

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.38m

Quarterly Price Change

-3.11% ↓

Median Unit Price*

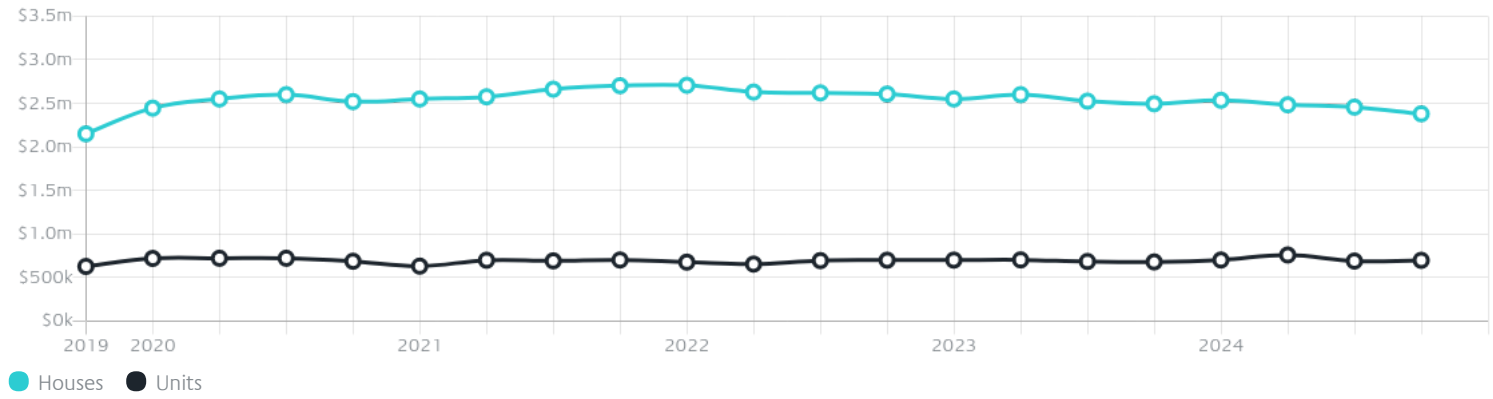
Median

\$699k

Quarterly Price Change

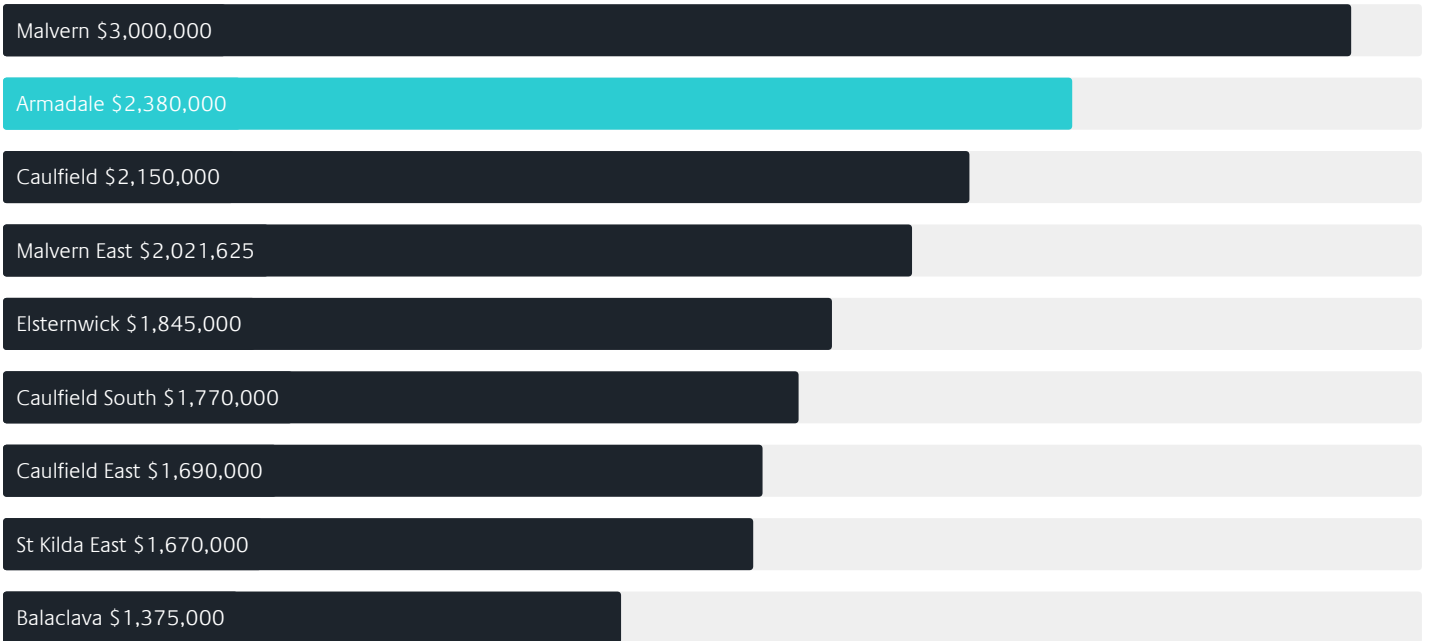
1.23% ↑

Quarterly Price Change*

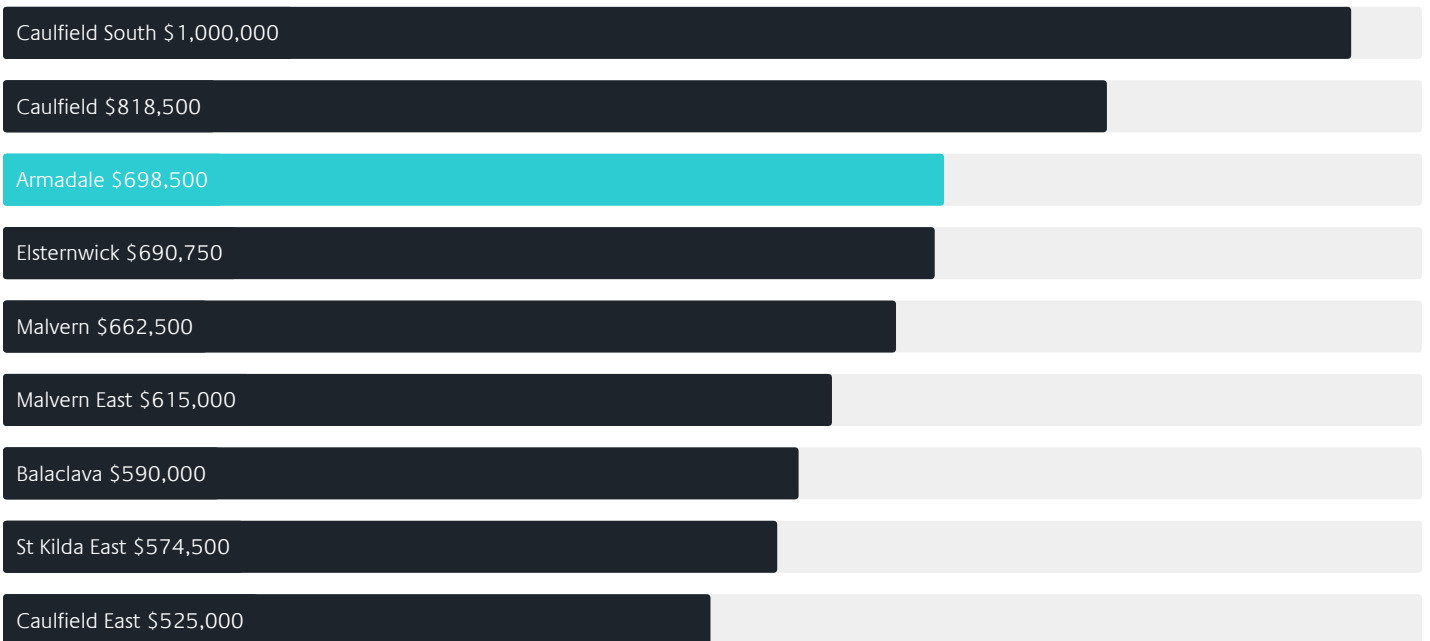


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 56%
● Private 44%

Auction Clearance Rate^{*}

75.86%

Median Days on Market[^]

24 days

Average Hold Period^{*}

6.5 years

Insights

Dwelling Type[^]



● Houses 25% ● Units 75%

Ownership[^]



● Owned Outright 33% ● Mortgaged 26% ● Rented 42%

Population[^]

9,368

Median Asking Rent per week^{*}

\$950

Population Growth[^]

3.47%

Rental Yield^{*}

1.92%

Median Age[^]










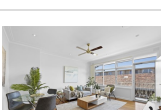
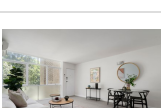
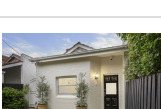
38 years

Median Household Size[^]










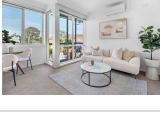
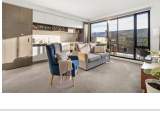

2 people

Sold Properties~











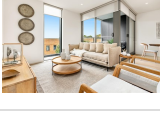

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 206/881 High St Armadale	2	Apartment	\$630,000	31 Mar 2025
 27/62 Wattletree Rd Armadale	2	Apartment	\$791,000	29 Mar 2025
 1/10 Denbigh Rd Armadale	2	Apartment	\$570,000	29 Mar 2025
 69 Northcote Rd Armadale	4	House	\$3,940,000	22 Mar 2025
 1/28 Elgin Av ARMADALE	2	Apartment	\$557,000	15 Mar 2025
 12/1 Duncraig Av Armadale	2	Unit	\$567,500	04 Mar 2025
 13/26 Armadale St Armadale	2	Apartment	\$781,000	01 Mar 2025
 402/6b Evergreen Mews Armadale	2	Strata Unit/Flat	\$965,000	26 Feb 2025
 303/523 Dandenong Rd Armadale	1	Apartment	\$430,000	26 Feb 2025
 6/56 Sutherland Rd Armadale	2	Apartment	\$705,000	21 Feb 2025
 5/61 Kooyong Rd Armadale	2	Apartment	\$540,000	20 Feb 2025
 17 Ashleigh Rd Armadale	3	House	\$2,000,000	19 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/7 Denbigh Rd Armadale	2	Apartment	\$580,000	18 Feb 2025
 1002/8c Evergreen Mews Armadale	1	Apartment	\$477,500	18 Feb 2025
 3/60 Sutherland Rd Armadale	2	House	\$1,625,000	15 Feb 2025
 1/864 High St Armadale	2	Apartment	\$875,000	15 Feb 2025
 3/61 Kooyong Rd Armadale	1	Apartment	\$350,000	14 Feb 2025
 4/7 Wattletree Rd Armadale	2	Strata Unit/Flat	\$535,000	07 Feb 2025
 10a Avondale Rd Armadale	2	House	\$1,455,000	31 Jan 2025
 5/9 Denbigh Rd Armadale	1	Apartment	\$320,000	29 Jan 2025
 8/55 Northcote Rd Armadale	1	Unit	\$410,000	28 Jan 2025
 12/23 Kooyong Rd Armadale	1	Apartment	\$370,000	16 Jan 2025
 13/12 Llaneast St Armadale	1	Apartment	\$420,000	06 Jan 2025
 15 Cheel St Armadale	3	Townhouse	\$1,250,000	06 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13/405 Dandenong Rd Armadale	1	Apartment	\$232,000	23 Dec 2024
 15 Avondale Rd Armadale	3	House	\$8,300,000	23 Dec 2024
 3/576 Orrong Rd Armadale	2	House	\$965,000	20 Dec 2024
 7/55 Northcote Rd Armadale	1	Apartment	\$415,000	19 Dec 2024
 303/960 High St Armadale	3	Apartment	\$1,420,000	19 Dec 2024
 104/6a Evergreen Mews Armadale	3	Unit	\$1,425,000	18 Dec 2024
 4/75 Union St Armadale	2	Apartment	\$1,040,000	17 Dec 2024
 8 William St Armadale	2	House	\$1,560,000	16 Dec 2024
 54 Rose St Armadale	4	House	\$4,235,000	14 Dec 2024
 1/25 Gladstone Av Armadale	3	Apartment	\$735,000	14 Dec 2024
 205/5 Evergreen Mews Armadale	1	Strata Unit/Flat	\$900,000	11 Dec 2024
 15/25 Kooyong Rd ARMADALE	2	Apartment	\$640,000	09 Dec 2024

Jellis Craig

Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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