13 Oct 2025 |

ASPENDALE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|----------------|
|  12 Inlet St Aspendale | 2 | House | \$1,360,000 | 11 Oct 2025 |
|  25 Albany Cr Aspendale | 4 | House | \$1,680,000 | 11 Oct 2025 |
|  53 Larnook Cr Aspendale | 3 | House | \$1,284,000 | 11 Oct 2025 |
|  21 Larnook Cr Aspendale | 3 | House | \$1,270,000 | 04 Oct 2025 |
|  93 Tarongo Dr Aspendale | 3 | House | \$1,400,000 | 30 Sep 2025 |
|  2a Willmott St Aspendale | 2 | Townhouse | \$863,500 | 25 Sep 2025 |
|  7/10 Roycroft Av Aspendale | 2 | Townhouse | \$730,000 | 23 Sep 2025 |
|  7/124 Station St Aspendale | 2 | Unit | \$660,000 | 19 Sep 2025 |
|  3/2 Helm St Aspendale | 3 | Strata Unit/Flat | \$1,402,000 | 13 Sep 2025 |
|  66 Iluka Av Aspendale | 3 | House | \$1,310,000 | 13 Sep 2025 |



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jellisrcraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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