



Aspendale

Suburb Report



Your connection to property insights



JellisCraig

ASPENDALE SUBURB REPORT

Median house price¹

Median

\$1.49m

Quarterly price change

15.64% ↑

Median unit price¹

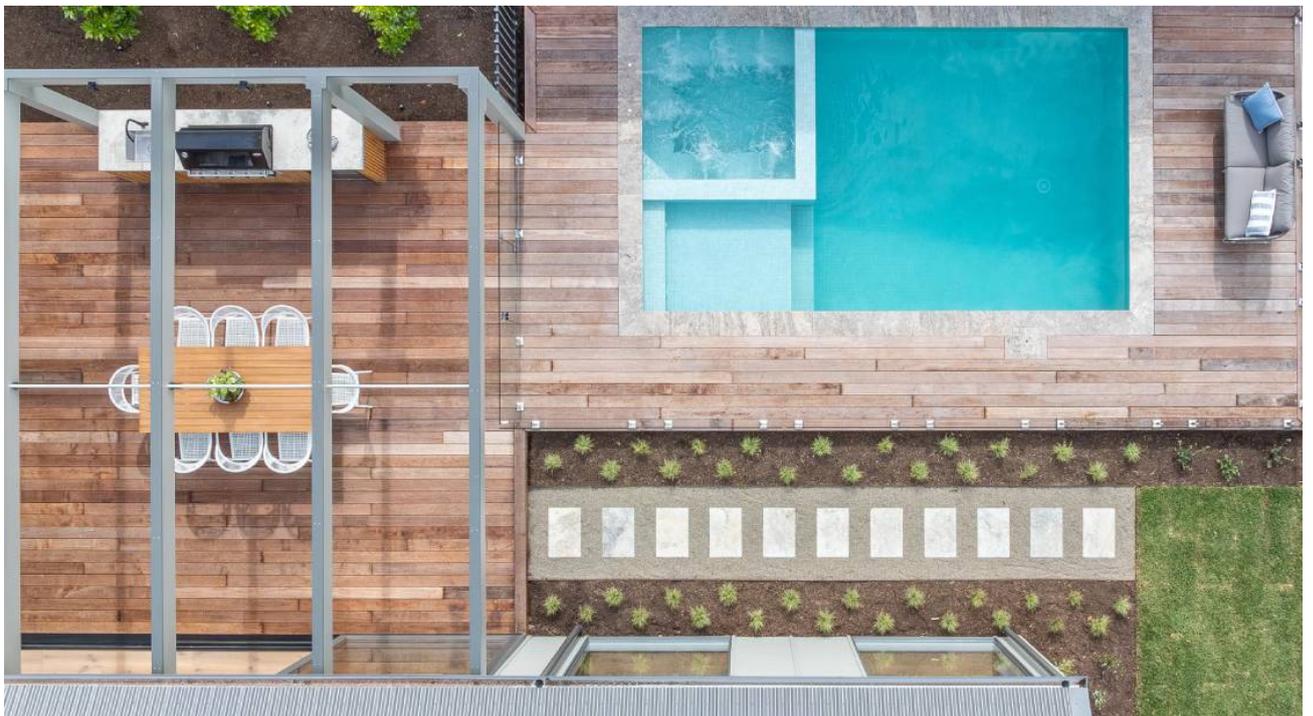
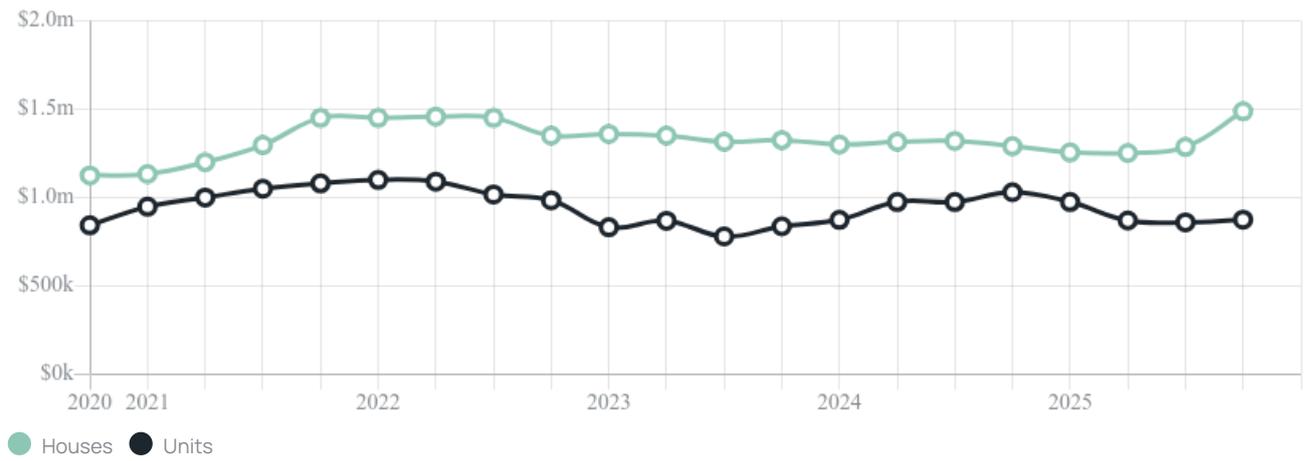
Median

\$875k

Quarterly price change

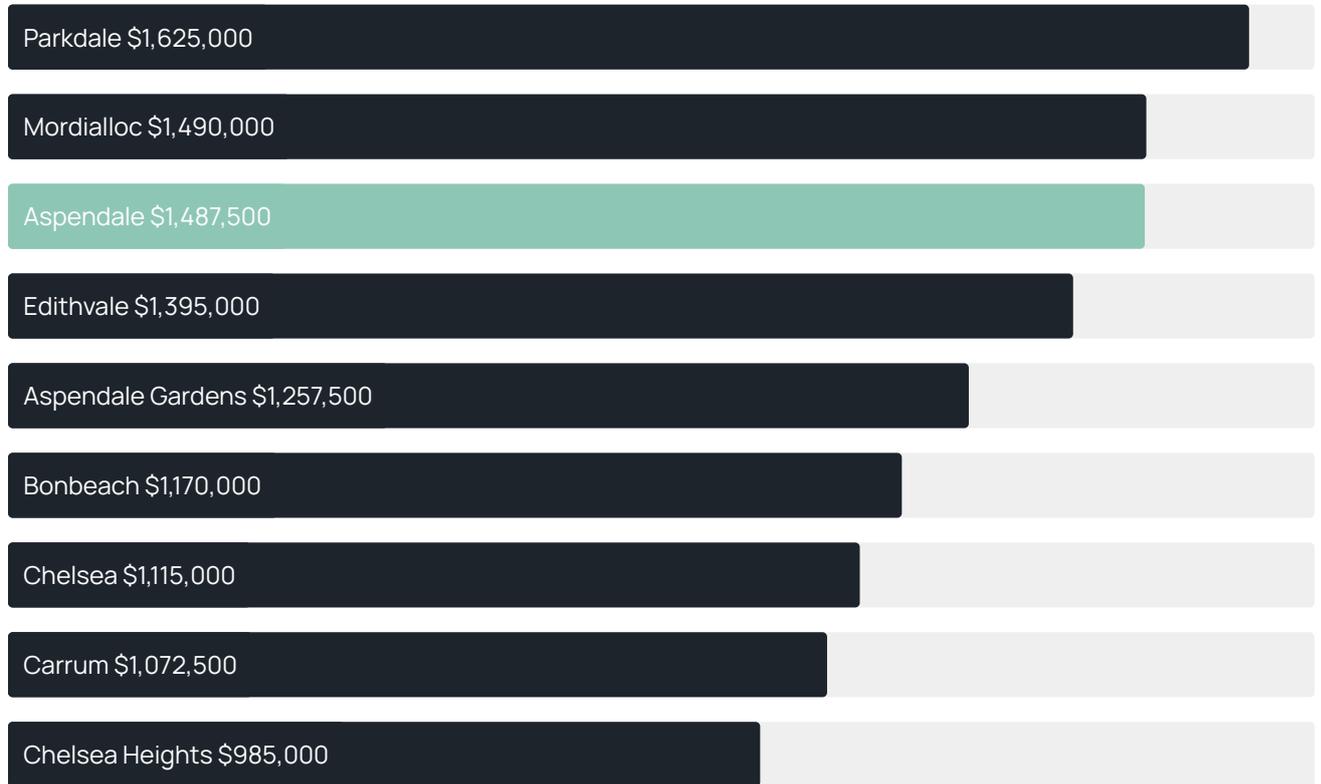
1.74% ↑

Quarterly price change¹



ASPENDALE SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

78.95%

Median days on market³

31 days

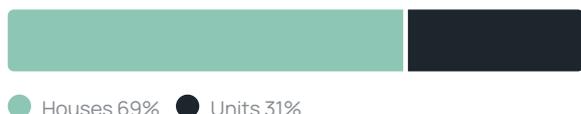
Jellis Craig average inspection attendance per listing⁴

31 groups

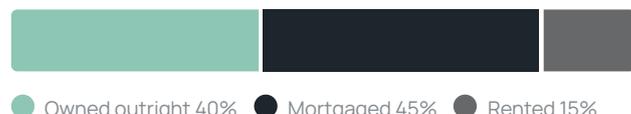
Average hold period¹

6.8 years

Dwelling type⁵



Ownership⁵



Population⁵

7,285

Median asking rent¹

\$895 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
 2c Anchor St Aspendale	4	House	\$1,395,000	28 Feb 2026
 11 Albany Cr Aspendale	4	House	\$1,371,000	14 Feb 2026
 61 Nirringa Av Aspendale	3	House	\$1,190,000	14 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
 2/2 Helm St Aspendale	3	Townhouse	\$1,400,000	06 Feb 2026
 13/148 Nepean Hwy Aspendale	3	Townhouse	\$962,000	02 Feb 2026
 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

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 33c Sixth Av Aspendale	4	Townhouse	\$1,590,000	22 Jan 2026
 1/204 Nepean Hwy Aspendale	2	Townhouse	\$795,000	31 Dec 2025
 135a Nepean Hwy Aspendale	3	Townhouse	\$1,333,000	22 Dec 2025
 8 Eulinga Av Aspendale	2	House	\$1,651,000	20 Dec 2025
 2/14 Lawrence Av Aspendale	2	Townhouse	\$852,000	16 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
 12 Laura St Aspendale	5	House	\$1,900,000	02 Dec 2025

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
 6 Kelly La Aspendale	3	Townhouse	\$1,025,000	29 Nov 2025
 2 Ann Ct Aspendale	4	House	\$1,220,000	29 Nov 2025
 1a Ruvina St Aspendale	3	House	\$1,090,000	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
 3/14 Lawrence Av Aspendale	2	Townhouse	\$870,000	21 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



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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 01/03/2026

- 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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