Aspendale

Suburb Report

Your connection to property insights

JellisCraig

ASPENDALE SUBURB REPORT

Median house price

Median[1]

$1.37m

Monthly median price change[2]

-1.51% ↓

Median unit price

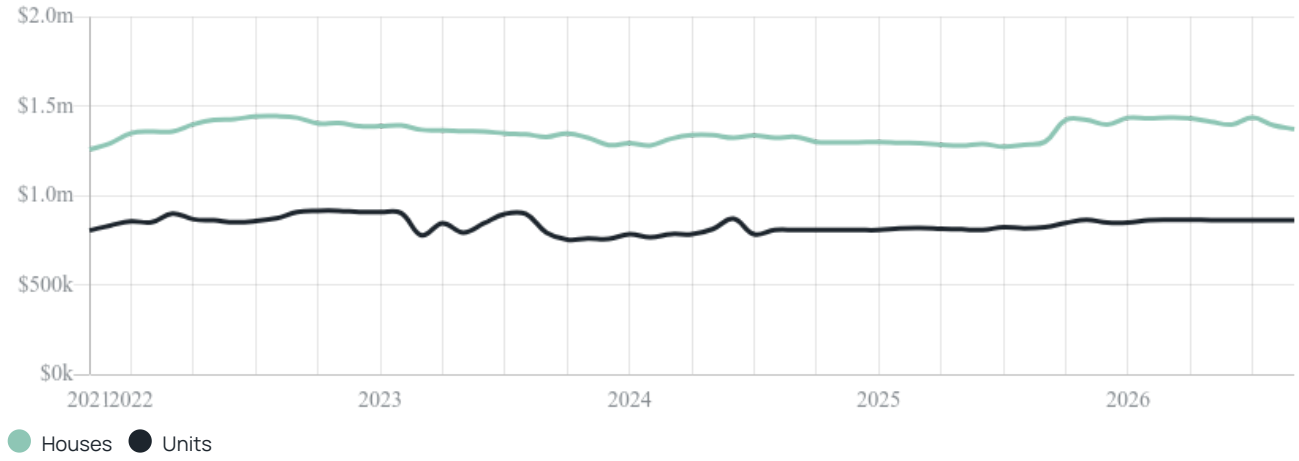
Median[1]

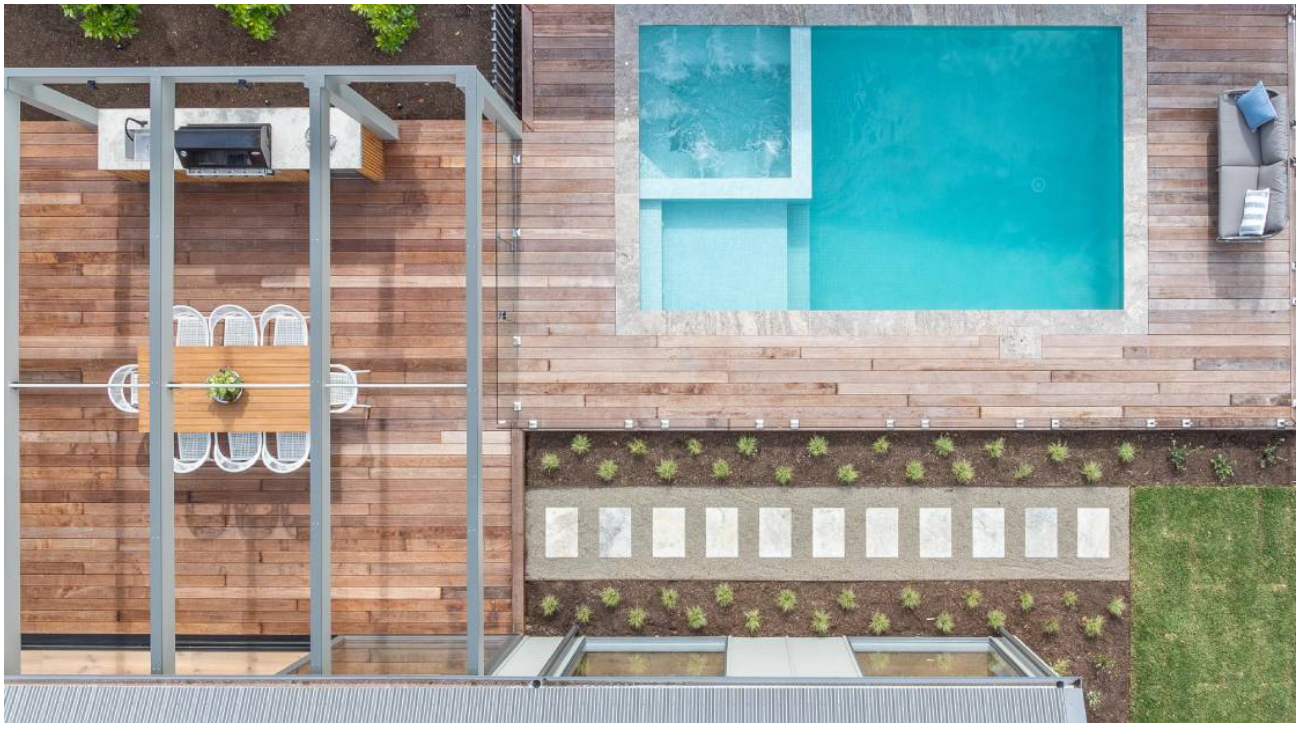
$865k

Monthly median price change[2]

0.00% ↓

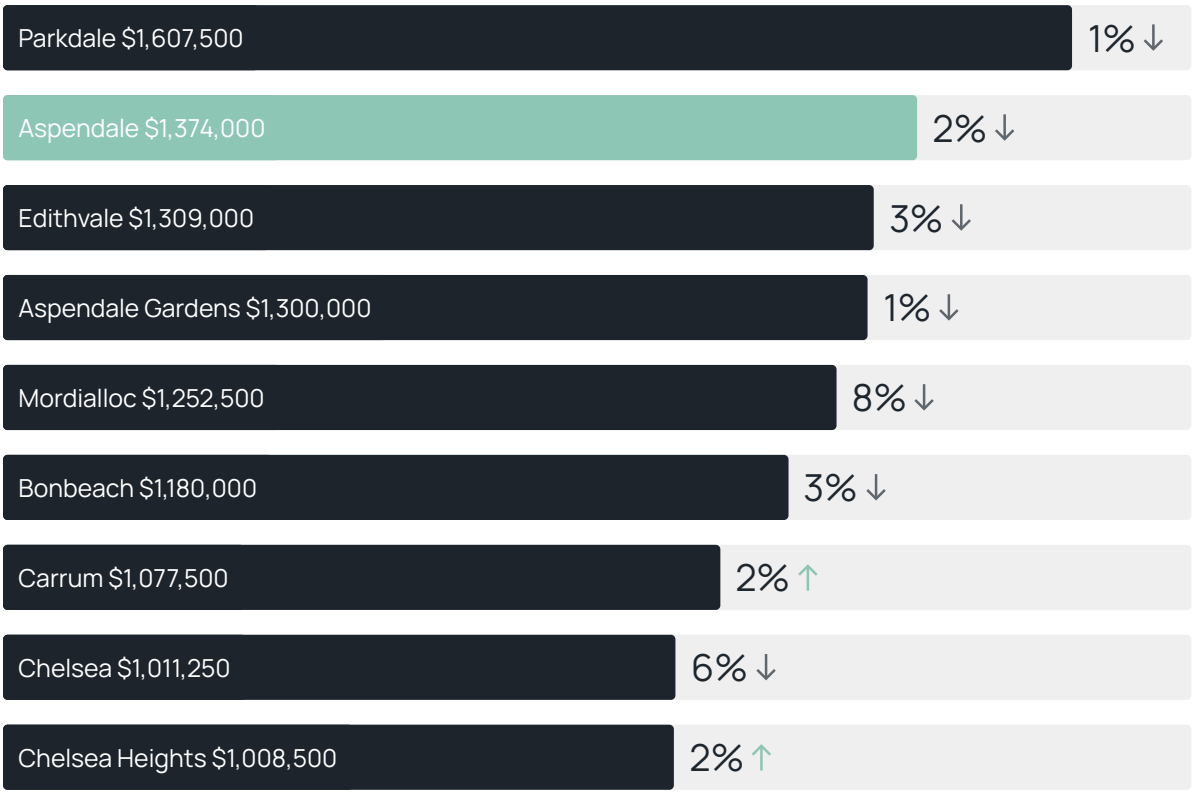
Aspendale monthly median property prices[3]



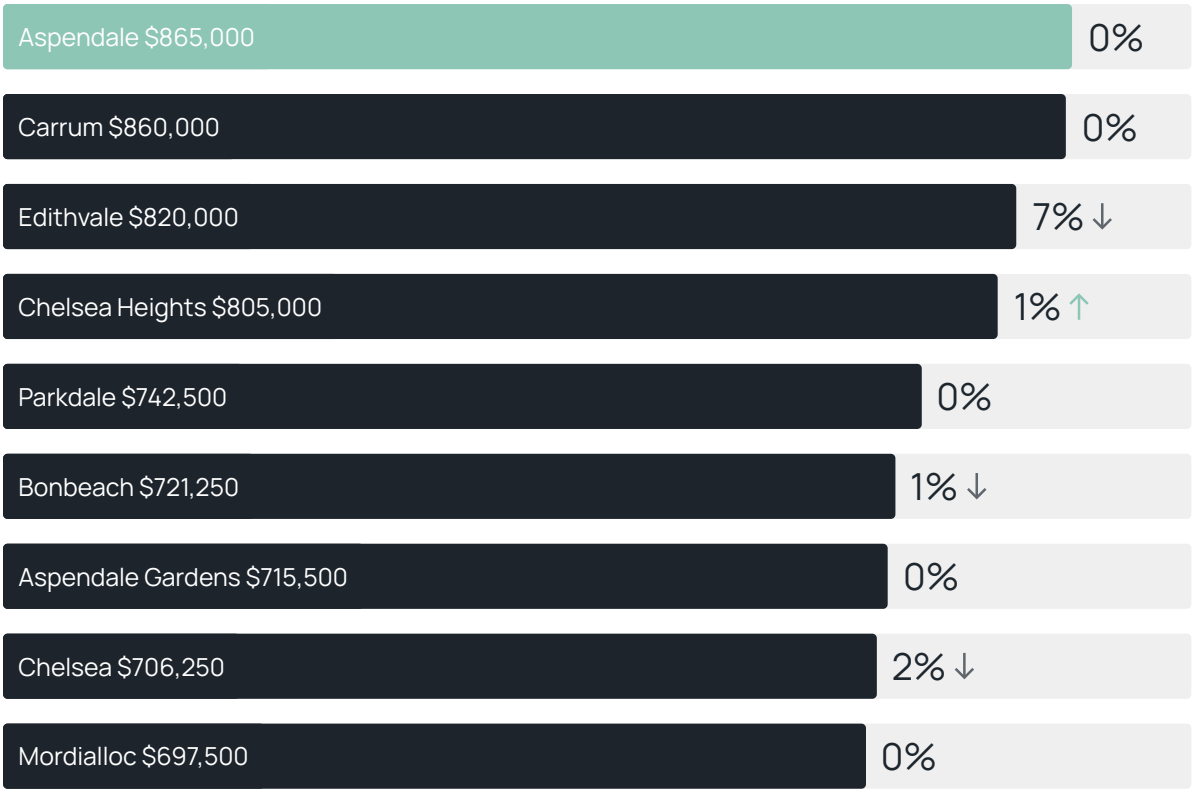


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

64%

Median days on market[5]

House	Unit
27 days	29 days

Jellis Craig average inspection attendance per listing[6]

48 groups

Average hold period[1]

House	Unit
10.8 years	12.8 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

7,285

Median age[7]

40 years

Median household size[7]

2.7 people

Median asking rent per week[1]

House	Unit
$800	$693

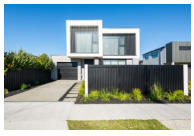
Rental yield[8]

House	Unit
3.42%	4.02%

Sold Properties

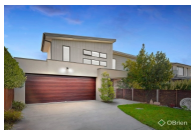
Recent Aspendale sales[5]

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
	1/34 Eulinga Avenue Aspendale	3	Unit	$1,085,000	24 Oct 2026
	18 Yalambee Avenue Aspendale	3	House	$1,200,000	14 Oct 2026
	4 Gothic Road Aspendale	2	Unit	$814,000	14 Oct 2026
	19 Marabou Place Aspendale	4	House	$1,360,000	10 Oct 2026
	3/98 Station Street Aspendale	3	Unit	$970,000	08 Oct 2026
	1/124-125 Station Street Aspendale	2	Unit	$665,000	07 Oct 2026
	38 Mount View Street Aspendale	3	House	$1,330,000	06 Oct 2026
	3/120 Nepean Highway Aspendale	2	Flat	$480,000	02 Oct 2026
	8 Second Avenue Aspendale	3	House	$1,390,000	02 Oct 2026
	1/14 Lawrence Avenue Aspendale	3	Townhouse	$1,150,000	01 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	8 Ozone Avenue Aspendale	5	House	Undisclosed	01 Oct 2026
	73 Nepean Highway Aspendale	4	House	Undisclosed	30 Sep 2026
	28 Albany Crescent Aspendale	3	House	Undisclosed	30 Sep 2026
	4/116 Nepean Highway Aspendale	2	Unit	$740,000	30 Sep 2026
	48 Albany Crescent Aspendale	3	House	$1,130,000	28 Sep 2026
	35C Sixth Avenue Aspendale	4	Townhouse	$1,515,000	24 Sep 2026
	69 Station Street Aspendale	2	Unit	$775,000	21 Sep 2026
	6 Gothic Road Aspendale	2	House	$900,000	12 Sep 2026
	20 Tarongo Drive Aspendale	3	House	$1,061,000	12 Sep 2026
	3 Balaka Avenue Aspendale	4	House	$1,210,000	10 Sep 2026

Address		Bedrooms	Type	Price	Sold
	14 Tarongo Drive Aspendale	4	House	Undisclosed	09 Sep 2026
	7B Anchor Street Aspendale	3	House	$1,190,000	31 Aug 2026
	9 Longbeach Close Aspendale	2	Unit	$883,000	29 Aug 2026
	67 Tarongo Drive Aspendale	4	House	$1,225,000	14 Aug 2026
	22 Longbeach Close Aspendale	2	House	$830,000	09 Aug 2026
	123B Station Street Aspendale	4	Townhouse	$1,220,000	06 Aug 2026
	7 Nirringa Avenue Aspendale	4	House	$1,250,000	30 Jul 2026
	1/25-27 Nepean Highway Aspendale	2	Unit	$695,000	28 Jul 2026
	173 Station Street Aspendale	2	House	$805,000	27 Jul 2026
	8B Marabou Place Aspendale	4	Townhouse	$1,480,000	25 Jul 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by PropTrack

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).