



Springvale

Suburb Report



Your connection to property insights



JellisCraig

SPRINGVALE SUBURB REPORT

Median house price¹

Median

\$975k

Quarterly price change

0.30% ↑

Median unit price¹

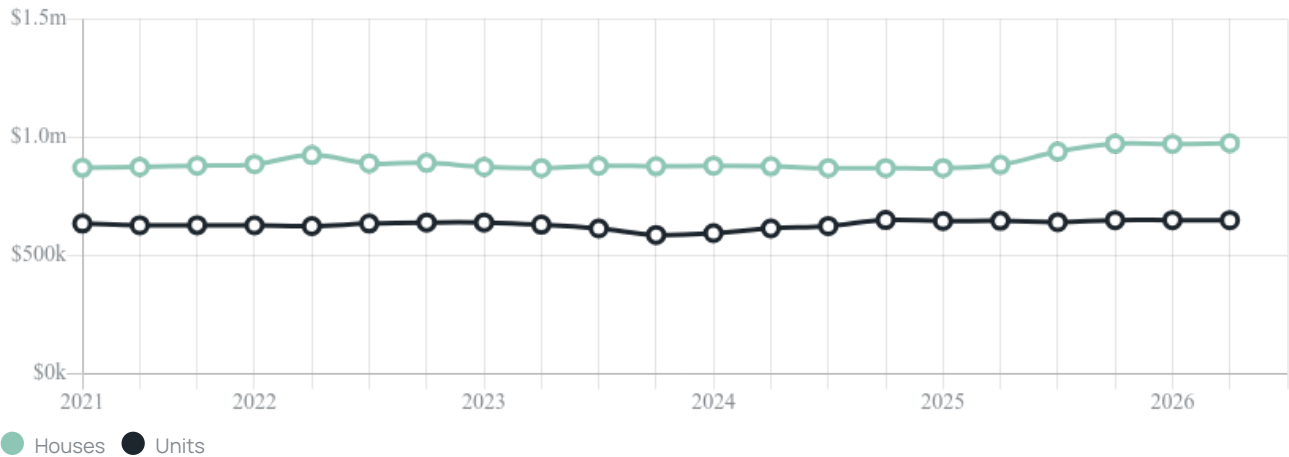
Median

\$650k

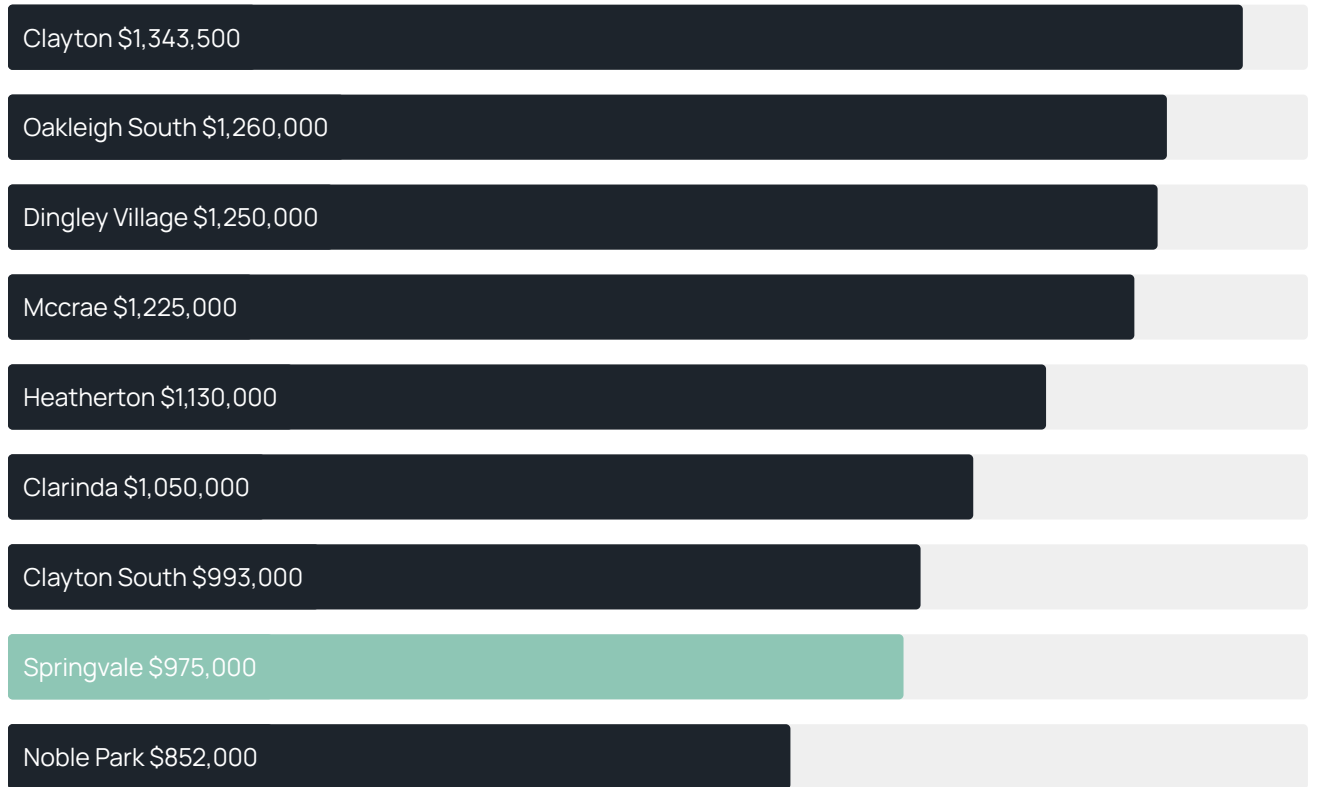
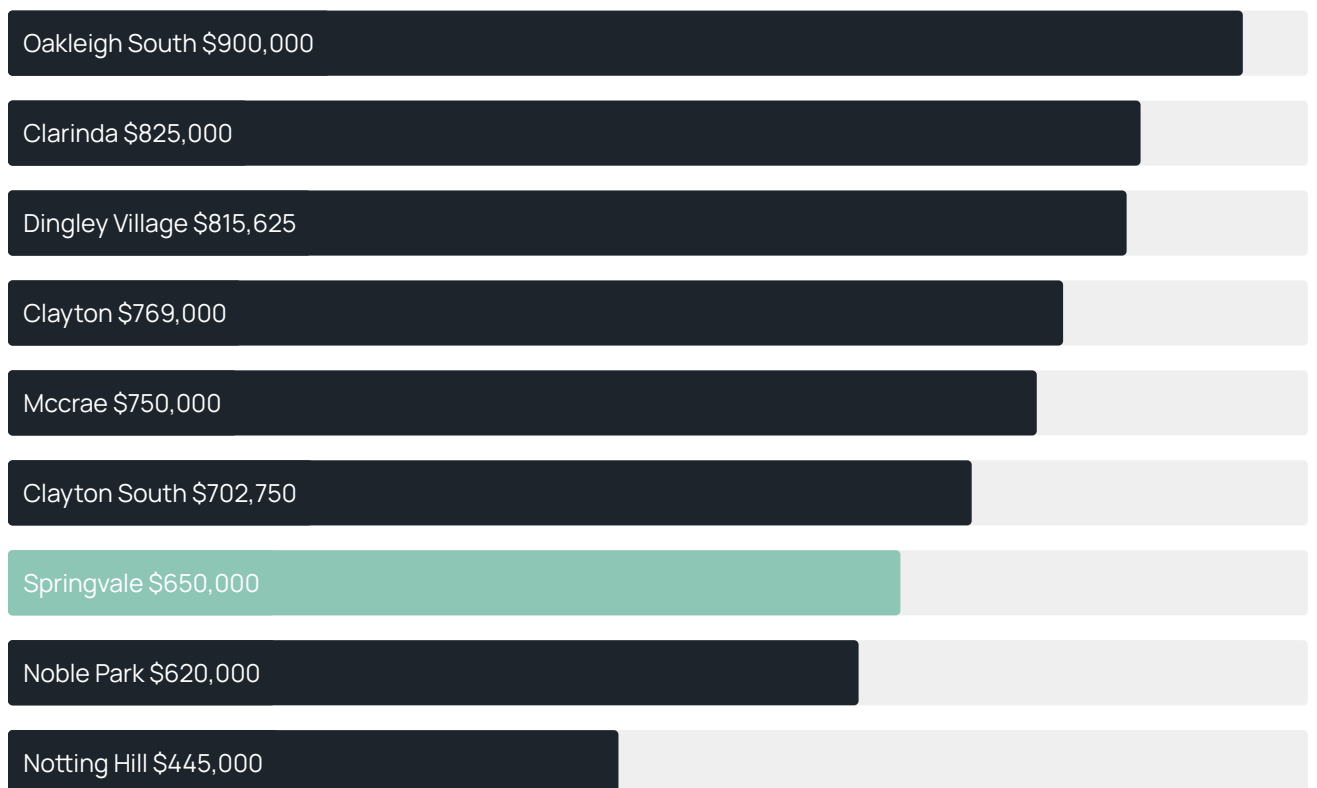
Quarterly price change

0.00% ↓

Quarterly price change¹



SPRINGVALE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 81%
● Private 19%

Auction clearance rate³

54.76%Median days on market³

32 daysJellis Craig average inspection attendance per listing⁴

32 groupsAverage hold period¹

5.7 yearsDwelling type⁵

● Houses 69% ● Units 31%

Ownership⁵

● Owned outright 38% ● Mortgaged 28% ● Rented 34%

Population⁵

22,174Median asking rent¹

\$600 per weekPopulation growth⁵

2.12%Rental yield¹

3.3%Median age⁵

36 yearsMedian household size⁵

2.9 people

SPRINGVALE SUBURB REPORT

Recent Springvale 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
 8 Gunther Av Springvale	3	House	\$950,000	30 Jul 2026
 4/14 St James Av Springvale	2	Unit	\$640,000	27 Jul 2026
 18 Kallista Rd Springvale	3	House	\$880,000	22 Jul 2026
 54 Peter St Springvale	4	House	\$991,000	18 Jul 2026
 22 Lewis St Springvale	3	House	\$850,000	17 Jul 2026
 8 Hodgkinson Ct Springvale	5	House	\$1,050,000	15 Jul 2026
 4/44 View Rd Springvale	2	Townhouse	\$615,000	14 Jul 2026
 43 Gove St Springvale	4	House	\$1,075,000	11 Jul 2026
 1 Reilly St Springvale	4	House	\$927,000	04 Jul 2026
 3/929 Heatherton Rd Springvale	3	Unit	\$790,000	04 Jul 2026

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16/104-108 Springvale Rd Springvale	2	House	\$385,000	02 Jul 2026
 4/61 Balmoral Av Springvale	1	Unit	\$327,000	30 Jun 2026
 16 Binda Av Springvale	3	Townhouse	\$808,888	30 Jun 2026
 2/63 Royal Av Springvale	2	Townhouse	\$680,000	28 Jun 2026
 68 Kemp St Springvale	4	House	\$958,000	27 Jun 2026
 168 Westall Rd Springvale	3	House	\$721,000	13 Jun 2026
 2 Hillcrest Gr Springvale	3	House	\$1,070,000	13 Jun 2026
 45 Quarter Cirt Springvale	3	Townhouse	\$730,000	13 Jun 2026
 1/75-81 View Rd Springvale	3	Unit	\$690,000	12 Jun 2026
 2/47 Albert Av Springvale	2	Unit	\$590,000	06 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 64 Hanleth Av Springvale	3	House	\$936,000	02 Jun 2026
 1/26 Lewis St Springvale	3	House	\$640,000	30 May 2026
 37 Charlton St Springvale	4	House	\$1,200,000	28 May 2026
 29 Nullawil St Springvale	3	House	\$750,000	25 May 2026
 2/10 Turner Cl Springvale	2	Unit	\$605,000	21 May 2026
 30 Heather Gr SPRINGVALE	3	House	\$952,000	16 May 2026
 41 Regent Av Springvale	5	House	\$1,500,000	16 May 2026
 12B Burrapike Av Springvale	4	Flat/Unit/Apartment	\$1,142,000	14 May 2026
 6/14 Lucian Av Springvale	2	House	\$658,000	11 May 2026
 10 Neale St Springvale	3	House	\$1,105,000	09 May 2026



Jellis Craig Bentleigh

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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 01/08/2026

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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