



Aspendale Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ASPENDALE SUBURB REPORT

Median house price¹

Median
\$1.49m

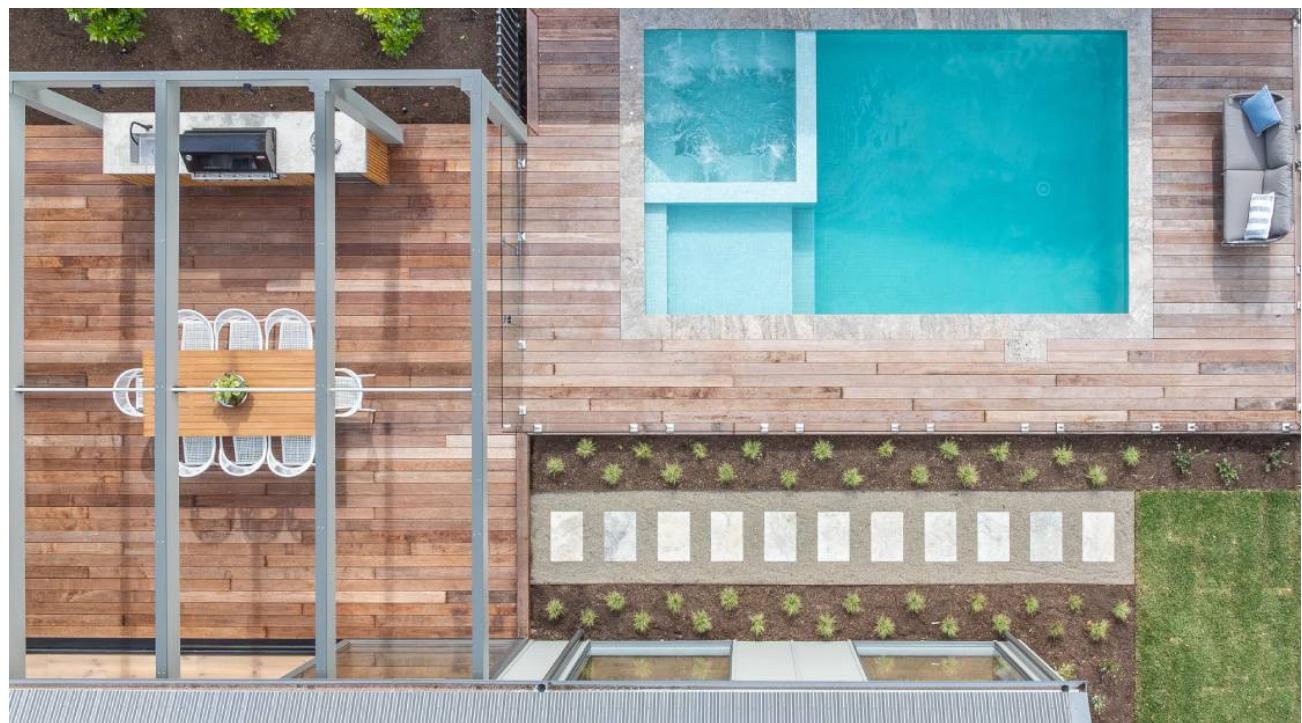
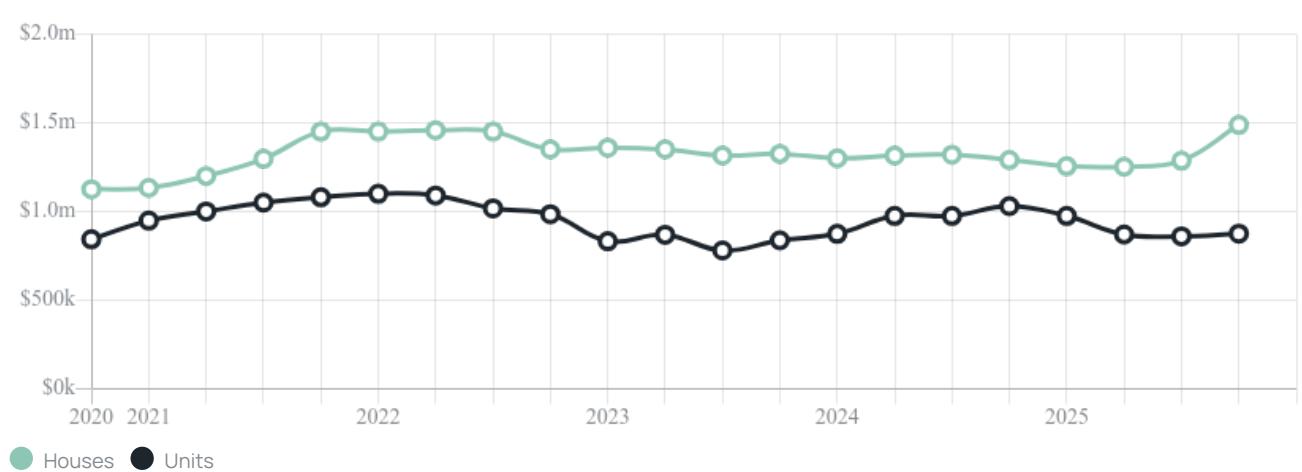
Quarterly price change
15.64% 

Median unit price¹

Median
\$875k

Quarterly price change
1.74% 

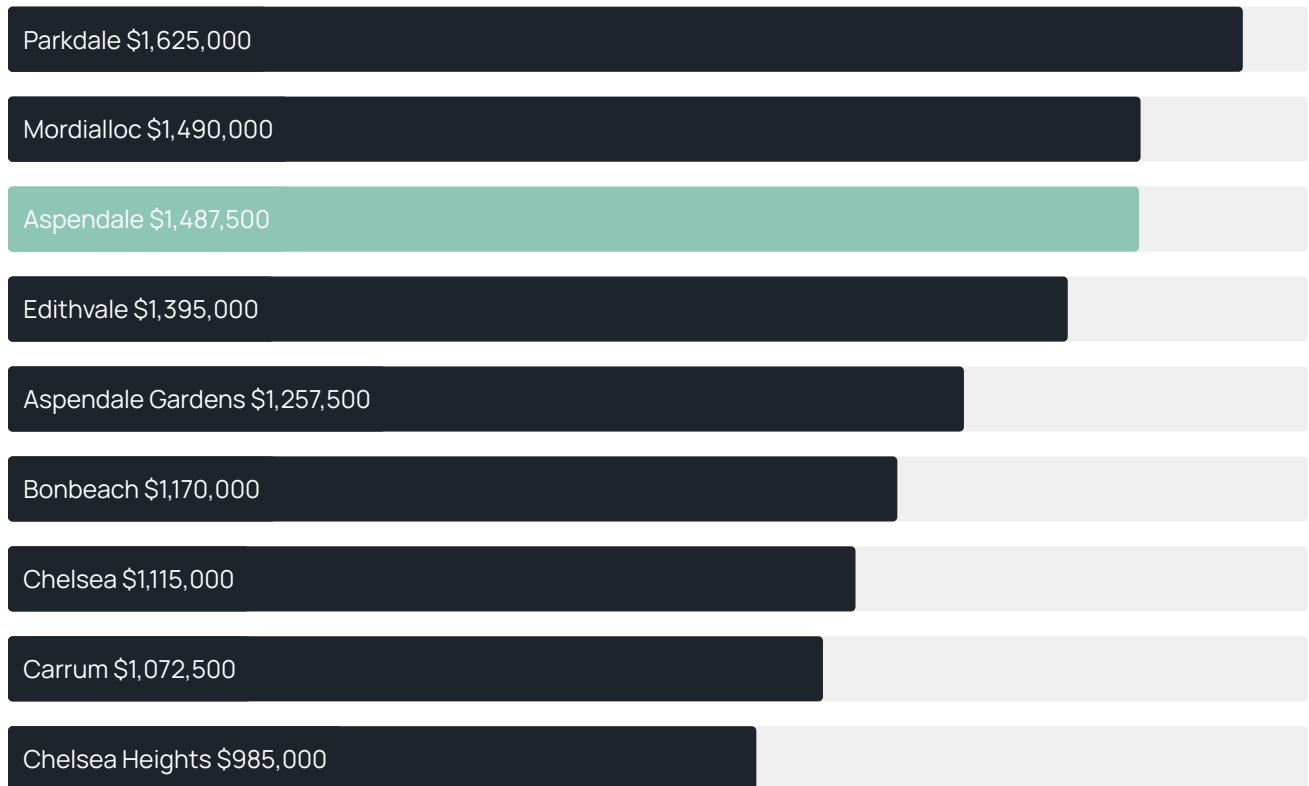
Quarterly price change¹



Surrounding Suburbs

ASPENDALE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ASPENDALE SUBURB REPORT

Sale method²



● Auction 58%
● Private 42%

Auction clearance rate³

84.21%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

6.8 years

Insights

Dwelling type⁵



● Houses 69% ● Units 31%

Ownership⁵



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

Population⁵

7,285

Median age⁵

40 years

Median asking rent¹

\$895 per week

Rental yield¹

3.63%

Median household size⁵

2.7 people

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 1/204 Nepean Hwy Aspendale	2	Townhouse	\$795,000	31 Dec 2025
 8 Eulinga Av Aspendale	2	House	\$1,651,000	20 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

Sold Properties

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/182 Nepean Hwy Aspendale	3	Townhouse	\$1,320,000	30 Nov 2025
 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
 6 Kelly La Aspendale	3	Townhouse	\$1,025,000	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
 8/25 Nepean Hwy Aspendale	1	Apartment	\$515,000	20 Nov 2025
 2/59 Laura St Aspendale	2	Villa	\$865,000	19 Nov 2025
 127 Nepean Hwy Aspendale	3	House	\$880,000	15 Nov 2025

Sold Properties

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 4/143 Nepean Hwy Aspendale	2	Unit	\$560,000	03 Nov 2025
 4/2 Helm St Aspendale	3	Townhouse	\$1,410,000	01 Nov 2025
 8a Afton Way Aspendale	4	Townhouse	\$1,700,000	27 Oct 2025
 12 Willmott St Aspendale	2	House	\$1,090,000	27 Oct 2025
 19 Bowman St Aspendale	4	House	\$2,335,000	26 Oct 2025
 1/60 Nepean Hwy Aspendale	3	Townhouse	\$1,420,000	25 Oct 2025



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 01/02/2026

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.