



Aspendale

Suburb Report



Your connection to property insights



JellisCraig

ASPENDALE SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

-2.45% ↓

Median unit price¹

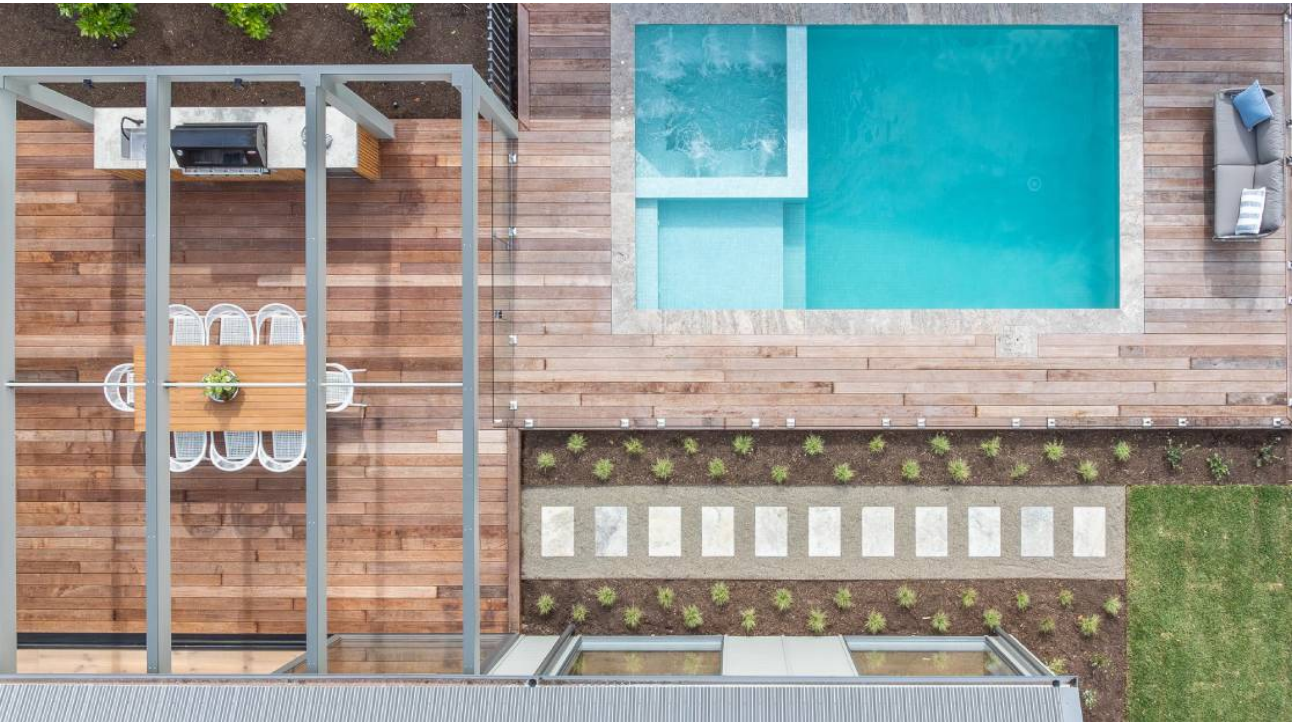
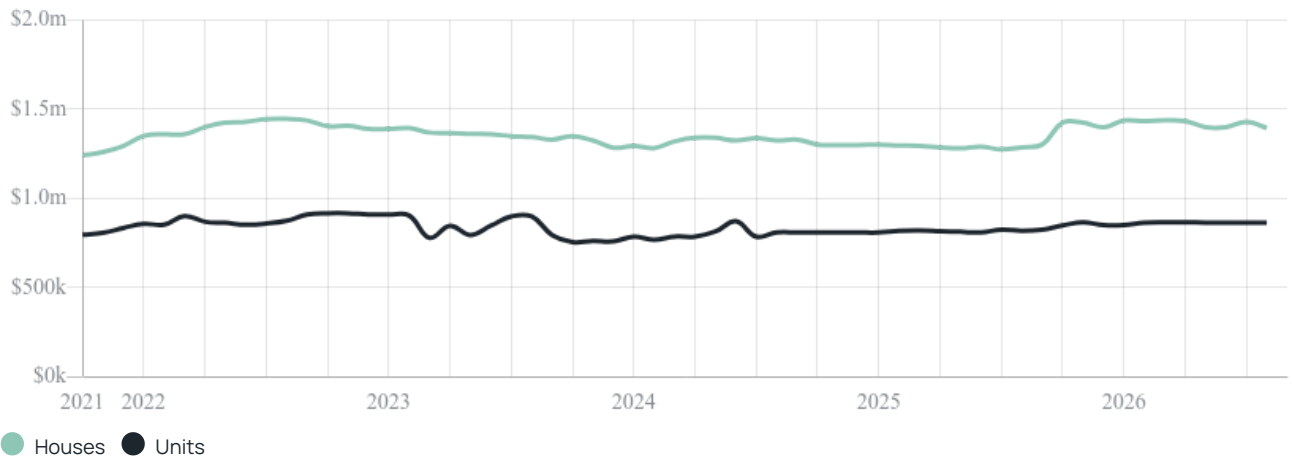
Median

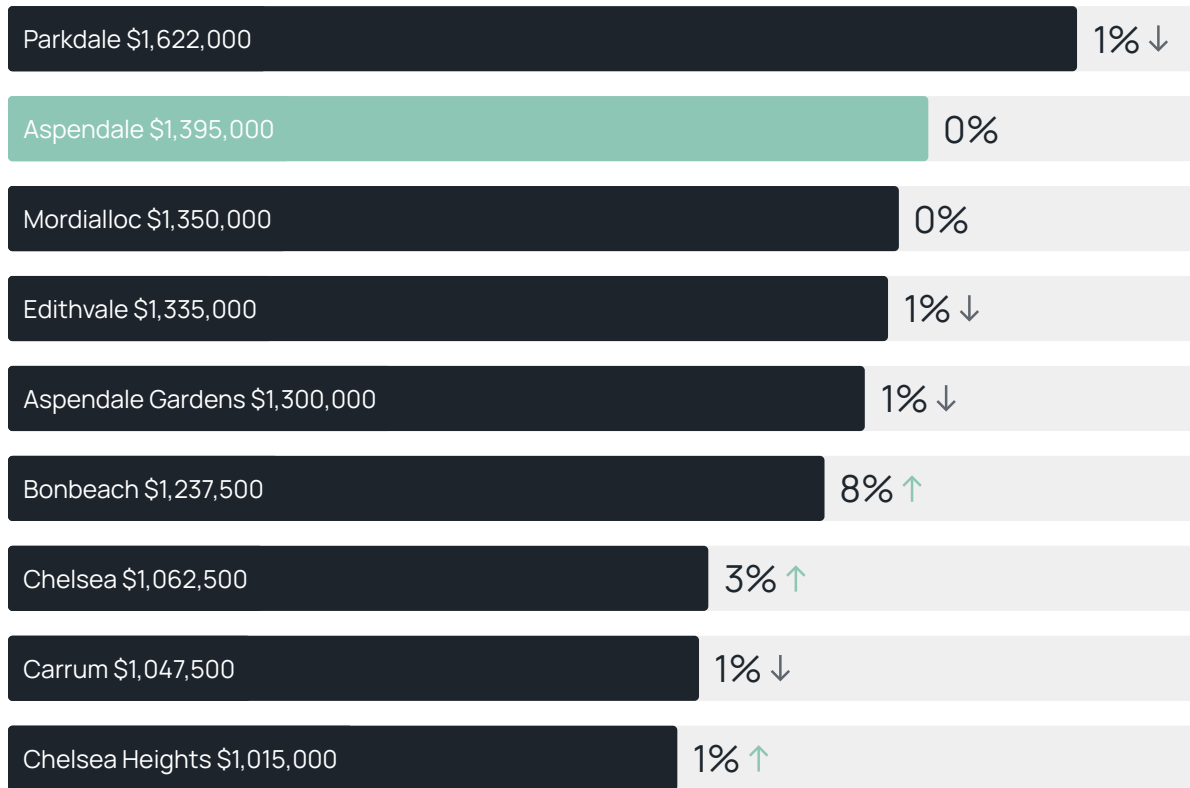
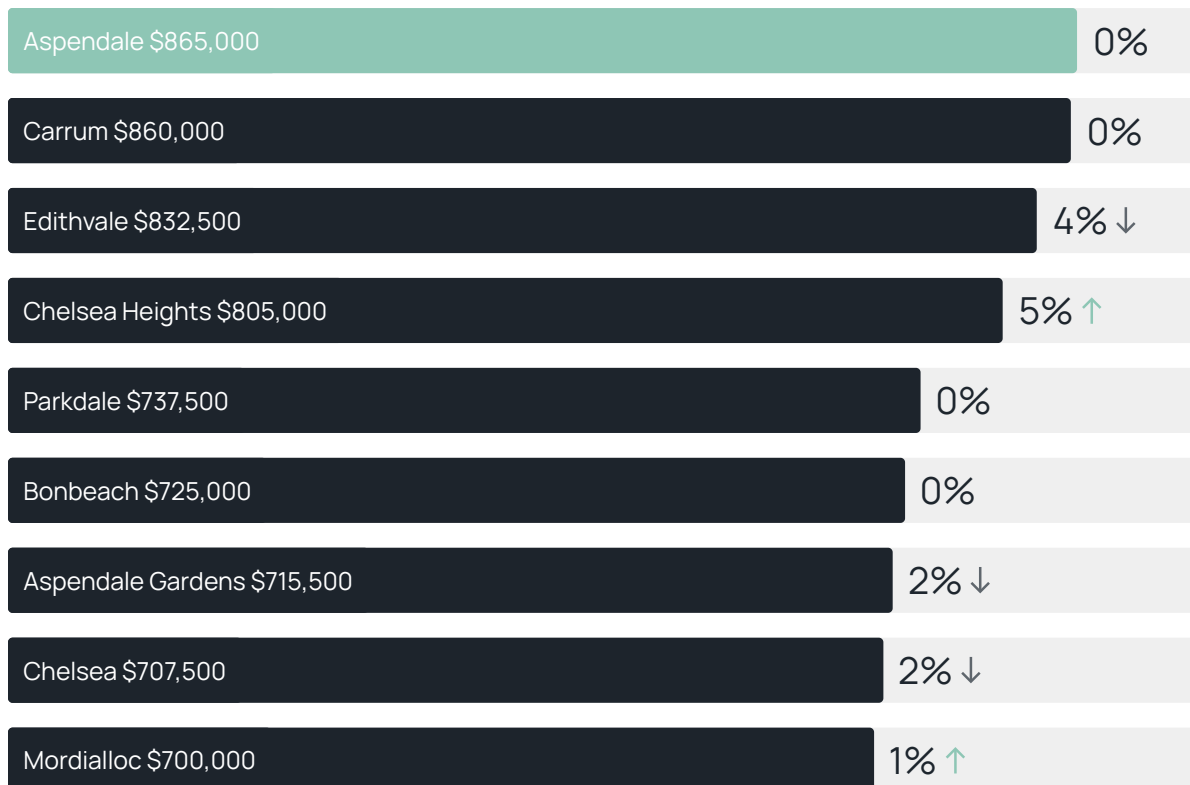
\$865k

Quarterly price change

0.00% ↓

Aspendale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 43%
● Private 57%

Auction clearance rate³

46.15%

Median days on market³

House

Unit

26 days

29 days

Jellis Craig average inspection attendance per listing⁴

46 groups

Average hold period¹

House

Unit

11.7 years

13.4 years

Dwelling type⁵

● Houses 78% ● Units 22%

Ownership⁵

● Owned outright 39% ● Mortgaged 43% ● Rented 18%

Population⁵

7,285

Median asking rent per week¹

Unit

\$795

\$680

Median age⁵

40 years

Rental yield¹

House

Unit

3.28%

3.95%

Median household size⁵

2.7 people

Recent Aspendale sales²

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
 28 Albany Crescent Aspendale	3	House	Undisclosed	30 Sep 2026
 35C Sixth Avenue Aspendale	4	Townhouse	\$1,515,000	24 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
 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	Undisclosed	09 Aug 2026

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 1 Mount View Street Aspendale	4	House	\$1,580,000	24 Jul 2026
 2/60 Laura Street Aspendale	3	Unit	\$1,040,000	11 Jul 2026
 25B Bowman Street Aspendale	3	Townhouse	Undisclosed	10 Jul 2026
 15 Lincoln Parade Aspendale	2	House	\$1,317,500	04 Jul 2026
 1 Lawrence Avenue Aspendale	5	House	\$1,460,000	03 Jul 2026

ASPENDALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 136 Nepean Highway Aspendale	4	Townhouse	\$1,300,000	02 Jul 2026
 80 Nepean Highway Aspendale	0	Residential_land	Undisclosed	29 Jun 2026
 57 Albany Crescent Aspendale	3	House	\$1,285,000	20 Jun 2026
 195B Nepean Highway Aspendale	3	House	\$1,327,500	12 Jun 2026
 16/5 Taylor Avenue Aspendale	2	Apartment	\$700,000	12 Jun 2026
 34/18 Robertson Parade Aspendale	2	Unit	\$780,000	08 Jun 2026
 19 James Avenue Aspendale	4	House	\$2,000,000	30 May 2026
 14b Ebb Street Aspendale	3	Townhouse	\$1,475,000	26 May 2026
 3/49 Nepean Highway Aspendale	3	Townhouse	\$871,000	19 May 2026
 73 Laura Street Aspendale	2	House	\$1,000,000	16 May 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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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).