

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.38m

Quarterly Price Change

-3.11% ↓

Median Unit Price*

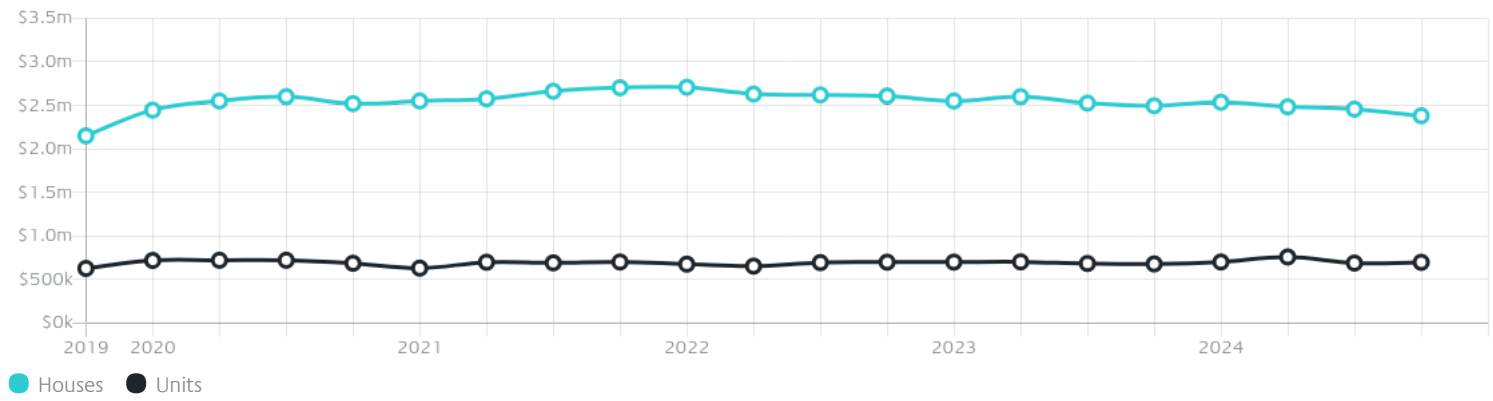
Median

\$699k

Quarterly Price Change

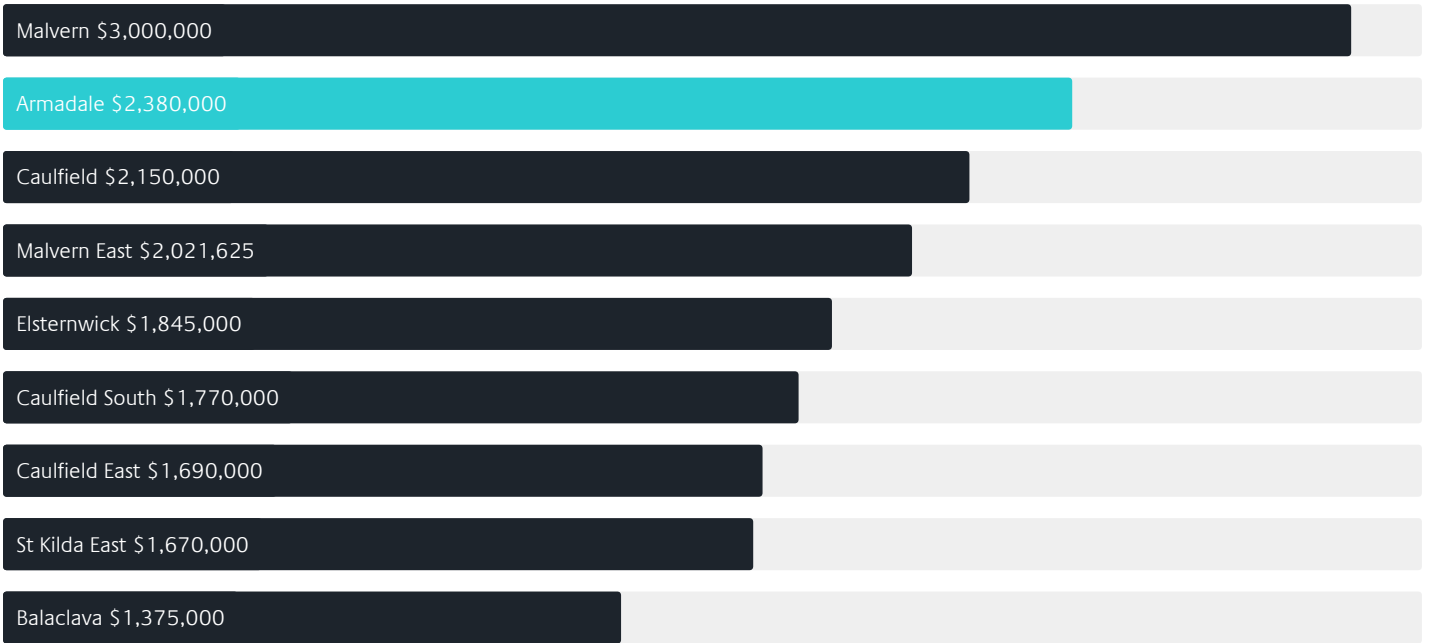
1.23% ↑

Quarterly Price Change*

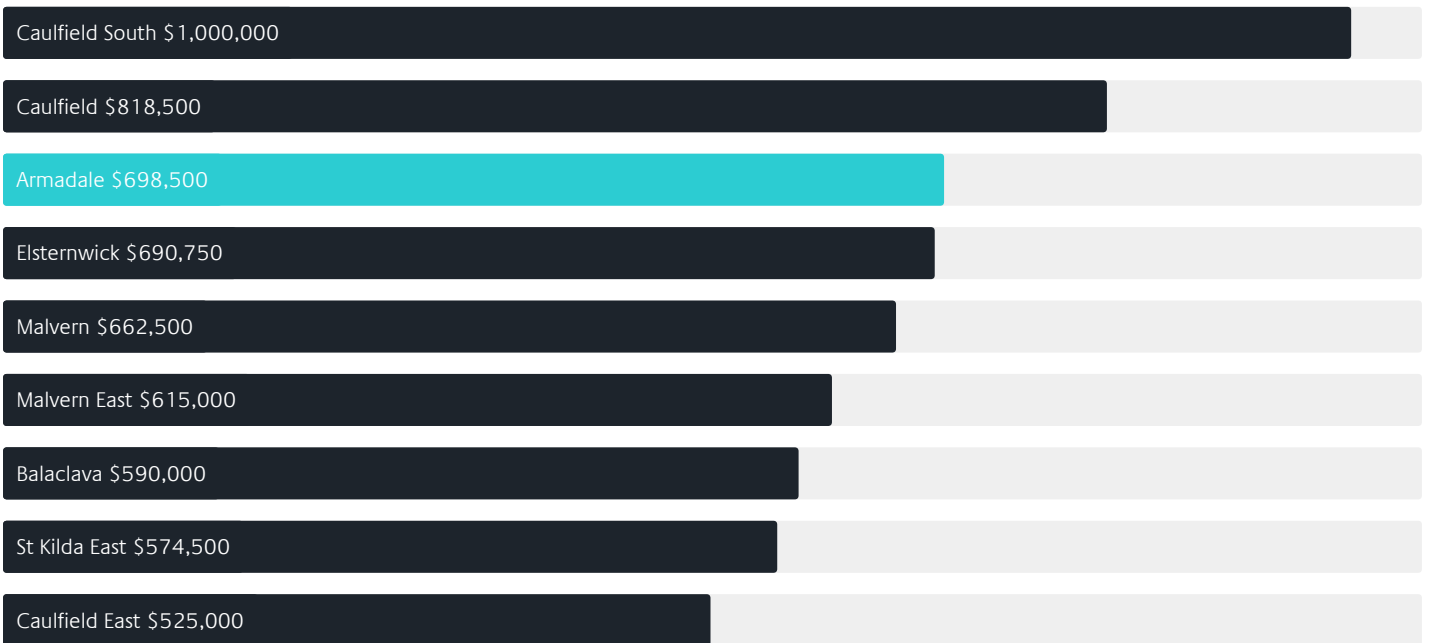


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 47%
● Private 53%

Auction Clearance Rate*

72%

Median Days on Market^

43 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^









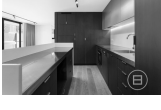



38 years

Median Household Size^










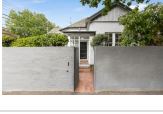
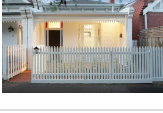

2 people

Sold Properties~











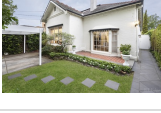

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12/23 Kooyong Rd Armadale	1	Apartment	\$370,000	16 Jan 2025
 13/12 Llaneast St Armadale	1	Apartment	\$420,000	06 Jan 2025
 7/55 Northcote Rd Armadale	1	Apartment	\$415,000	19 Dec 2024
 4/75 Union St Armadale	2	Apartment	\$1,040,000	17 Dec 2024
 1/25 Gladstone Av Armadale	3	Apartment	\$735,000	14 Dec 2024
 15/25 Kooyong Rd ARMADALE	2	Apartment	\$640,000	09 Dec 2024
 5/56 Sutherland Rd Armadale	2	Apartment	\$655,500	07 Dec 2024
 3/29a Hampden Rd Armadale	3	Apartment	\$1,068,000	03 Dec 2024
 4/35 Wattletree Rd ARMADALE	2	Apartment	\$715,000	03 Dec 2024
 201/75 Union St Armadale	3	Apartment	\$1,535,000	30 Nov 2024
 1/49a Denbigh Rd Armadale	1	Apartment	\$468,000	30 Nov 2024
 401/8e Evergreen Mews Armadale	1	Apartment	\$480,000	29 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Hume St Armadale	3	House	\$1,450,000	21 Nov 2024
 7/29 Mercer Rd Armadale	2	Apartment	\$1,527,000	20 Nov 2024
 13/2 Armadale St Armadale	1	Apartment	\$380,000	19 Nov 2024
 1 Bailey Av Armadale	3	House	\$1,780,000	18 Nov 2024
 5/2 Mercer Rd Armadale	3	Townhouse	\$1,620,000	16 Nov 2024
 12/62 Wattletree Rd ARMADALE	3	Apartment	\$821,100	16 Nov 2024
 44 Stuart St Armadale	3	House	\$2,425,000	15 Nov 2024
 6/20 Valentine Gr Armadale	1	Strata Unit/Flat	\$415,000	14 Nov 2024
 32 Gladstone Av Armadale	3	House	\$2,085,000	13 Nov 2024
 794 Malvern Rd Armadale	3	House	\$1,705,000	09 Nov 2024
 13 Rose St Armadale	3	House	\$1,510,000	09 Nov 2024
 1/16 Fulton St Armadale	2	Apartment	\$675,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23/62 Wattletree Rd Armadaale	2	Apartment	\$786,000	08 Nov 2024
 4/35 Kooyong Rd Armadaale	1	Apartment	\$475,000	08 Nov 2024
 209/1 Evergreen Mews Armadaale	2	Strata Unit/Flat	\$700,000	08 Nov 2024
 4/45 Armadale St Armadaale	1	Flat/Unit/Apartment	\$430,000	06 Nov 2024
 14/13 Denbigh Rd Armadaale	3	Townhouse	\$1,700,000	01 Nov 2024
 6 Murray St Armadaale	4	House	\$7,150,000	31 Oct 2024
 7/754 High St Armadaale	1	Unit	\$518,000	30 Oct 2024
 13 Tower Ct Armadaale	3	House	\$2,850,000	30 Oct 2024
 10/41 Sutherland Rd Armadaale	2	Apartment	\$650,000	30 Oct 2024
 1/3 Evergreen Mews Armadaale	2	Unit	\$790,000	28 Oct 2024
 554 Orrong Rd Armadaale	4	House	\$2,650,000	24 Oct 2024
 26a Elgin Av Armadaale	3	House	\$2,450,000	22 Oct 2024

Jellis Craig

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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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