



Aspendale Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ASPENDALE SUBURB REPORT

Median house price¹

Median
\$1.49m

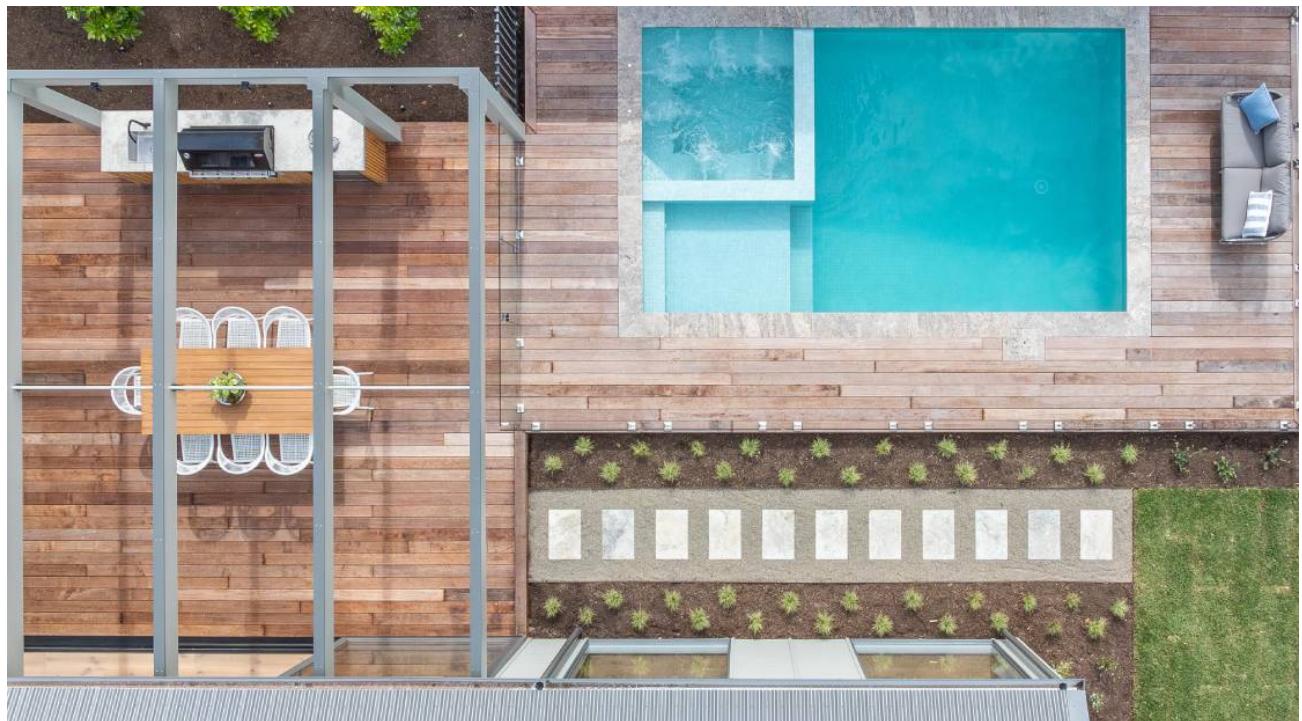
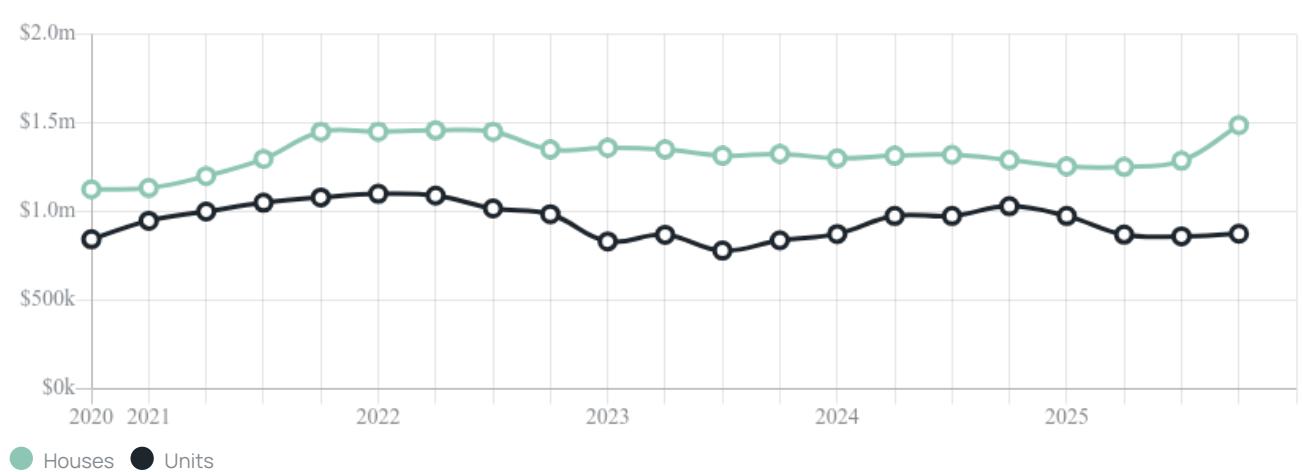
Quarterly price change
15.64% 

Median unit price¹

Median
\$875k

Quarterly price change
1.74% 

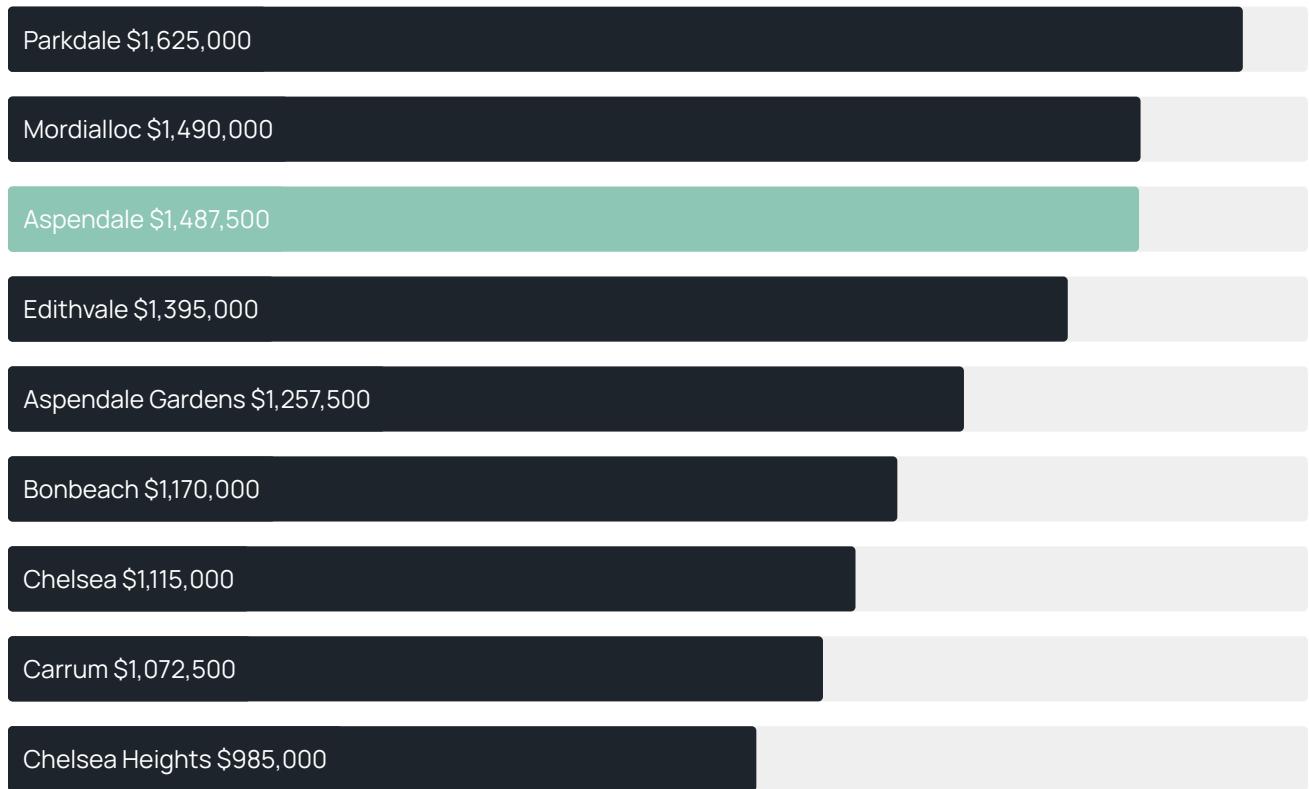
Quarterly price change¹



Surrounding Suburbs

ASPENDALE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ASPENDALE SUBURB REPORT

Sale method²



● Auction 71%
● Private 29%

Auction clearance rate³

70.83%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 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
 1/204 Nepean Hwy Aspendale	2	Townhouse	\$795,000	31 Dec 2025
 8 Eulinga Av Aspendale	2	House	\$1,651,000	20 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
 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

Sold Properties

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	12 Willmott St Aspendale	2	House	\$1,090,000
	1/60 Nepean Hwy Aspendale	3	Townhouse	\$1,420,000
	10 Gothic Rd Aspendale	4	Townhouse	\$1,475,000
	8 Balaka Av Aspendale	3	House	\$1,350,000
	3/94 Station St Aspendale	4	Townhouse	\$1,285,000
	31 Albany Cr Aspendale	4	House	\$1,510,000
	8b Afton Way Aspendale	4	House	\$1,700,000
	8 Gothic Rd Aspendale	3	House	\$1,244,000
	5/52 Nepean Hwy Aspendale	4	House	\$2,580,000
	8 James Av Aspendale	4	House	\$2,475,000



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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 19/01/2026

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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