Springvale

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$924k

Monthly median price change[2]

-0.11% ↓

Median unit price

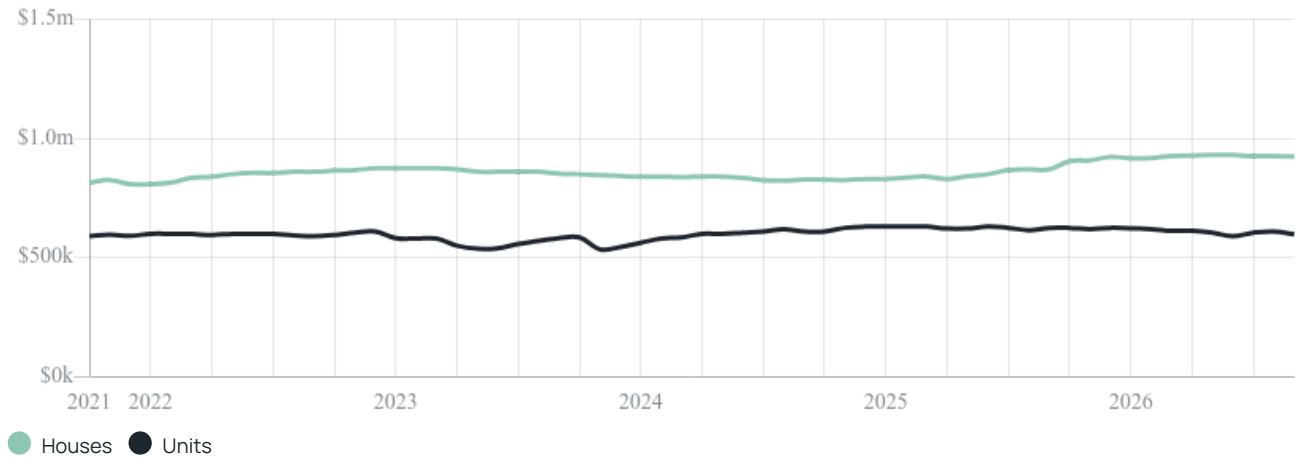
Median[1]

$598k

Monthly median price change[2]

-2.05% ↓

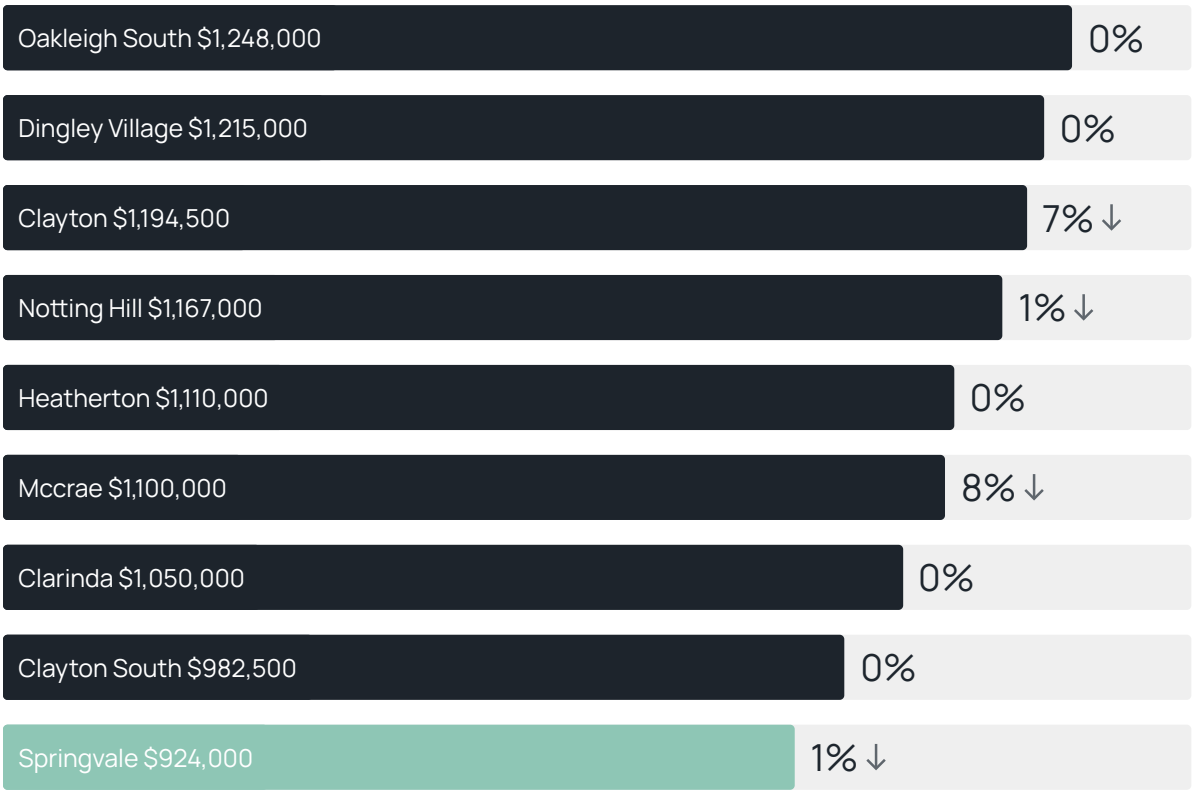
Springvale monthly median property prices[3]



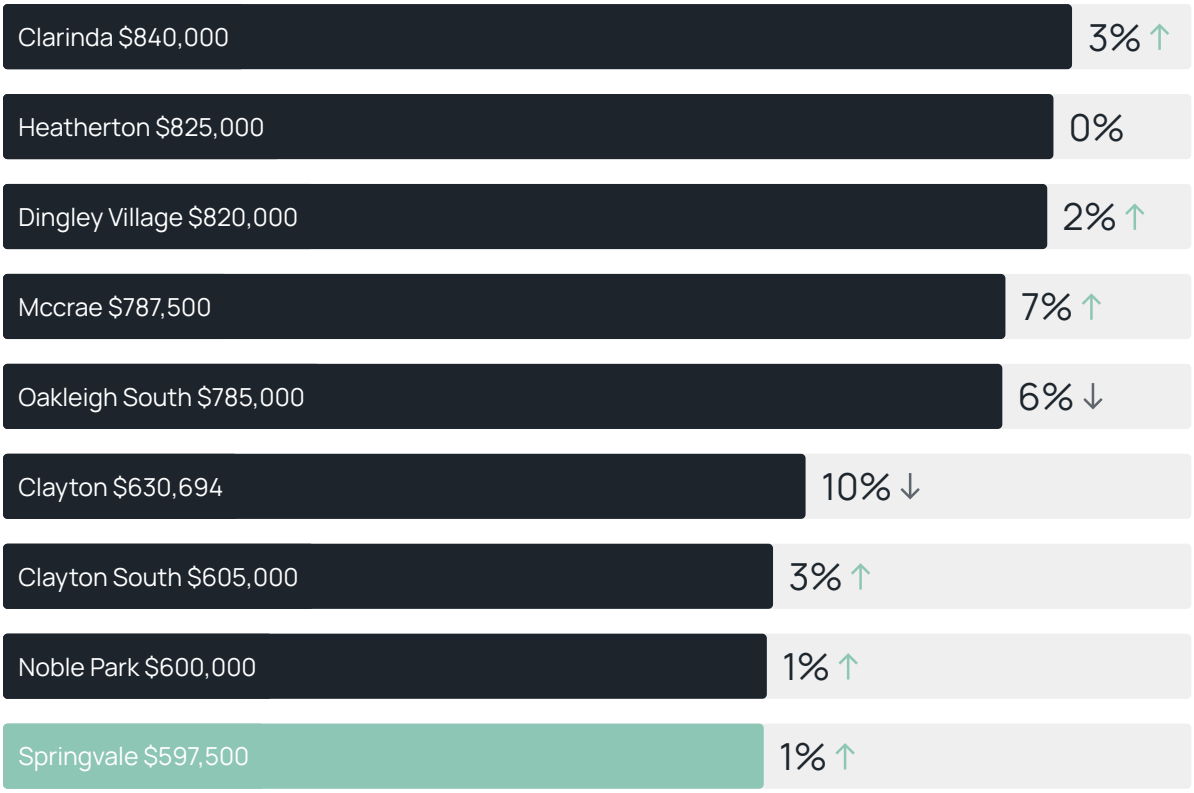


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

23%

Median days on market[5]

House	Unit
32 days	32 days

Jellis Craig average inspection attendance per listing[6]

24 groups

Average hold period[1]

House	Unit
14.9 years	12.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

22,174

Population growth[7]

2.12%

Median age[7]

36 years

Median household size[7]

2.9 people

Median asking rent per week[1]

House	Unit
$640	$550

Rental yield[8]

House	Unit
3.85%	4.97%

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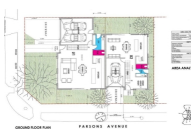
Sold Properties

Recent Springvale sales[5]

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
 8 Lucian Avenue Springvale	2	House	$820,000	29 Oct 2026
 7 Burden Street Springvale	4	House	$1,100,000	22 Oct 2026
 52 Gove Street Springvale	3	House	$848,000	20 Oct 2026
 5/10 Watt Street Springvale	2	Townhouse	$600,000	19 Oct 2026
 6 Ericksen Street Springvale	3	House	$690,000	19 Oct 2026
 37 Lewis Street Springvale	3	House	$1,330,000	19 Oct 2026
 23/83 View Road Springvale	3	Unit	$560,000	16 Oct 2026
 11 Webb Avenue Springvale	4	House	$910,000	10 Oct 2026
 21 Glendale Road Springvale	4	House	$785,000	09 Oct 2026
 37 Lee Avenue Springvale	3	House	Undisclosed	05 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	14/104-108 Springvale Road Springvale	2	Flat	$380,000	04 Oct 2026
	30 Ash Grove Springvale	3	House	$1,030,000	04 Oct 2026
	20 Ann Street Springvale	3	House	$900,000	01 Oct 2026
	21 Avondale Street Springvale	3	House	$825,000	30 Sep 2026
	1/9 Parsons Avenue Springvale	3	Townhouse	$820,000	28 Sep 2026
	18 Royal Avenue Springvale	4	House	$1,880,000	28 Sep 2026
	4 Heritage Drive Springvale	4	House	$890,000	28 Sep 2026
	21 Whitworth Avenue Springvale	5	House	$658,000	24 Sep 2026
	19 Billing Street Springvale	3	House	$795,000	17 Sep 2026
	8 Maine Hey Crescent Springvale	3	House	$980,000	15 Sep 2026

Address		Bedrooms	Type	Price	Sold
	5/813 Princes Highway Springvale	1	Apartment	Undisclosed	15 Sep 2026
	6 Orana Way Springvale	3	Townhouse	$715,000	14 Sep 2026
	2/21 Edmond Street Springvale	3	Unit	$660,000	14 Sep 2026
	3/16 Blissington Street Springvale	2	Unit	$645,000	12 Sep 2026
	3 Carlyon Court Springvale	3	House	$740,000	10 Sep 2026
	38 Glendale Road Springvale	4	House	$910,000	09 Sep 2026
	1/64 Regent Avenue Springvale	1	Unit	Undisclosed	08 Sep 2026
	15 Acacia Mews Springvale	4	Townhouse	$760,000	04 Sep 2026
	5/24-26 Flynn Street Springvale	2	Townhouse	$615,000	01 Sep 2026
	2A Burden Street Springvale	3	Townhouse	$760,000	31 Aug 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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