

JellisCraig

ARMADALE

Suburb Report

Know your neighbourhood.



ARMADALE SUBURB REPORT

Median House Price*

Median

\$2.35m

Quarterly Price Change

2.21% ↑

Median Unit Price*

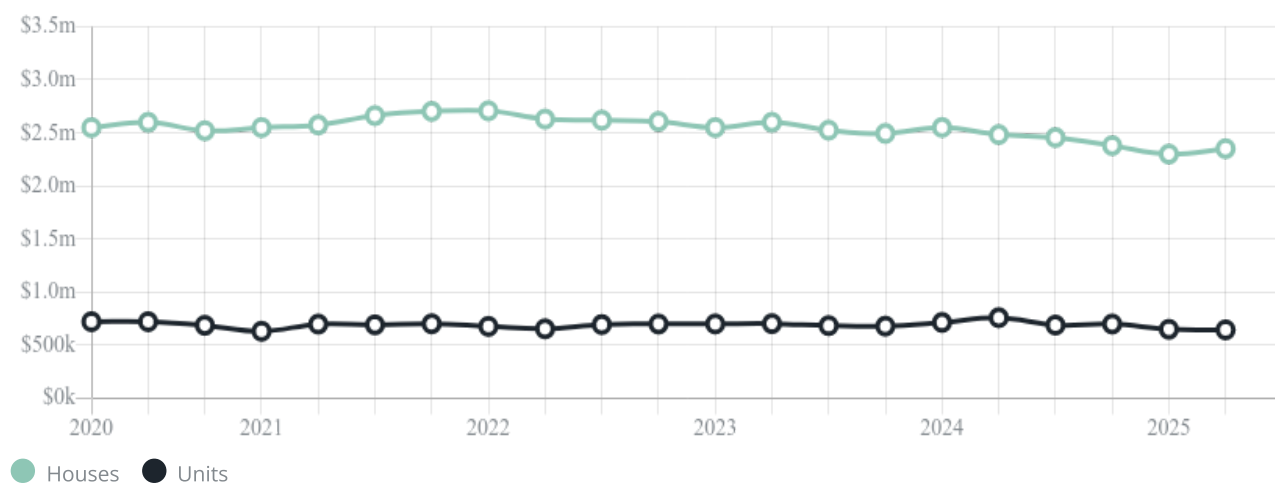
Median

\$645k

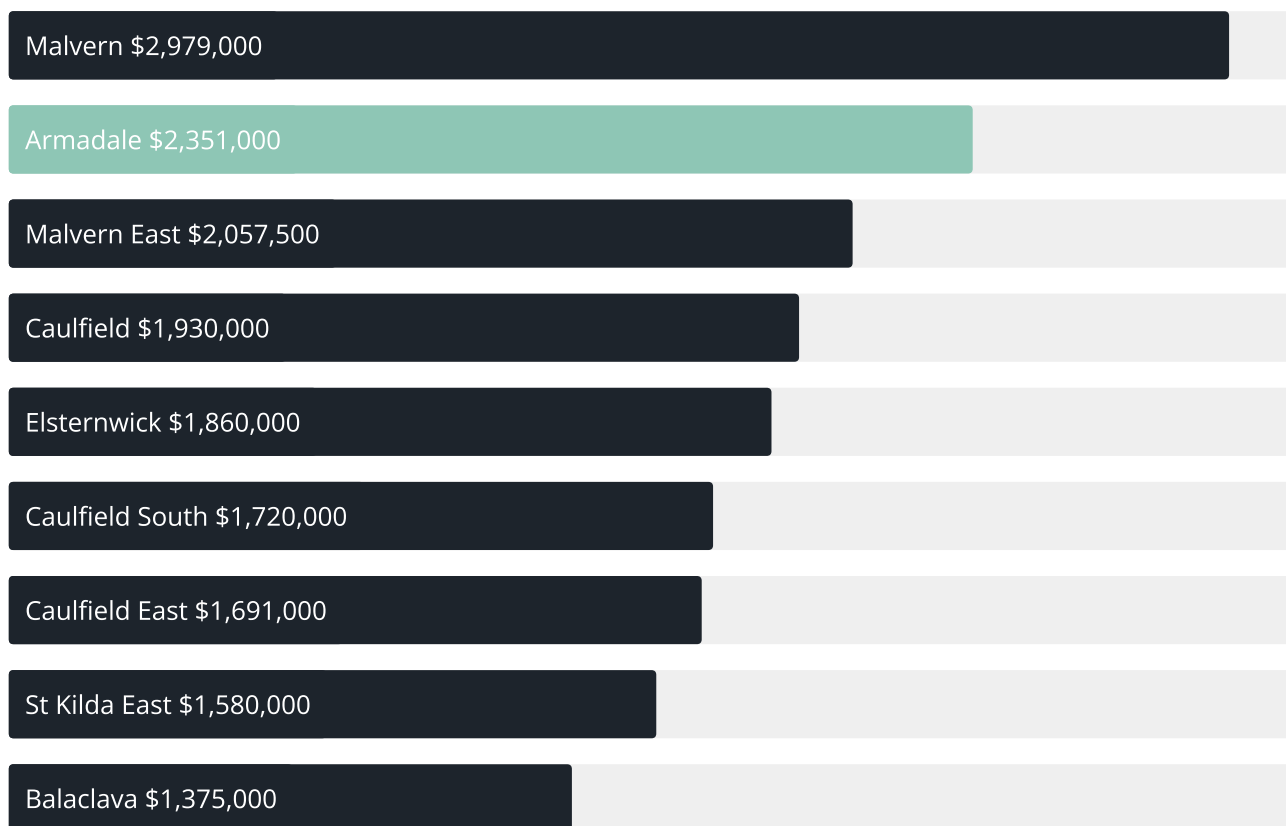
Quarterly Price Change

-0.76% ↓

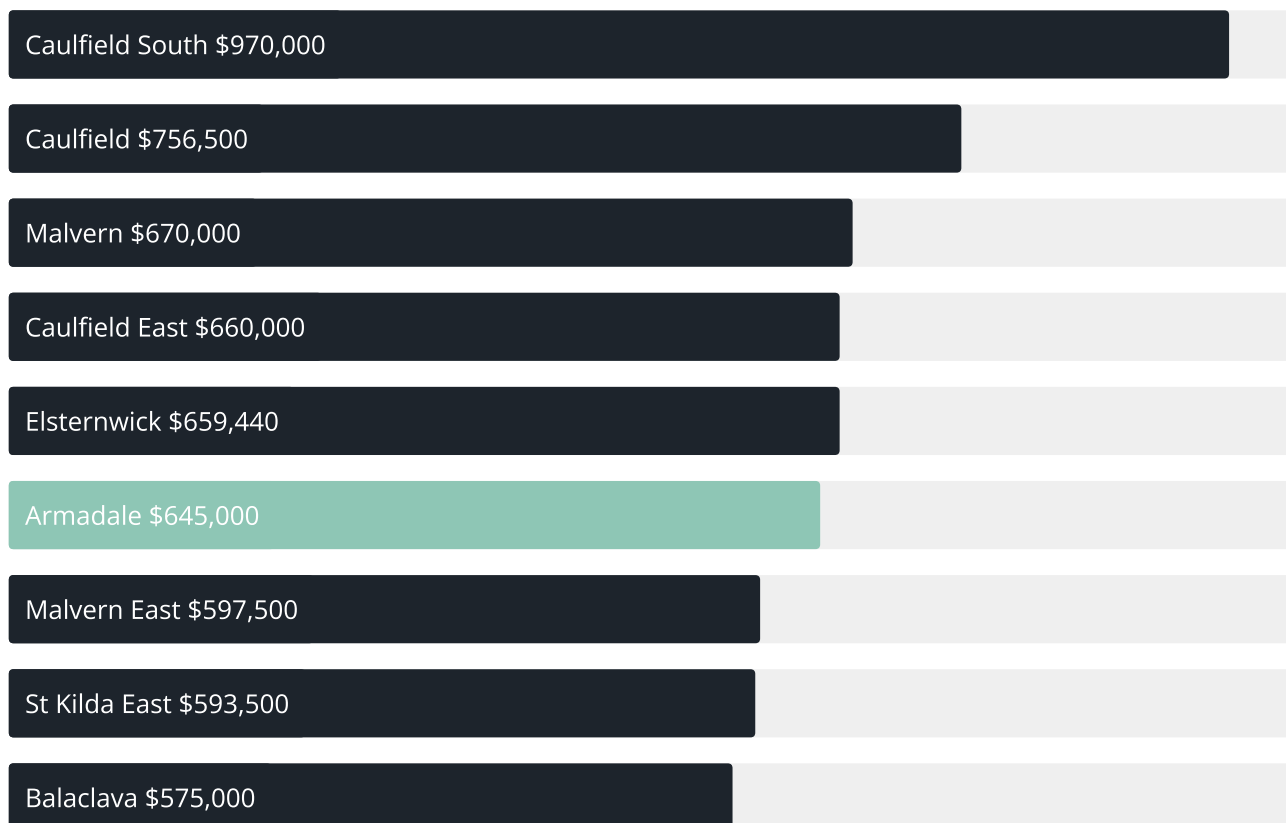
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



ARMADALE SUBURB REPORT

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

87.5%

Median Days on Market^

27 days

Average Hold Period*

6.5 years

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

ARMADALE SUBURB REPORT











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
 504/8E Evergreen Mews Armadale	2	Apartment	\$950,000	03 Jul 2025
 1/6-8 Avondale Rd Armadale	2	Apartment	\$545,000	26 Jun 2025
 403/3 Evergreen Mews Armadale	3	Apartment	\$1,150,000	24 Jun 2025
 12/31 Mercer Rd Armadale	2	Apartment	\$733,000	21 Jun 2025
 109/881 High St Armadale	2	Apartment	\$810,000	19 Jun 2025
 4/2 Armadale St Armadale	1	Apartment	\$386,000	19 Jun 2025
 1/8 Avondale Rd Armadale	2	Strata Unit/Flat	\$545,000	19 Jun 2025
 5/11 Llaneast St Armadale	1	Strata Unit/Flat	\$430,000	17 Jun 2025
 305/523 Dandenong Rd Armadale	2	Apartment	\$740,000	16 Jun 2025
 12/40 Wattletree Rd Armadale	2	Strata Unit/Flat	\$652,500	15 Jun 2025

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1003/8c Evergreen Mews Armadale	1	Strata Unit/Flat	\$600,000	13 Jun 2025
 13/405 Dandenong Rd Armadale	1	Strata Unit/Flat	\$230,000	12 Jun 2025
 4a Aubrey St ARMADALE	2	Townhouse	\$1,112,000	12 Jun 2025
 10/49a Denbigh Rd Armadale	1	Apartment	\$440,500	12 Jun 2025
 14/20 Bailey Av Armadale	1	Apartment	\$360,000	06 Jun 2025
 5 Barnato Gr ARMADALE	3	House	\$7,720,000	04 Jun 2025
 5/501 Orrong Rd Armadale	3	Strata Unit/Flat	\$820,000	03 Jun 2025
 24/6 Avondale Rd Armadale	2	Strata Unit/Flat	\$472,500	03 Jun 2025
 22/61 Kooyong Rd Armadale	2	Unit	\$560,000	31 May 2025
 19 New St Armadale	3	House	\$2,055,000	31 May 2025

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37 Llaneast St Armadale	4	House	\$2,276,000	30 May 2025
 9/49a Denbigh Rd Armadale	1	Apartment	\$475,000	28 May 2025
 106/1 Evergreen Mews Armadale	1	Apartment	\$517,000	27 May 2025
 305/5 Evergreen Mews Armadale	2	Strata Unit/Flat	\$900,000	24 May 2025
 1/603 Dandenong Rd Armadale	2	Apartment	\$774,000	23 May 2025
 3/55 Northcote Rd Armadale	1	Apartment	\$418,000	22 May 2025
 7/8 St James Rd Armadale	1	Apartment	\$405,000	22 May 2025
 7/6 St James Rd Armadale	2	Apartment	\$615,000	21 May 2025
 101/551 Dandenong Rd Armadale	2	Strata Unit/Flat	\$485,000	21 May 2025
 3/23 Northcote Rd Armadale	1	Strata Unit/Flat	\$345,000	20 May 2025



Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.