



# Springvale Suburb Report

---

Your connection to property insights



**JellisCraig**

# Property Prices

## SPRINGVALE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$940k

Quarterly price change

6.33% 

Median unit price<sup>1</sup>

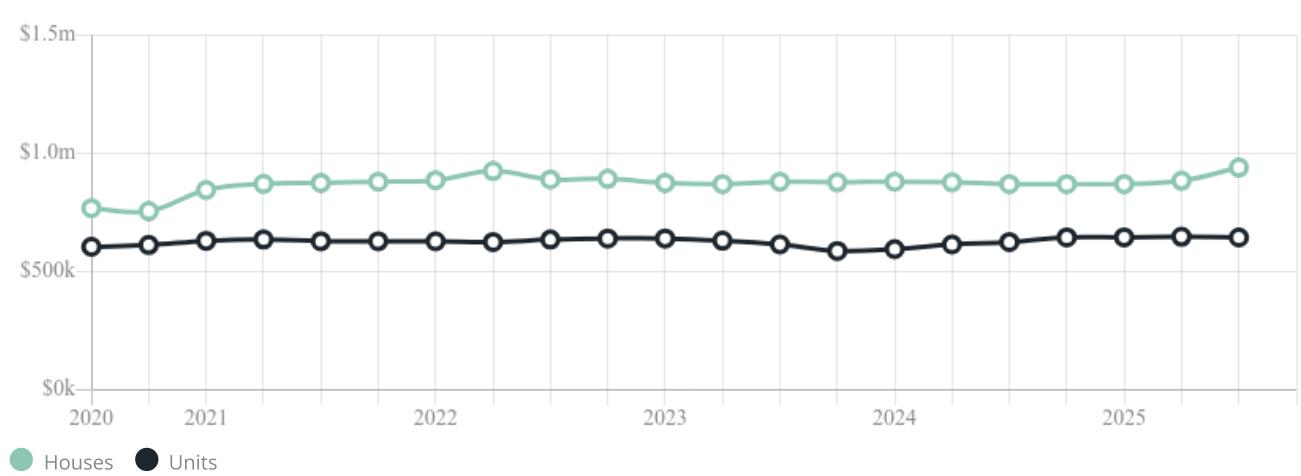
Median

\$645k

Quarterly price change

-0.38% 

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 clearance rate<sup>3</sup>

79.63%

---

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

26 days

---

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

26 groups

---

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

5.7 years

---

# Insights

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



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

22,174

---

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

2.12%

---

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

36 years

---

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



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

\$550 per week

---

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

3.3%

---

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

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

Address	Bedrooms	Type	Price	Sold
 41 Moncur Av Springvale	4	House	\$1,125,000	31 Dec 2025
 30 Gunther Av Springvale	3	House	\$990,000	22 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
 1 Burrapike Av Springvale	3	House	\$997,000	06 Dec 2025
 1/13 Kemp St Springvale	4	Strata Unit/Flat	\$720,000	03 Dec 2025

# Sold Properties

## SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 NO BODY CORPORATE 2/36 Moncur Av Springvale	4	Unit	\$851,000	30 Nov 2025
 3 Quarter Cirt Springvale	3	Townhouse	\$780,000	29 Nov 2025
 22 Ann St Springvale	4	House	\$968,000	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
 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

# Sold Properties

## SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 141 Springvale Rd Springvale	4	House	\$1,198,000	21 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
 3 Lenore St Springvale	3	House	\$960,000	15 Nov 2025
 108/15 Windsor Av Springvale	2	Apartment	\$460,000	10 Nov 2025
 41A Hillcrest Gr Springvale	4	Townhouse	\$1,156,000	08 Nov 2025
 11b Neale St Springvale	4	Townhouse	\$1,175,000	08 Nov 2025
 1/3 Rhodes St Springvale	3	Unit	\$880,000	08 Nov 2025
 8 Charles Av Springvale	3	House	\$840,000	06 Nov 2025



**Jellis Craig Bentleigh**  
Level 1, 277 - 279 Centre Road, Bentleigh  
03 9593 4500

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 08/01/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.