

Suburb **INSIGHTS**

3143
ARMADALE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$2.45m

Quarterly Price Change

-1.36% ↓

Median Unit Price*

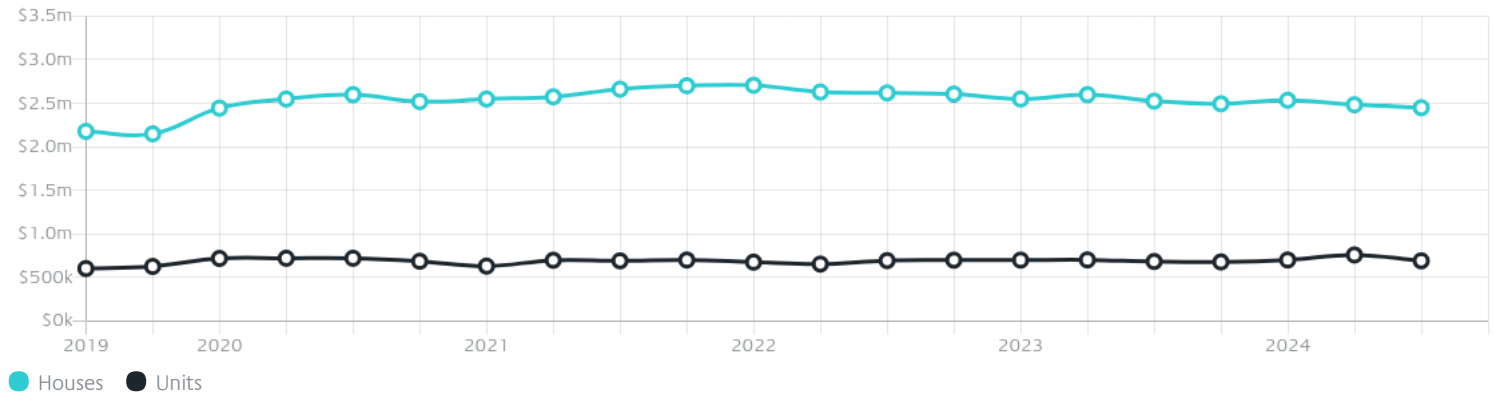
Median

\$693k

Quarterly Price Change

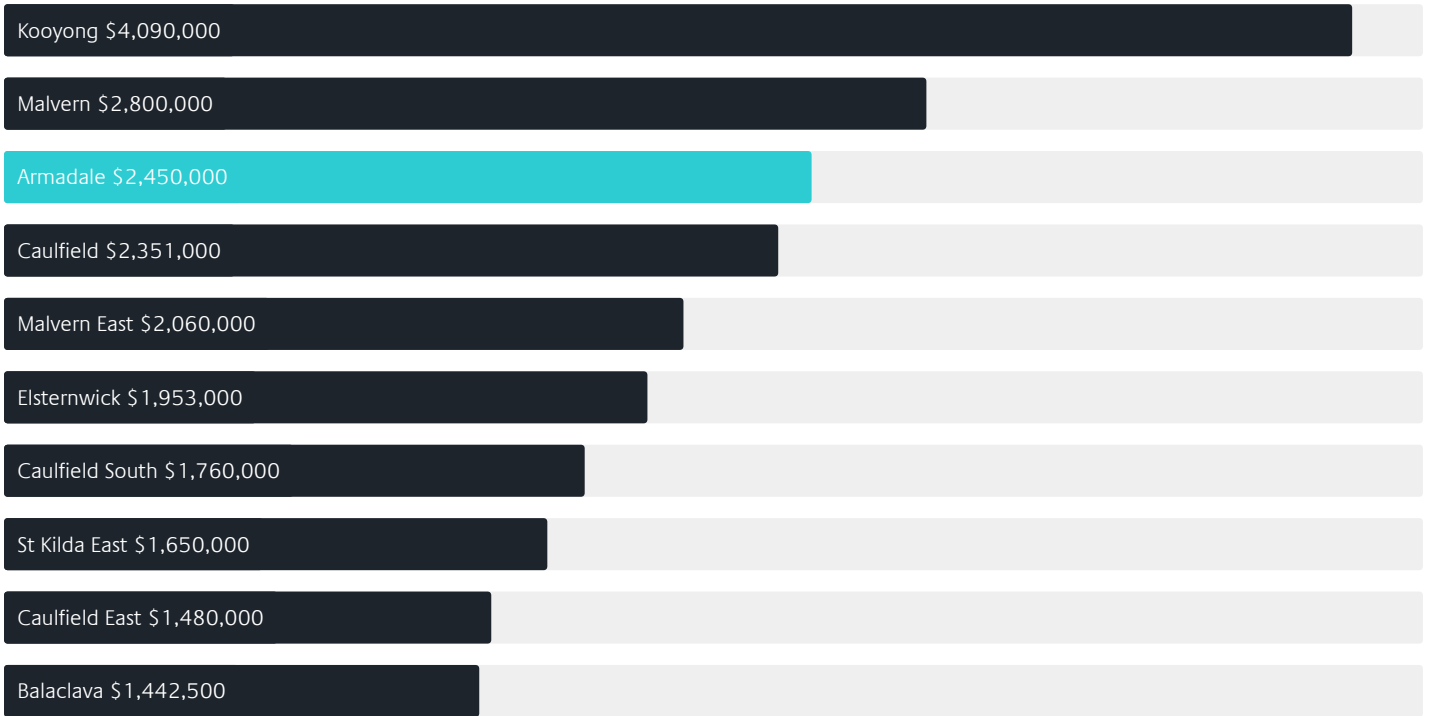
-8.88% ↓

Quarterly Price Change*

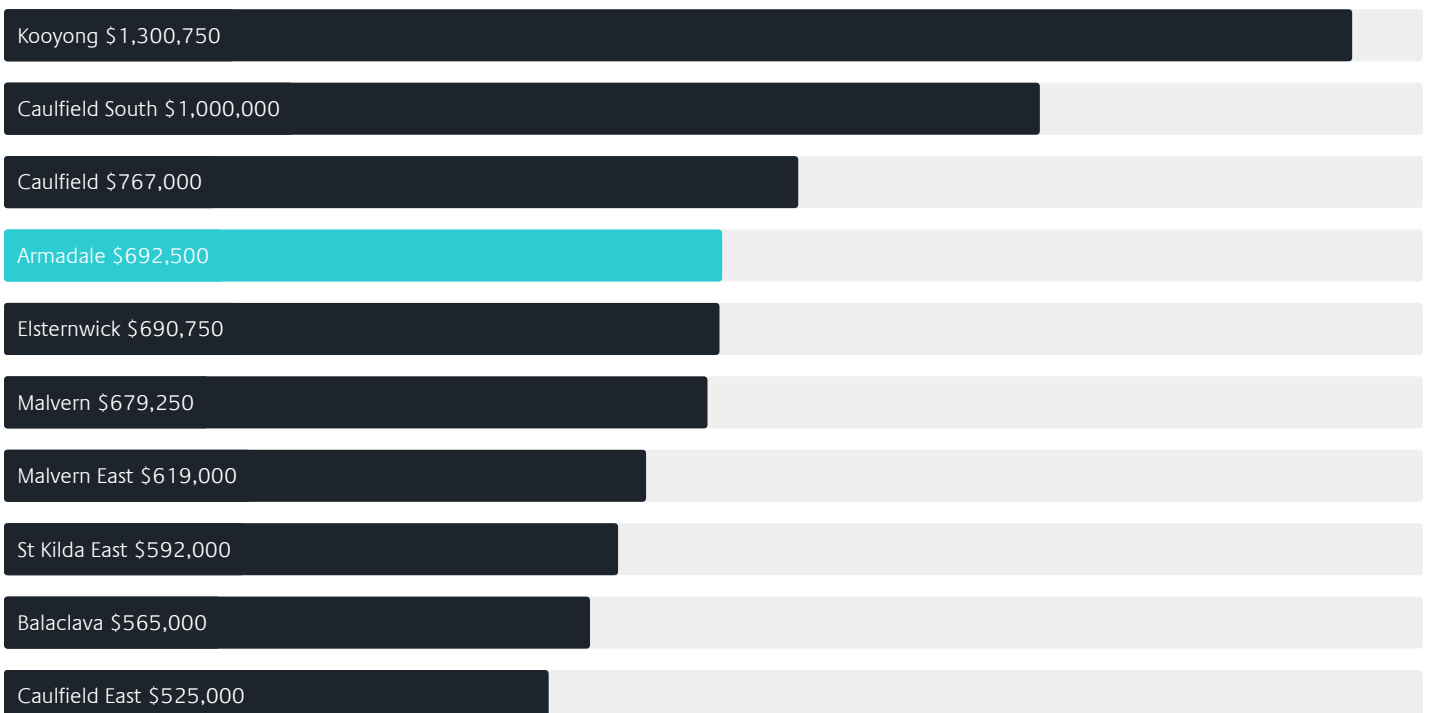


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 48%
● Private 52%

Auction Clearance Rate^{*}

79.49%

Median Days on Market[^]

27 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^{*}

\$900

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
 1 /49a Denbigh Rd Armadale	1	Apartment	\$468,000	30 Nov 2024
 401 /8e Evergreen Mews Armadale	1	Apartment	\$480,000	29 Nov 2024
 5 Hume St Armadale	3	House	\$1,450,000	21 Nov 2024
 13 /2 Armadale St Armadale	1	Apartment	\$380,000	19 Nov 2024
 794 Malvern Rd Armadale	3	House	\$1,705,000	09 Nov 2024
 1 /16 Fulton St Armadale	2	Apartment	\$675,000	09 Nov 2024
 7 /754 High St Armadale	1	Unit	\$518,000	30 Oct 2024
 26a Elgin Av Armadale	3	House	\$2,450,000	22 Oct 2024
 4 /41 Sutherland Rd Armadale	2	Unit	\$675,000	19 Oct 2024
 6 /21 Mercer Rd Armadale	3	Townhouse	\$1,780,000	19 Oct 2024
 9 /12 St James Rd Armadale	2	Unit	\$560,000	19 Oct 2024
 6 /49 Kooyong Rd Armadale	1	Unit	\$385,500	16 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Hampden Rd Armadale	4	House	\$6,910,000	15 Oct 2024
 102/76 Wattletree Rd Armadale	3	Apartment	\$1,300,000	14 Oct 2024
 13/844 Malvern Rd Armadale	2	Unit	\$705,000	12 Oct 2024
 6/8 St James Rd Armadale	2	Apartment	\$549,500	12 Oct 2024
 9 Northcote Rd Armadale	3	Townhouse	\$2,000,000	10 Oct 2024
 404/5 Evergreen Mews Armadale	1	Apartment	\$467,500	09 Oct 2024
 4 Mercer Rd Armadale	4	House	\$6,570,000	08 Oct 2024
 10/33 Sutherland Rd Armadale	1	Strata Unit/Flat	\$510,000	08 Oct 2024
 202/8b Evergreen Mews Armadale	1	Apartment	\$458,000	07 Oct 2024
 27 Cambridge St Armadale	3	House	\$2,020,000	07 Oct 2024
 6/7 Fetherston St Armadale	2	Strata Unit/Flat	\$662,500	01 Oct 2024
 29a Adelaide St Armadale	4	House	\$5,650,000	01 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 110/881 High St Armadale	1	Apartment	\$340,000	26 Sep 2024
 21 St Georges Rd Armadale	4	House	\$3,500,000	26 Sep 2024
 5/25 Kooyong Rd Armadale	2	Unit	\$720,000	25 Sep 2024
 3/28 Elgin Av Armadale	2	Apartment	\$540,000	25 Sep 2024
 1/1 Armadale St Armadale	1	Apartment	\$350,000	24 Sep 2024
 29/62 Wattletree Rd ARMADALE	1	Apartment	\$485,000	23 Sep 2024
 1/533 Orrong Rd Armadale	3	Strata Unit/Flat	\$1,625,000	23 Sep 2024
 2 Cambridge St Armadale	3	House	\$2,535,000	23 Sep 2024
 2/18a Mercer Rd Armadale	2	Apartment	\$870,000	20 Sep 2024
 11/49 Kooyong Rd Armadale	1	Apartment	\$385,000	19 Sep 2024
 601/8c Evergreen Mews Armadale	1	Apartment	\$500,000	16 Sep 2024
 16 Clendon Rd Armadale	2	House	\$1,675,000	14 Sep 2024

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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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