



Springvale

# Suburb Report



Your connection to property insights



**JellisCraig**

SPRINGVALE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$972k

Quarterly price change

3.40% ↑

Median unit price<sup>1</sup>

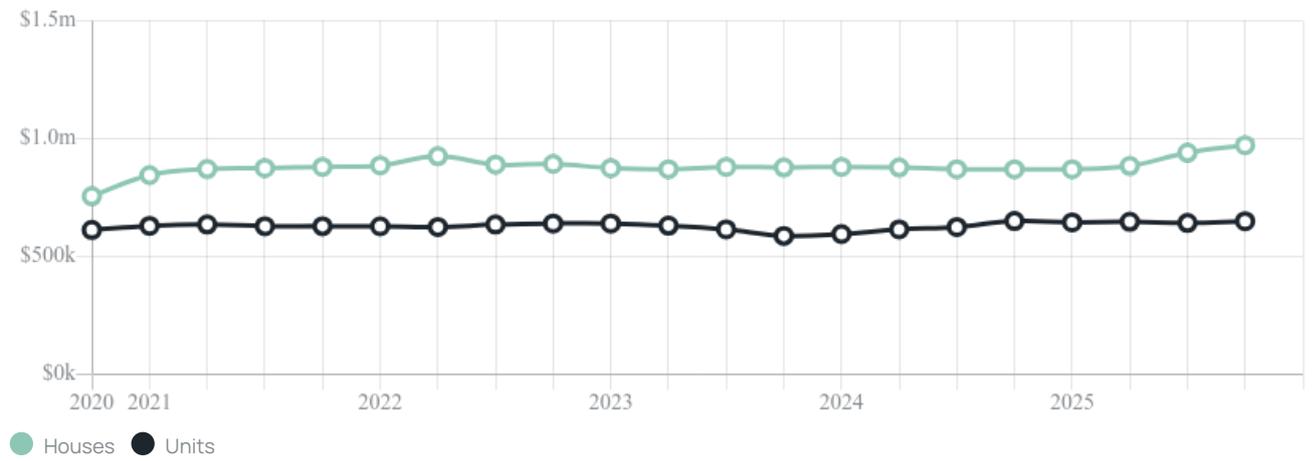
Median

\$650k

Quarterly price change

1.24% ↑

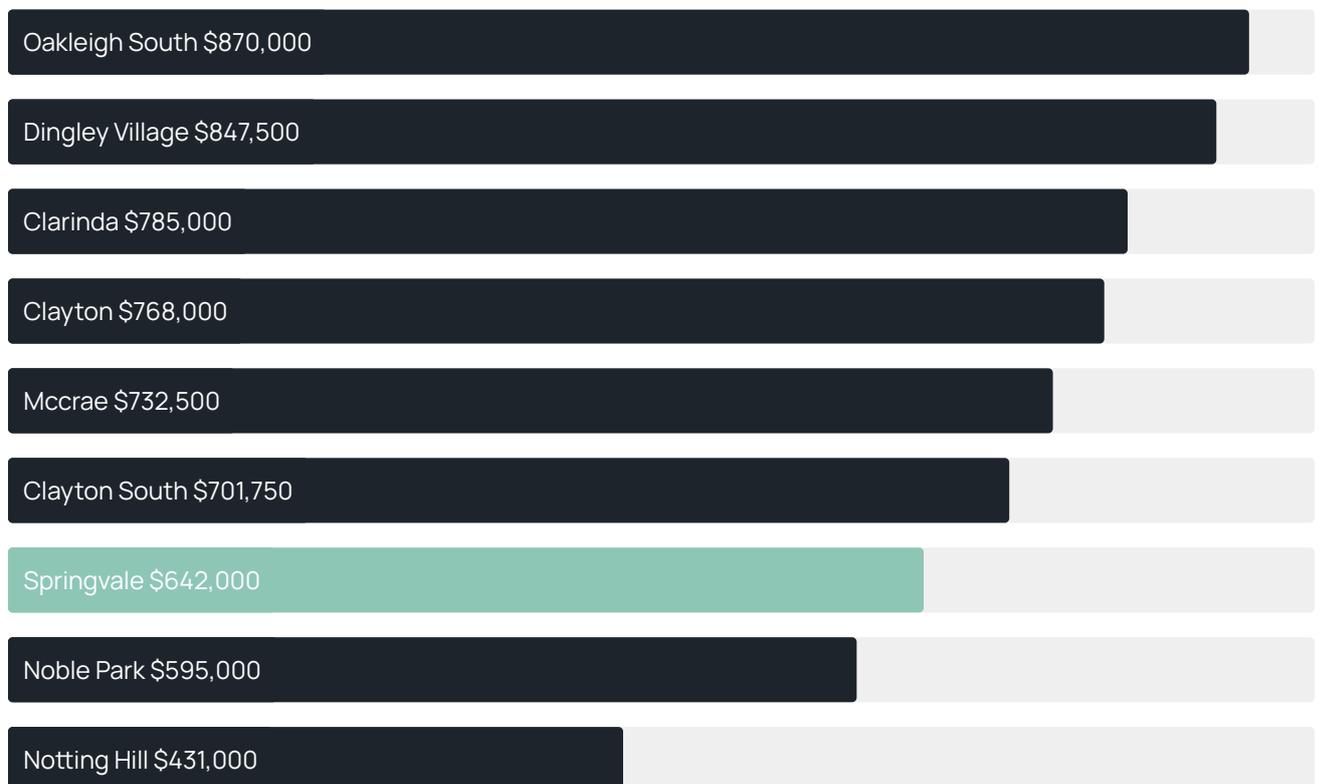
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 67%  
● Private 33%

Auction clearance rate<sup>3</sup>

66.67%

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

25 days

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

25 groups

Average hold period<sup>1</sup>

5.7 years

Dwelling type<sup>5</sup>



● Houses 69% ● Units 31%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

22,174

Median asking rent<sup>1</sup>

\$580 per week

Population growth<sup>5</sup>

2.12%

Rental yield<sup>1</sup>

3.3%

Median age<sup>5</sup>

36 years

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

Address	Bedrooms	Type	Price	Sold
 14 Charlton St Springvale	3	House	\$890,000	28 Feb 2026
 49a Windsor Av Springvale	3	House	\$1,580,000	28 Feb 2026
 2 Rhodes St Springvale	3	House	\$1,160,000	28 Feb 2026
 1 Picken Ct Springvale	3	House	\$1,100,000	26 Feb 2026
 1/11 Davidson St Springvale	3	Unit	\$710,500	21 Feb 2026
 28 Thames Av Springvale	2	Townhouse	\$720,000	14 Feb 2026
 205/31b Buckingham Av Springvale	2	Apartment	\$422,000	09 Feb 2026
 82 Birmingham St Springvale	4	House	\$1,195,000	07 Feb 2026
 2/8 Ericksen St Springvale	2	Unit	\$630,000	06 Feb 2026
 2/6 St James Av Springvale	2	Unit	\$360,000	30 Jan 2026

## SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 35 Bertha St Springvale	3	House	\$880,000	30 Jan 2026
 11 Rivulet Blvd Springvale	3	Townhouse	\$875,500	28 Jan 2026
 4/72-74 Regent Av Springvale	2	Unit	\$690,000	27 Jan 2026
 2/31b Ellen St Springvale	1	Flat/Unit/Apartment	\$665,000	27 Jan 2026
 11 Michael Ct Springvale	3	House	\$850,000	23 Jan 2026
 202/20 Royal Av Springvale	2	Strata Unit/Flat	\$440,000	20 Jan 2026
 30 Quarter Cirt Springvale	3	Flat/Unit/Apartment	\$720,000	19 Jan 2026
 41 Moncur Av Springvale	4	House	\$1,125,000	28 Dec 2025
 39 Amiel St SPRINGVALE	3	House	\$895,000	23 Dec 2025
 30 Gunther Av Springvale	3	House	\$990,000	22 Dec 2025

## SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 46 Ellen St Springvale	3	House	\$980,000	22 Dec 2025
 2/927 Heatherton Rd SPRINGVALE	3	Townhouse	\$720,000	20 Dec 2025
 15 Young St Springvale	3	House	\$910,000	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
 5 Oak Gr Springvale	3	House	\$935,000	06 Dec 2025



**Jellis Craig Bentleigh**

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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.

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Data is current as of PDF generation date 01/03/2026

- 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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