



Springvale

Suburb Report



Your connection to property insights



JellisCraig

SPRINGVALE SUBURB REPORT

Median house price¹

Median

\$972k

Quarterly price change

3.40% ↑

Median unit price¹

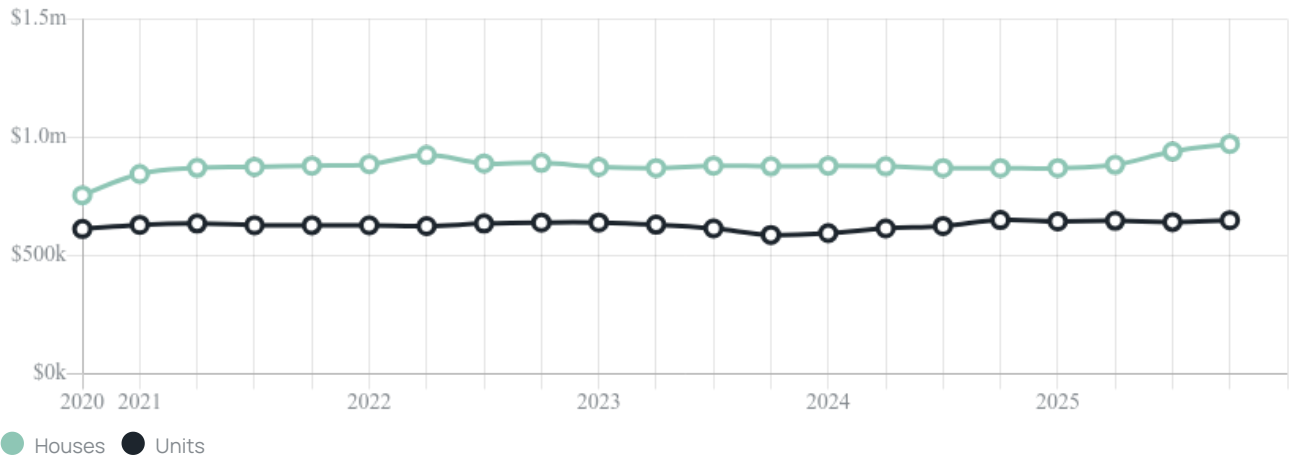
Median

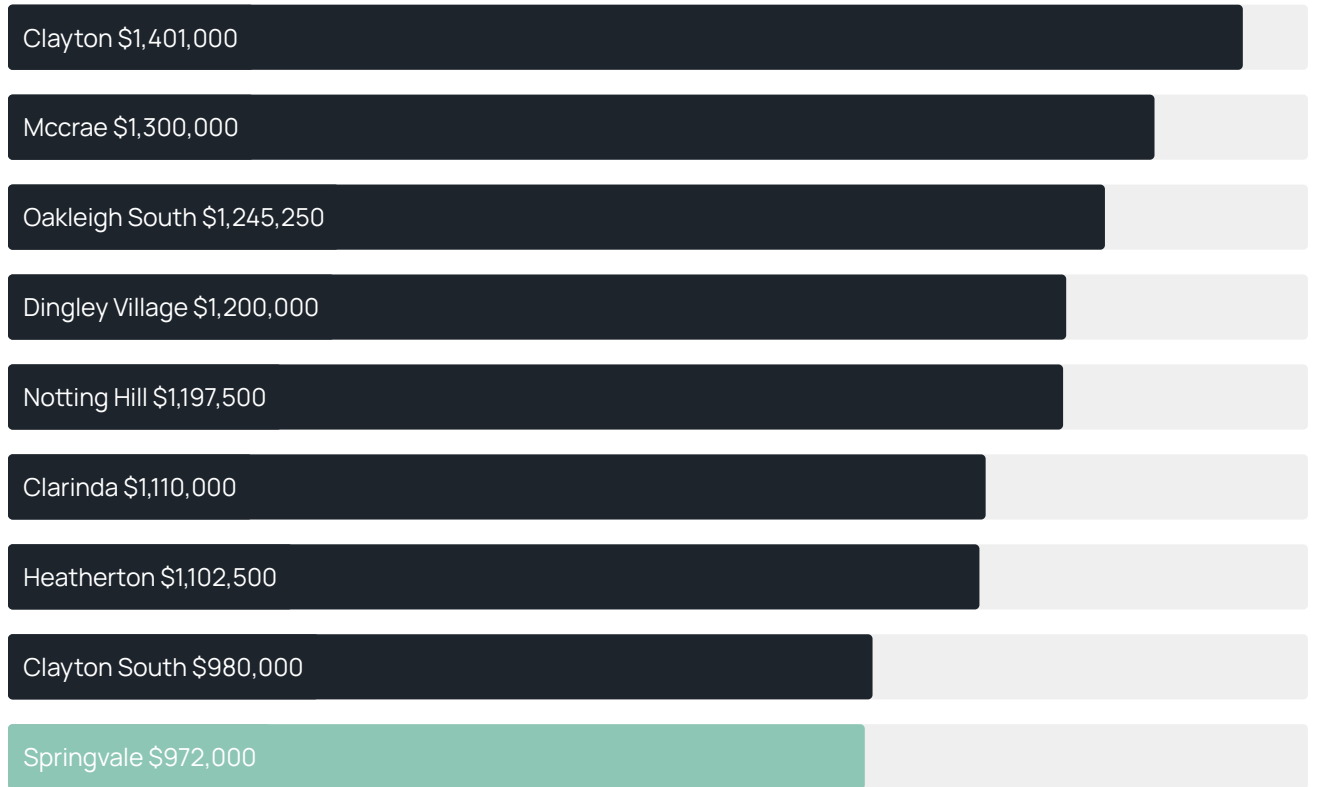
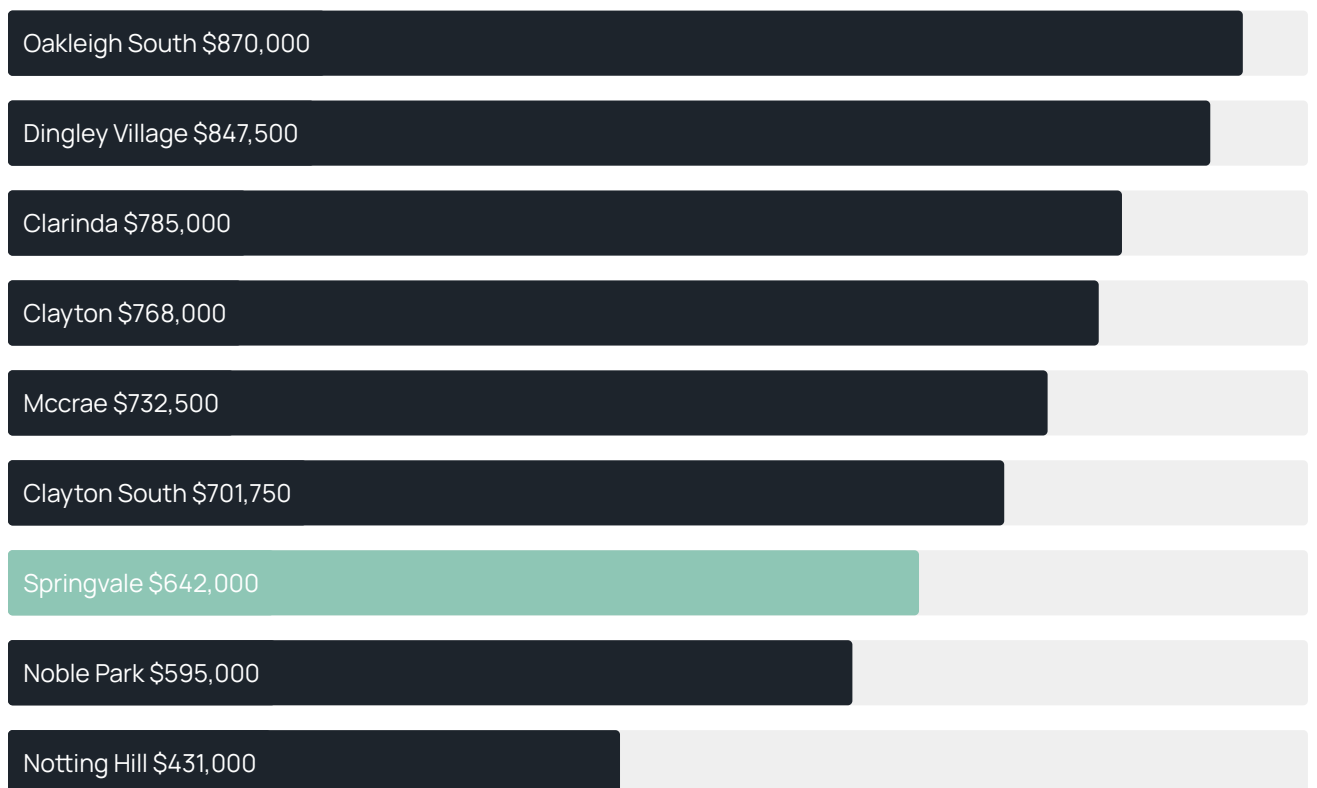
\$650k

Quarterly price change

1.24% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 71%
● Private 29%

Auction clearance rate³

72.22%Median days on market³

25 daysJellis Craig average inspection attendance per listing⁴

25 groupsAverage hold period¹

5.7 yearsDwelling type⁵

● Houses 69% ● Units 31%

Ownership⁵

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

Population⁵

22,174Median asking rent¹

\$580 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 jellisraig.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

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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

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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
 8/24-26 Flynn St Springvale	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
 1/19 Royal Av Springvale	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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