



Aspendale

Suburb Report



Your connection to property insights



JellisCraig

ASPENDALE SUBURB REPORT

Median house price¹

Median

\$1.47m

Quarterly price change

-2.98% ↓

Median unit price¹

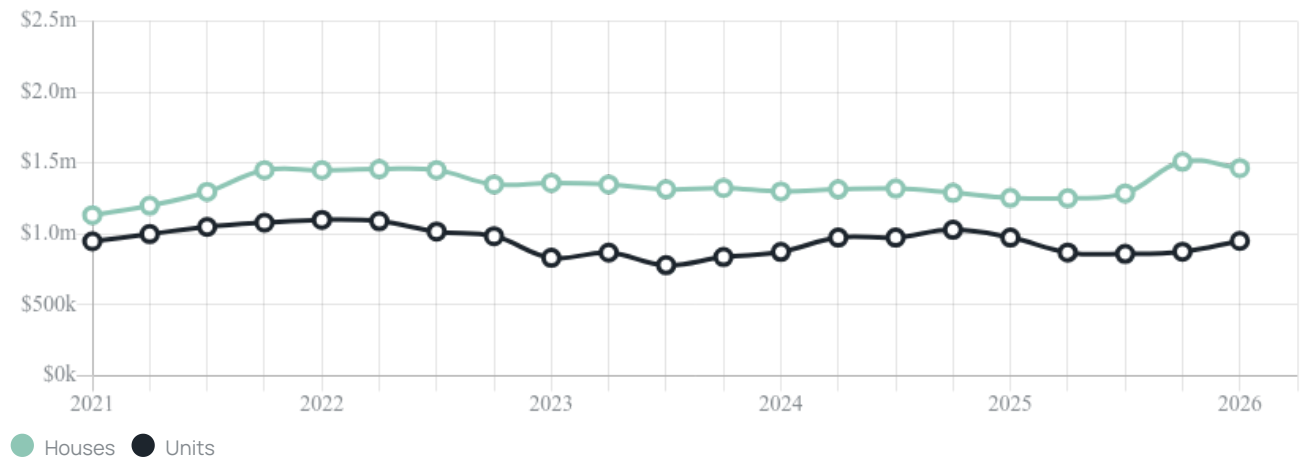
Median

\$951k

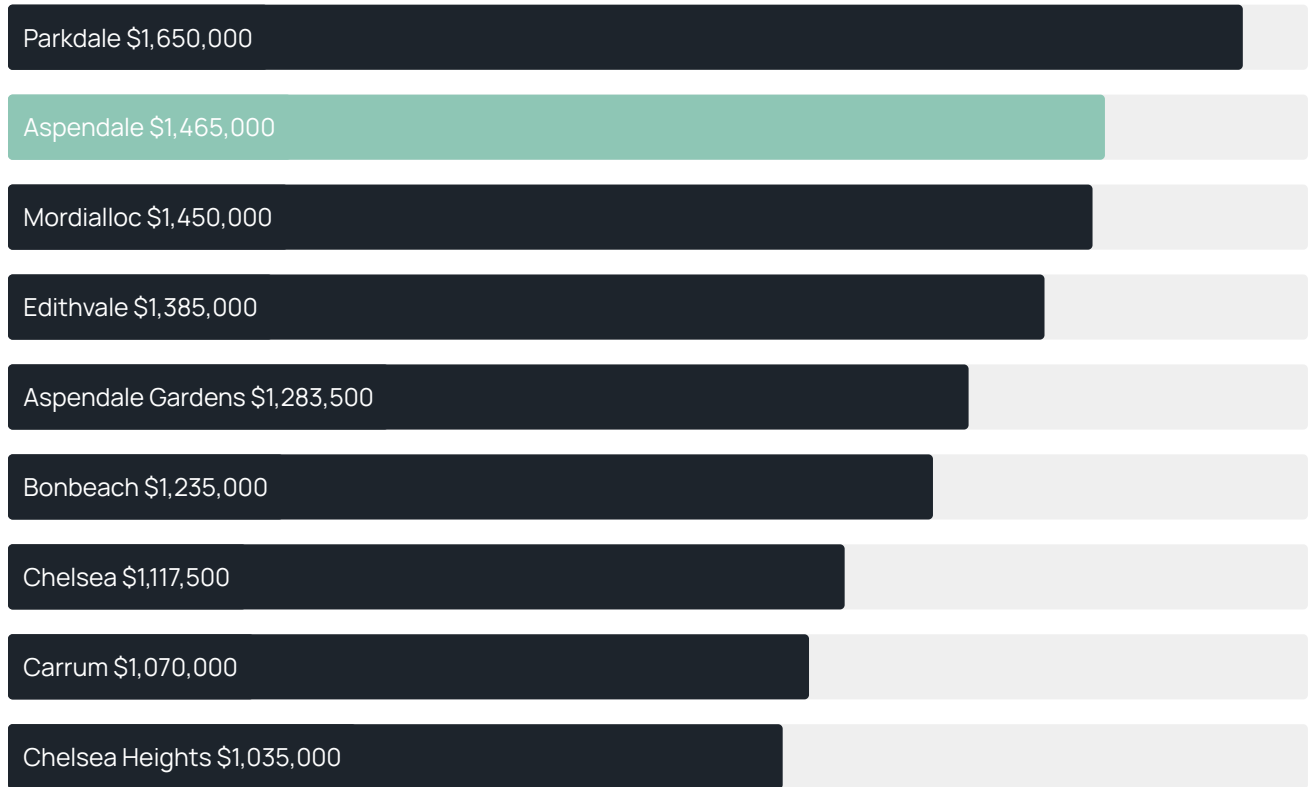
Quarterly price change

8.68% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 47%
● Private 53%

Auction clearance rate³

73.33%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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

\$850 per week

Median age⁵

40 years

Rental yield¹

3.63%








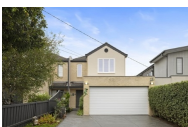


Median household size⁵

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
 73 Laura St Aspendale	2	House	\$1,000,000	16 May 2026
 7/7 Parkview Dr Aspendale	3	Townhouse	\$865,000	11 May 2026
 9 James Av Aspendale	3	House	\$1,356,000	07 May 2026
 34 Laura St Aspendale	3	House	\$1,374,000	02 May 2026
 4/17-19 Birdwood St Aspendale	2	Unit	\$735,000	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
 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
 7/34 Nepean Hwy Aspendale	2	Apartment	\$502,000	04 Apr 2026

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1/60 Laura St Aspendale	2	House	\$870,000	28 Mar 2026
 30/18 Robertson Pde Aspendale	2	Unit	\$780,000	28 Mar 2026
 10 Cooina Dr Aspendale	4	House	\$1,275,000	28 Mar 2026
 33b Sixth Av Aspendale	4	Townhouse	\$1,590,000	19 Mar 2026
 13/6 Robertson Pde Aspendale	2	Flat/Unit/Apartment	\$707,000	15 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

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2c Anchor St Aspendale	4	House	\$1,395,000	28 Feb 2026
 4 Pine Ct Aspendale	4	House	\$1,320,000	27 Feb 2026
 33a Sixth Av Aspendale	4	Townhouse	\$1,600,000	27 Feb 2026
 12 Gothic Rd Aspendale	4	House	\$1,600,000	25 Feb 2026
 2 Gothic Rd Aspendale	2	Unit	\$865,000	14 Feb 2026
 43 James Av Aspendale	3	House	\$1,360,000	14 Feb 2026
 11 Albany Cr Aspendale	4	House	\$1,371,000	14 Feb 2026
 61 Niringa Av Aspendale	3	House	\$1,190,000	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



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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 01/06/2026

- 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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