



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

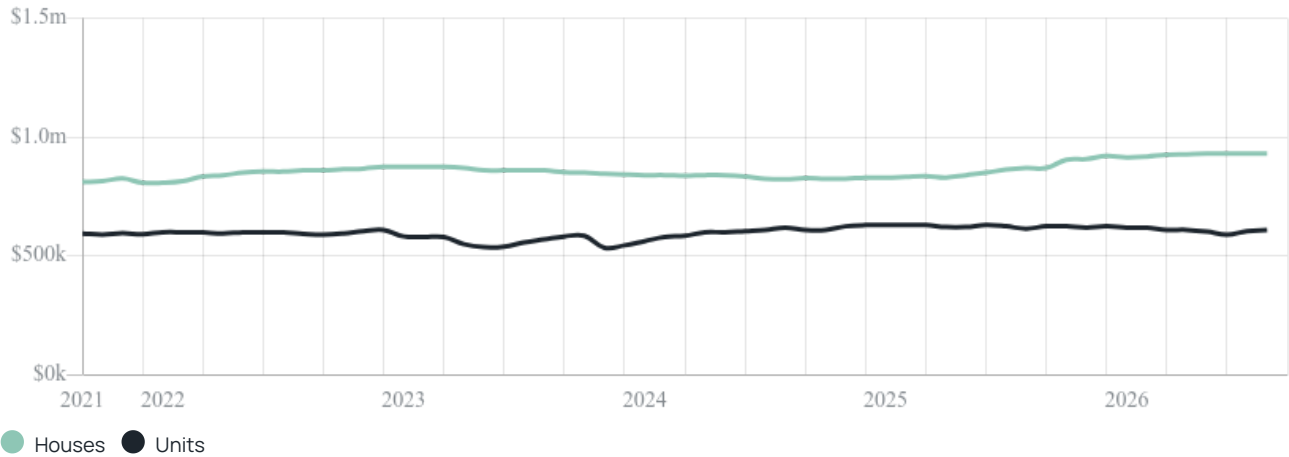
Median

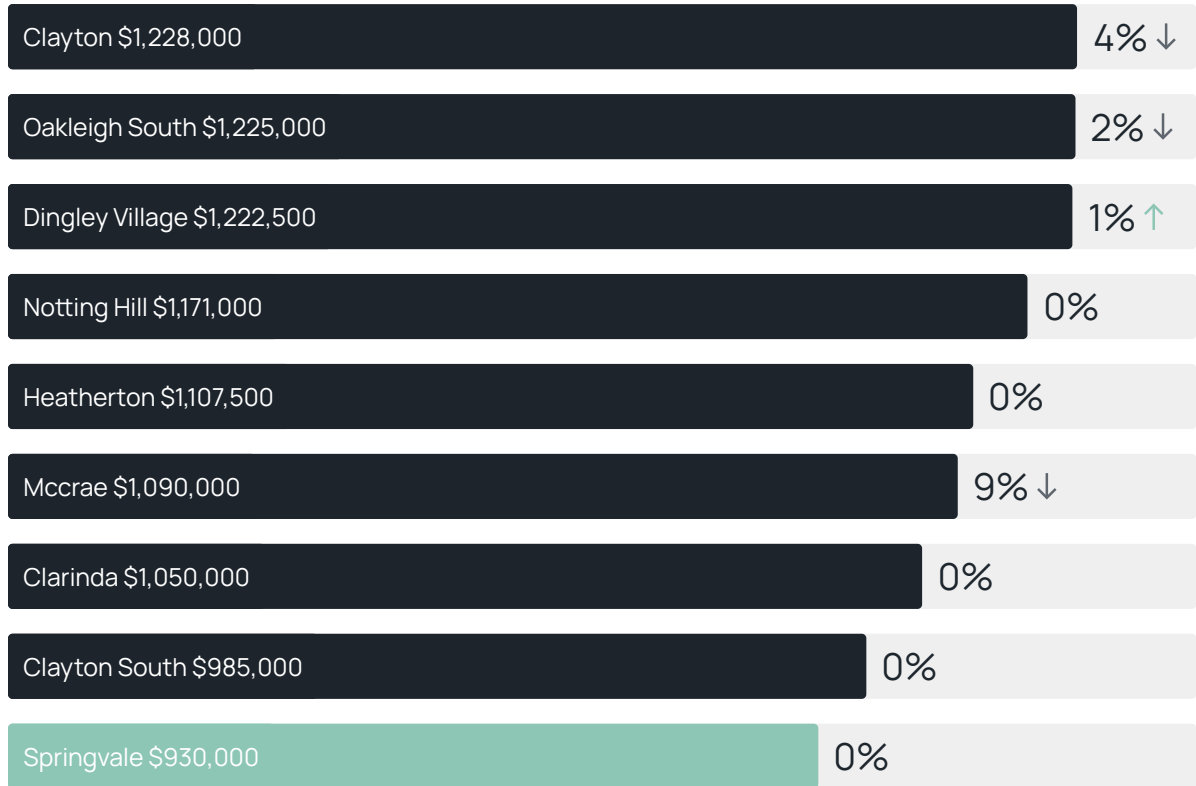
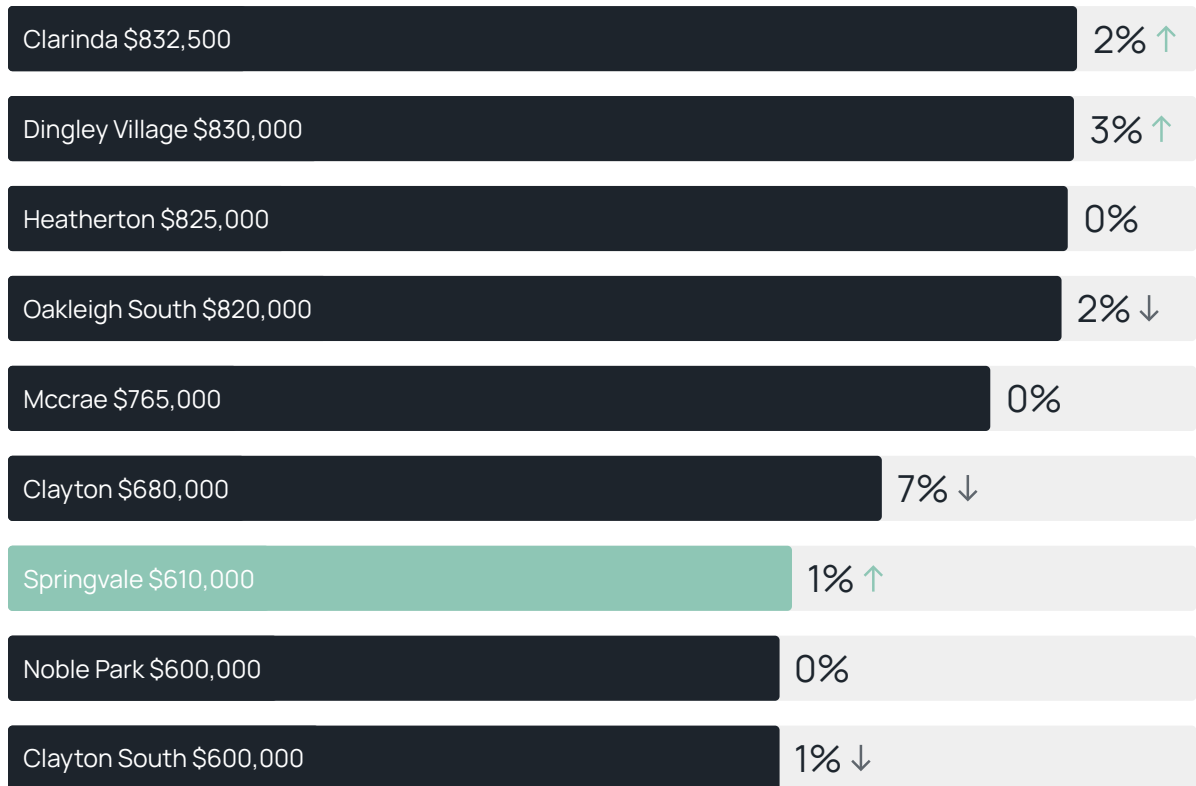
\$610k

Quarterly price change

0.83% ↑

Springvale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

41.46%

Median days on market³

House

Unit

32 days

33 days

Jellis Craig average inspection attendance per listing⁴

34 groups

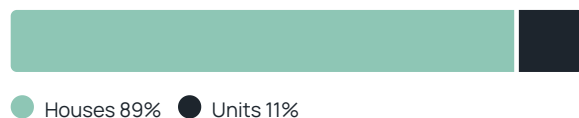
Average hold period¹

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

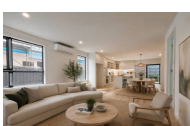
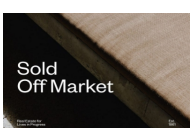
36 years

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
 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	Undisclosed	24 Aug 2026
 38 Charles Avenue Springvale	4	House	\$890,000	18 Aug 2026
 60 Virginia Street Springvale	3	House	\$1,185,000	12 Aug 2026
 3/3 View Road Springvale	1	Unit	\$355,000	06 Aug 2026
 3 Rivulet Boulevard Springvale	4	Townhouse	\$780,000	05 Aug 2026
 2 Charles Avenue Springvale	4	House	Undisclosed	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

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/9 Stephenson Street Springvale	3	Unit	\$725,000	18 Jul 2026
 54 Peter Street Springvale	4	House	\$991,000	18 Jul 2026
 22 Lewis Street Springvale	3	House	\$850,000	17 Jul 2026
 8 Hodgkinson Court Springvale	5	House	\$1,050,000	15 Jul 2026
 2/20 Erica Street Springvale	2	Unit	Undisclosed	14 Jul 2026
 4/44 View Road Springvale	2	Townhouse	\$615,000	14 Jul 2026

SPRINGVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Lewis Street Springvale	3	House	\$975,000	13 Jul 2026
 43 Gove Street Springvale	4	House	\$1,075,000	11 Jul 2026
 32 Albert Avenue Springvale	4	House	\$1,325,000	09 Jul 2026
 2/2 Ashdale Court Springvale	4	Townhouse	Undisclosed	04 Jul 2026
 3/929 Heatherton Road Springvale	3	Unit	\$790,000	04 Jul 2026
 1 Reilly Street Springvale	4	House	\$927,000	04 Jul 2026
 16/104-108 Springvale Road Springvale	2	Flat	\$385,000	02 Jul 2026
 16 Binda Avenue Springvale	3	Townhouse	\$808,888	30 Jun 2026
 4/61 Balmoral Avenue Springvale	1	Unit	\$327,000	30 Jun 2026
 2/63 Royal Avenue Springvale	2	Townhouse	\$680,000	28 Jun 2026



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 06/09/2026

Powered by  **PropTrack**

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

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).