



Springvale

Suburb Report



Your connection to property insights



JellisCraig

SPRINGVALE SUBURB REPORT

Median house price¹

Median

\$930k

Quarterly price change

0.00% ↓

Median unit price¹

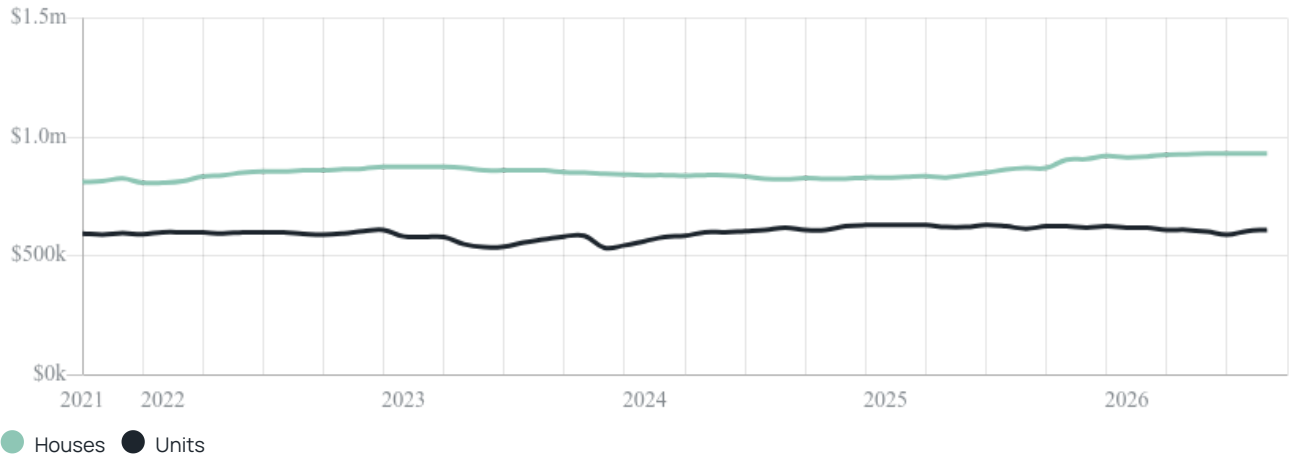
Median

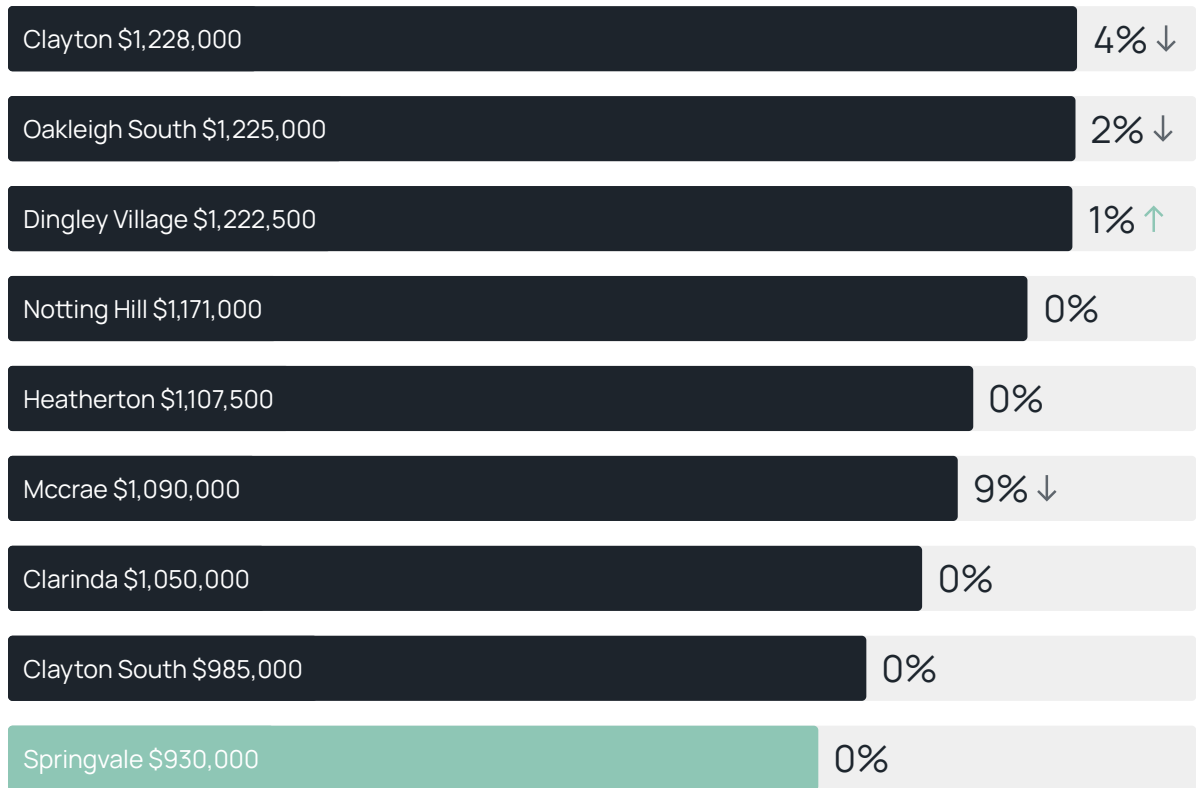
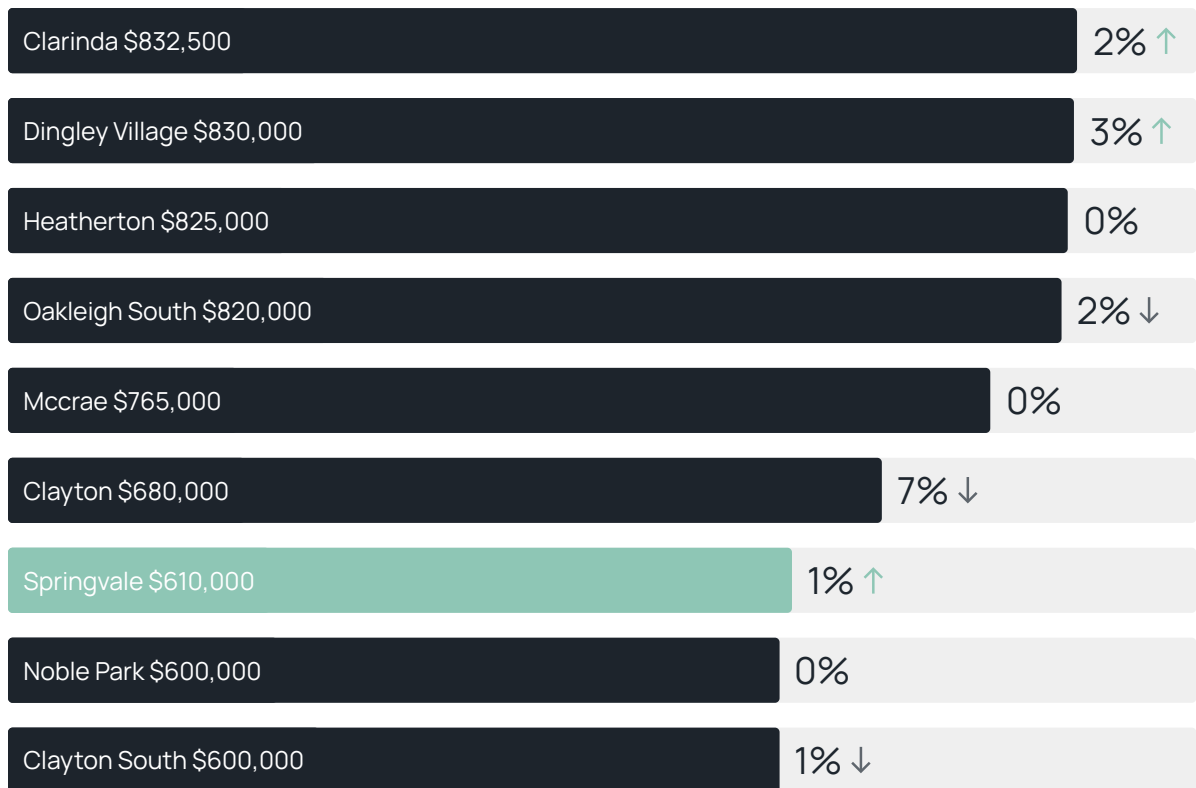
\$610k

Quarterly price change

0.83% ↑

Springvale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

36.67%

Median days on market³

House

Unit

32 days

33 days

Jellis Craig average inspection attendance per listing⁴

34 groups

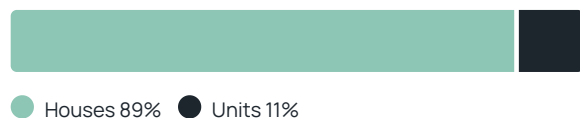
Average hold period¹

House

Unit

15.7 years

12.0 years

Dwelling type⁵Population⁵

22,174

Ownership⁵Median asking rent per week¹

Unit

\$640

\$550

Population growth⁵

2.12%

Rental yield¹

House

Unit

3.8%

4.89%

Median age⁵

36 years

Median household size⁵

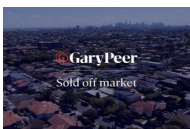
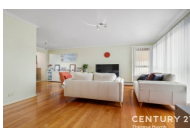
2.9 people

Recent Springvale sales²

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
 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
 19 Billing Street Springvale	3	House	\$795,000	17 Sep 2026
 8 Maine Hey Crescent Springvale	3	House	\$980,000	15 Sep 2026
 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

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2A Burden Street Springvale	3	Townhouse	\$760,000	31 Aug 2026
 2/38 Smith Road Springvale	3	Townhouse	Undisclosed	25 Aug 2026
 985 Heatherton Road Springvale	4	House	\$765,000	24 Aug 2026
 38 Charles Avenue Springvale	4	House	\$890,000	18 Aug 2026
 1-10/14 Kelvin Grove Springvale	18	House	\$3,175,000	16 Aug 2026
 60 Virginia Street Springvale	3	House	\$1,185,000	12 Aug 2026
 8 Birmingham Street Springvale	3	House	\$808,000	10 Aug 2026

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/3 View Road Springvale	1	Unit	\$355,000	06 Aug 2026
 3 Rivulet Boulevard Springvale	4	Townhouse	\$780,000	05 Aug 2026
 18 Burden Street Springvale	3	House	Undisclosed	04 Aug 2026
 2 Charles Avenue Springvale	4	House	\$790,000	31 Jul 2026
 3/10 Lucian Avenue Springvale	2	Townhouse	Undisclosed	31 Jul 2026
 8 Gunther Avenue Springvale	3	House	\$950,000	30 Jul 2026
 4/14 St James Avenue Springvale	2	Unit	\$640,000	27 Jul 2026
 354 Springvale Road Springvale	3	House	\$935,000	25 Jul 2026
 5/10 Stephenson Street Springvale	3	Townhouse	Undisclosed	25 Jul 2026
 18 Kallista Road Springvale	3	House	\$880,000	22 Jul 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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