



# Springvale Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## SPRINGVALE SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$972k

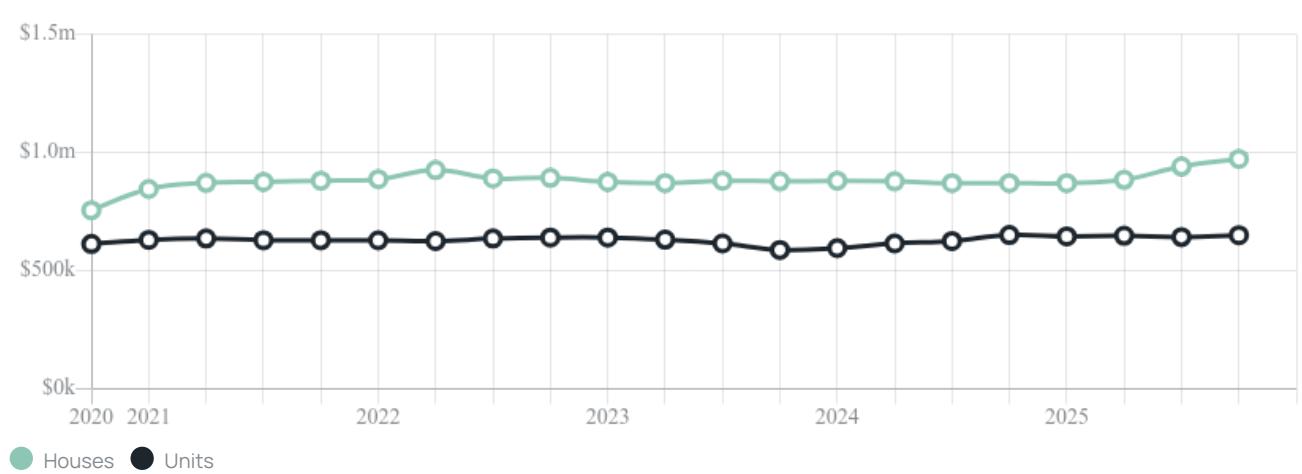
Quarterly price change  
3.40% 

### Median unit price<sup>1</sup>

Median  
\$650k

Quarterly price change  
1.24% 

### Quarterly price change<sup>1</sup>



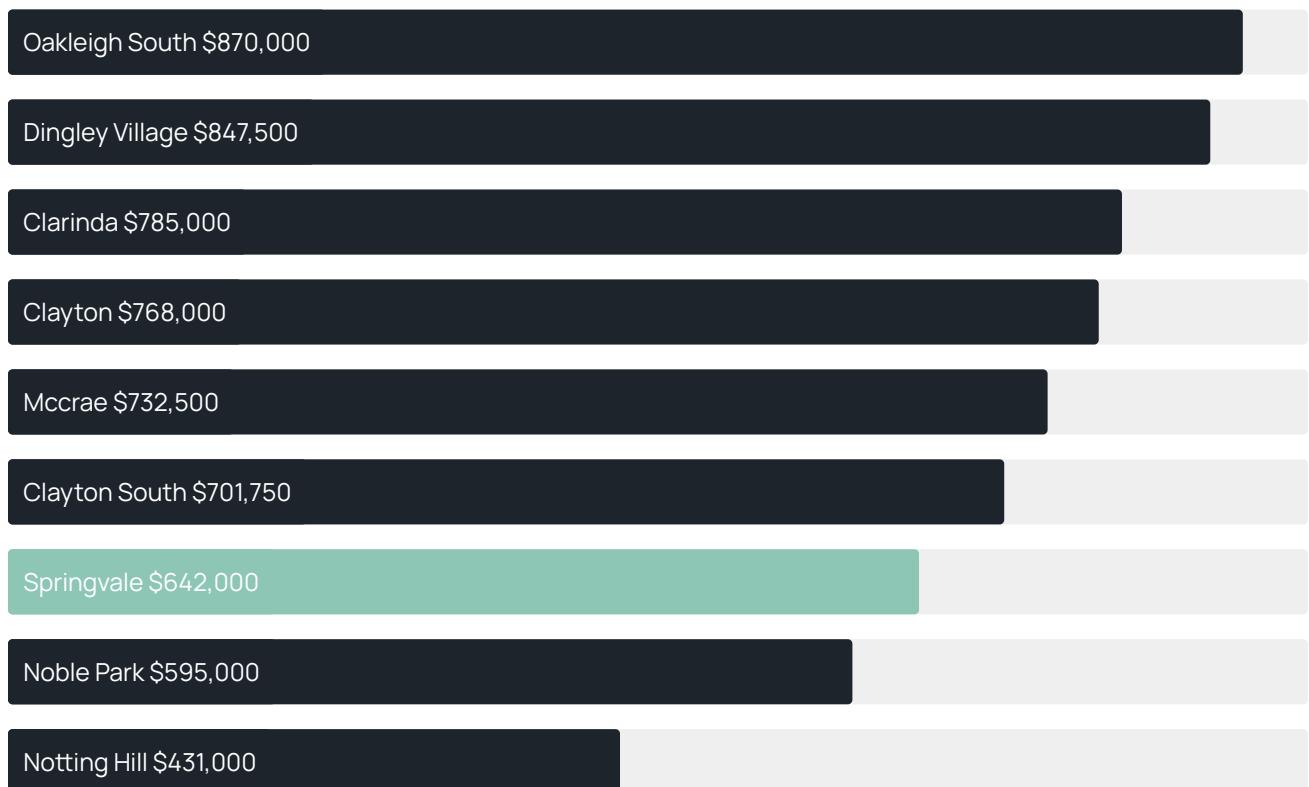
# Surrounding Suburbs

## SPRINGVALE SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

## SPRINGVALE SUBURB REPORT

### Sale method<sup>2</sup>



● Auction 71%  
● Private 29%

### Auction clearance rate<sup>3</sup>

**72.22%**

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### Median days on market<sup>3</sup>

**25 days**

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### Jellis Craig average inspection attendance per listing<sup>4</sup>

**25 groups**

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### Average hold period<sup>1</sup>

**5.7 years**

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# Insights

### Dwelling type<sup>5</sup>



● Houses 69% ● Units 31%

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### Ownership<sup>5</sup>



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

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### Population<sup>5</sup>

**22,174**

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### Population growth<sup>5</sup>

**2.12%**

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### Median age<sup>5</sup>

**36 years**

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### Median asking rent<sup>1</sup>

**\$580 per week**

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### Rental yield<sup>1</sup>

**3.3%**

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### Median household size<sup>5</sup>

**2.9 people**

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 4/72-74 Regent Av Springvale	2	Unit	\$690,000	27 Jan 2026
 41 Moncur Av Springvale	4	House	\$1,125,000	28 Dec 2025
 30 Gunther Av Springvale	3	House	\$990,000	22 Dec 2025
 2/927 Heatherton Rd SPRINGVALE	3	Townhouse	\$720,000	20 Dec 2025
 11 Goodwood Dr Springvale	4	House	\$966,000	13 Dec 2025
 120 Regent Av Springvale	3	House	\$1,290,000	13 Dec 2025
 1 Charles Av Springvale	4	House	\$905,000	11 Dec 2025
 28 Billing St Springvale	4	House	\$811,000	09 Dec 2025
 12 Hillcrest Gr Springvale	4	House	\$973,000	07 Dec 2025
 114 Regent Av Springvale	3	House	\$1,175,000	06 Dec 2025

# Sold Properties

## SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Oak Gr Springvale	3	House	\$935,000	06 Dec 2025
 1 Burrapike Av Springvale	3	House	\$997,000	06 Dec 2025
 86 Springvale Rd Springvale	3	House	\$698,500	04 Dec 2025
 1/13 Kemp St Springvale	4	Strata Unit/Flat	\$720,000	03 Dec 2025
 10 Langi St Springvale	3	Strata Unit/Townhouse	\$800,000	03 Dec 2025
 2/36 Moncur Av Springvale	4	Unit	\$851,000	30 Nov 2025
 22 Ann St Springvale	4	House	\$968,000	29 Nov 2025
 3 Quarter Cirt Springvale	3	Townhouse	\$780,000	29 Nov 2025
 15/138 Westall Rd Springvale	3	Unit	\$643,000	28 Nov 2025
 123 Kemp St Springvale	4	House	\$950,000	27 Nov 2025

# Sold Properties

## SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 81 Whitworth Av SPRINGVALE	4	House	\$832,000	24 Nov 2025
 5/13-15 Orsino St Springvale	2	Unit	\$550,000	23 Nov 2025
 47 Gove St Springvale	3	House	\$993,000	22 Nov 2025
	2	Unit	\$625,000	22 Nov 2025
 70a Garnsworthy St Springvale	3	Townhouse	\$885,000	22 Nov 2025
 141 Springvale Rd Springvale	4	House	\$1,198,000	21 Nov 2025
	4	Strata Unit/Flat	\$1,218,000	20 Nov 2025
 94a Regent Av Springvale	2	Unit	\$702,000	17 Nov 2025
 39 Red Hill Rd Springvale	4	House	\$1,198,000	16 Nov 2025
 18 Southdowne Cl Springvale	3	House	\$1,020,000	15 Nov 2025



**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 01/02/2026

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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