



Springvale

Suburb Report



Your connection to property insights



JellisCraig

SPRINGVALE SUBURB REPORT

Median house price¹

Median

\$972k

Quarterly price change

-0.15% ↓

Median unit price¹

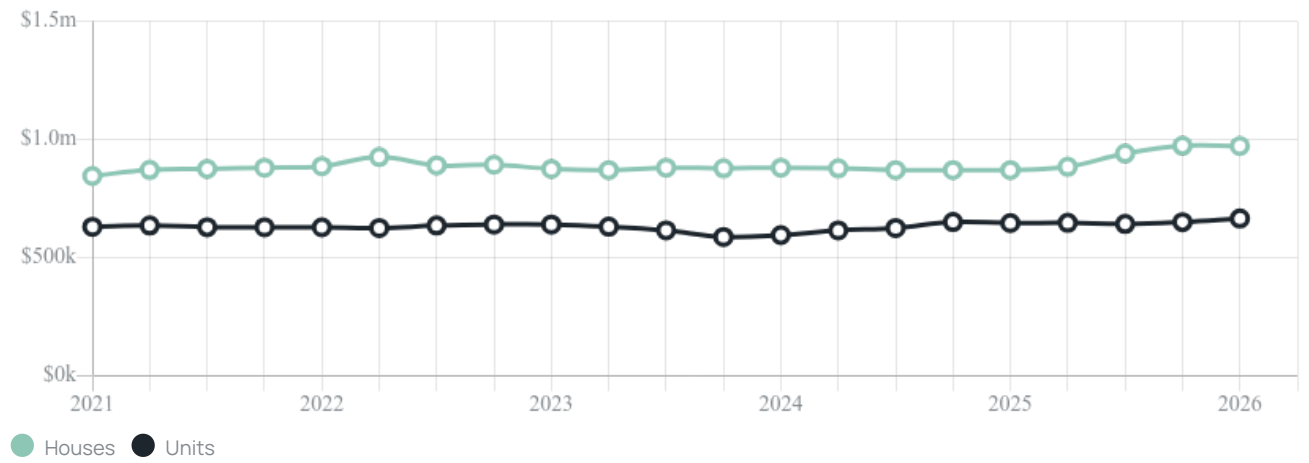
Median

\$665k

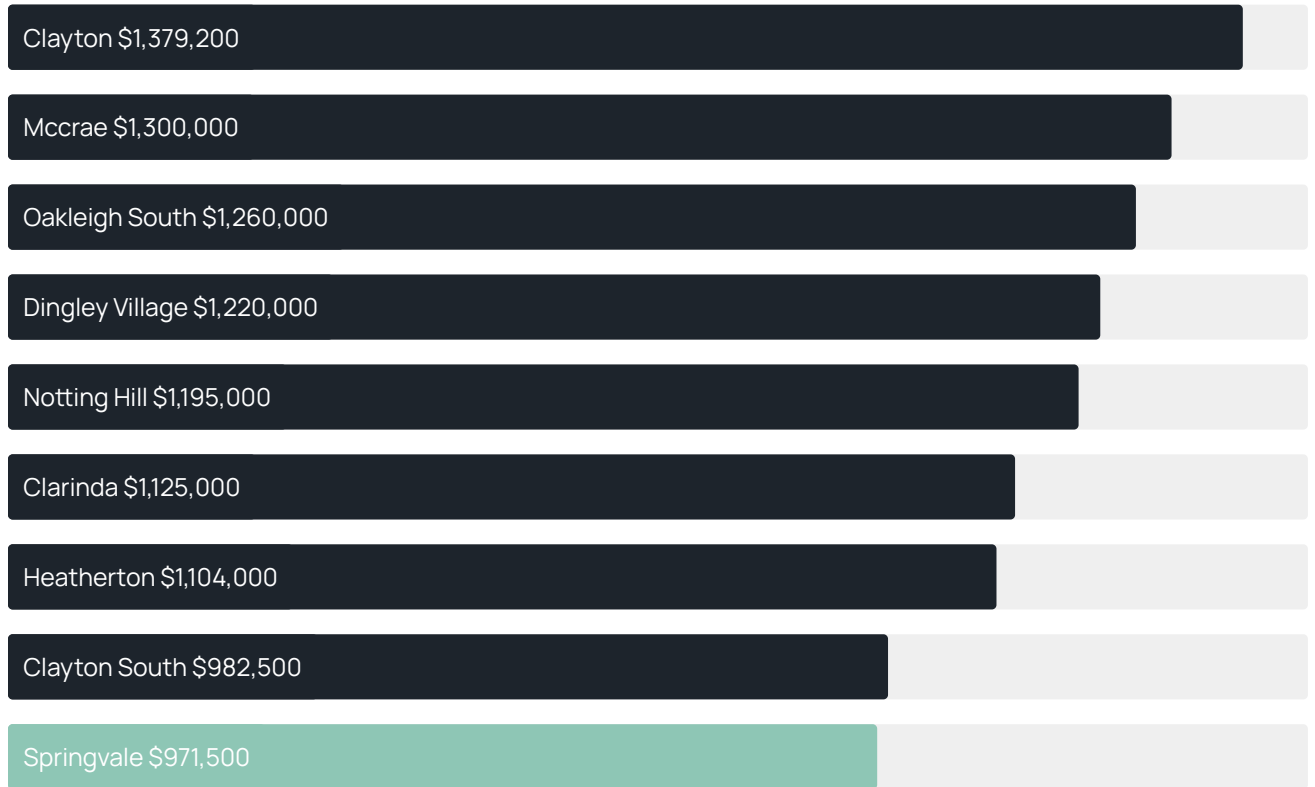
Quarterly price change

2.30% ↑

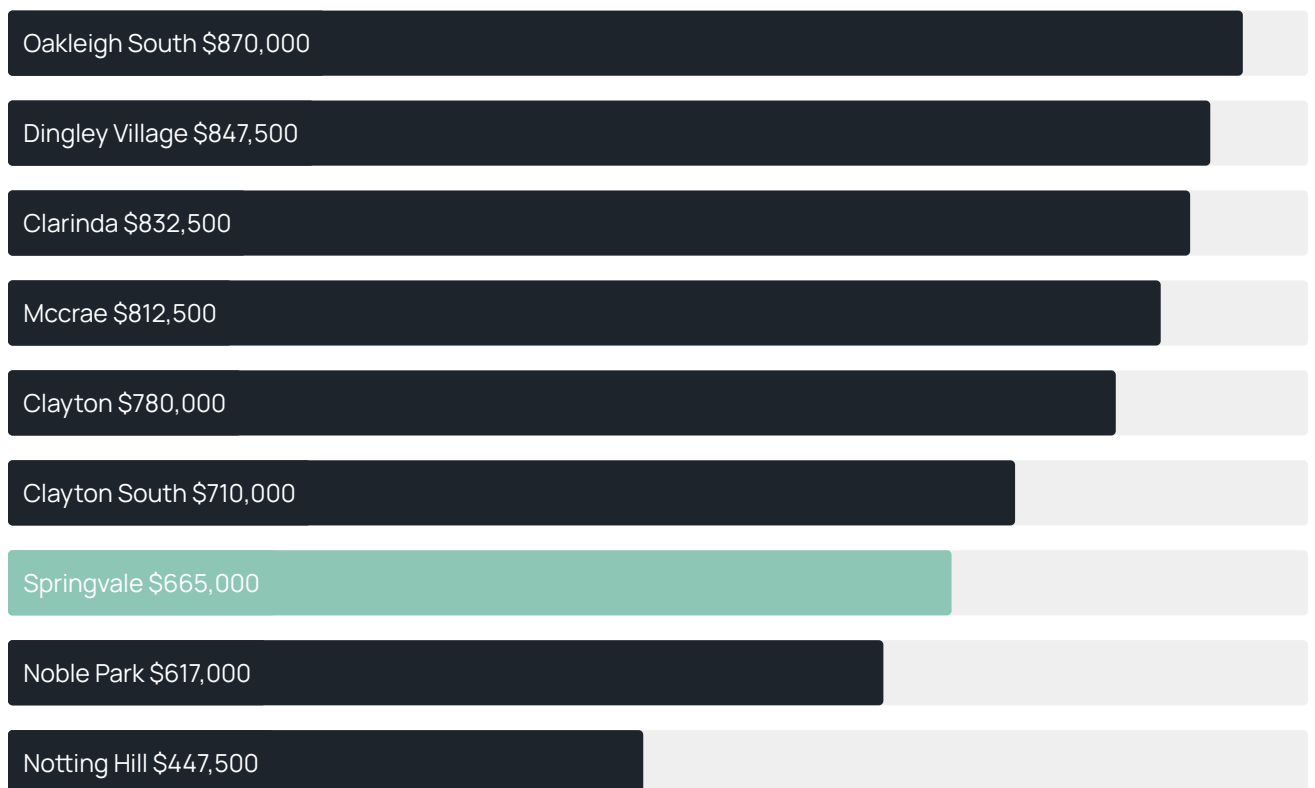
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 69%
● Private 31%

Auction clearance rate³

56.52%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

5.7 years

Dwelling type⁵



● Houses 69% ● Units 31%

Ownership⁵



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

Population⁵

22,174

Median asking rent¹

\$585 per week

Population growth⁵

2.12%

Rental yield¹

3.3%

Median age⁵

36 years











Median household size⁵

2.9 people






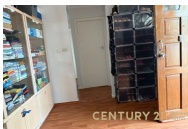




SPRINGVALE SUBURB REPORT

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
 29 Nullawil St Springvale	3	House	\$750,000	25 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
 6/14 Lucian Av Springvale	2	House	\$658,000	11 May 2026
 10 Neale St Springvale	3	House	\$1,105,000	09 May 2026
 84 Windsor Av Springvale	3	House	\$907,500	05 May 2026
 34 View Rd Springvale	4	Townhouse	\$730,000	04 May 2026
 25/949a Heatherton Rd Springvale	2	Unit	\$550,000	02 May 2026
 30 Phillip Av Springvale	4	House	\$896,000	02 May 2026
 6/37-39 Hillcrest Gr Springvale	2	Unit	\$605,000	30 Apr 2026

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Bertha St Springvale	4	House	\$1,110,000	29 Apr 2026
 13/2-6 Kelvin Gr Springvale	1	Apartment	\$330,000	20 Apr 2026
 13/2 Kelvin Gr Springvale	2	Strata Unit/Flat	\$330,000	20 Apr 2026
 150 Westall Rd Springvale	3	House	\$893,000	18 Apr 2026
 1/78 Police Rd Springvale	2	Unit	\$550,000	15 Apr 2026
 8 Thames Av Springvale	3	House	\$930,000	14 Apr 2026
 5 Elm Gr Springvale	3	House	\$980,000	13 Apr 2026
 75 Lewis St Springvale	5	House	\$1,176,000	13 Apr 2026
 7 Boonah St Springvale	3	House	\$855,000	11 Apr 2026
 2/17 Loller St SPRINGVALE	2	Unit	\$652,000	11 Apr 2026

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23 Oak Gr Springvale	4	Flat/Unit/Apartment	\$750,000	09 Apr 2026
 39 Turner Cl Springvale	4	House	\$648,000	09 Apr 2026
 11 Bombala St Springvale	3	Townhouse	\$830,000	07 Apr 2026
 22A Goodwood Dr Springvale	3	Townhouse	\$820,000	07 Apr 2026
 13 Acacia Mews Springvale	4	Townhouse	\$790,000	01 Apr 2026
 2/43 Hope St Springvale	3	Strata Unit/Flat	\$830,000	31 Mar 2026
 18 Ethel Ct Springvale	5	House	\$1,172,500	28 Mar 2026
 9/1a Virginia St Springvale	2	Strata Unit/Flat	\$387,000	27 Mar 2026
 23 Avondale St Springvale	3	House	\$770,000	26 Mar 2026
 3/799 Princes Hwy Springvale	1	Unit	\$360,000	26 Mar 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 01/06/2026

- 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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