

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.45m**

Quarterly Price Change

**-1.36% ↓**

## Median Unit Price\*

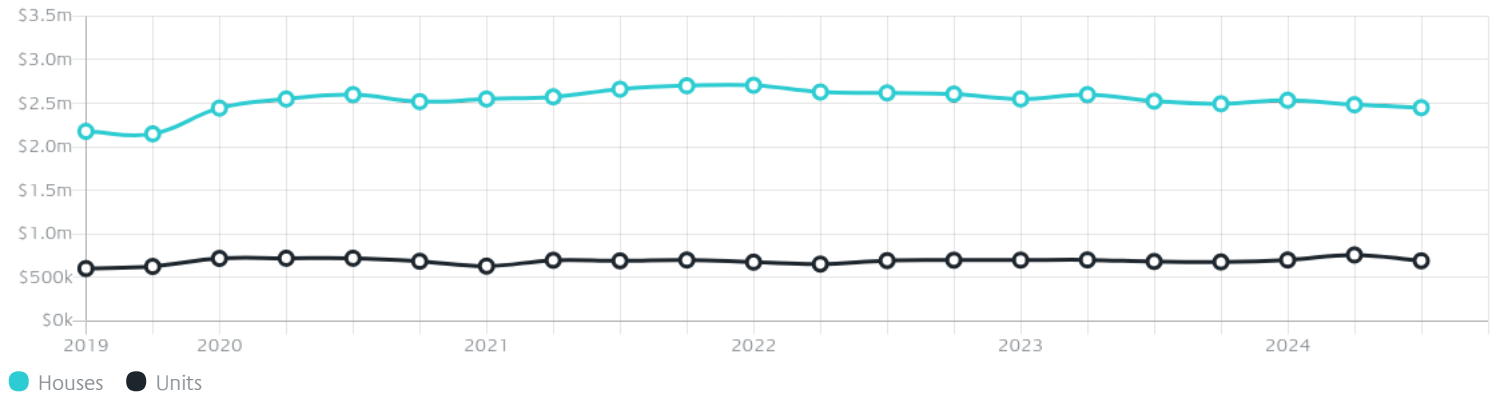
Median

**\$693k**

Quarterly Price Change

**-8.88% ↓**

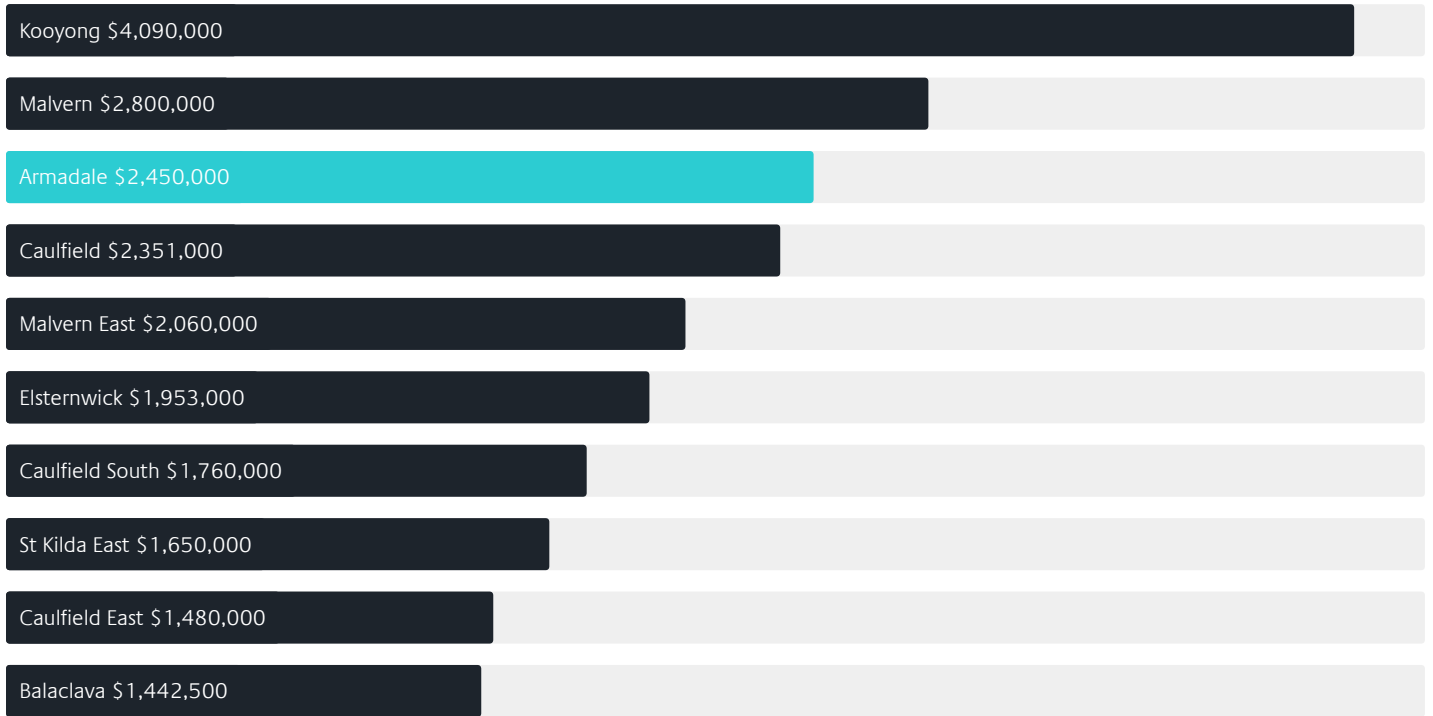
## Quarterly Price Change\*



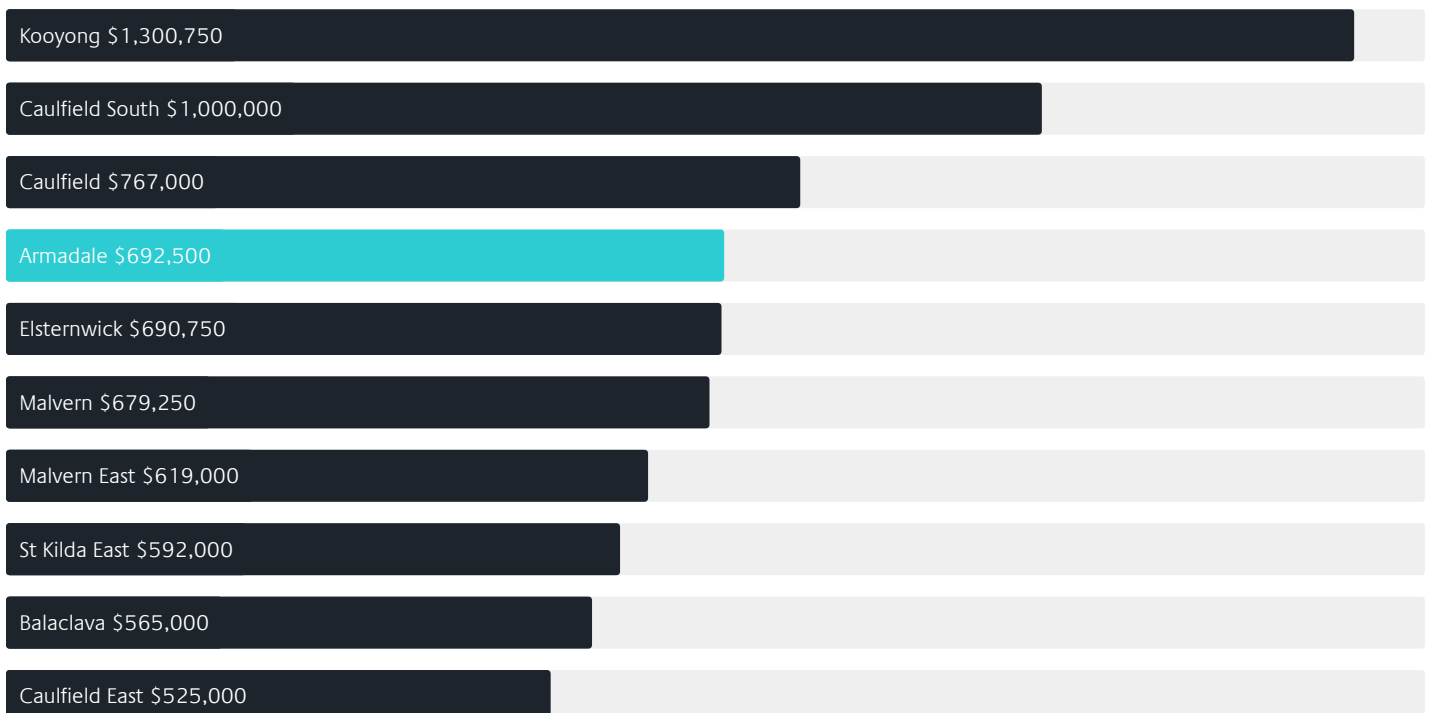
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 51%  
● Private 49%

## Auction Clearance Rate<sup>\*</sup>

77.78%

## Median Days on Market<sup>^</sup>

27 days

## Average Hold Period<sup>\*</sup>

6.5 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 25% ● Units 75%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

9,368

## Median Asking Rent per week<sup>\*</sup>

\$900

## Population Growth<sup>^</sup>

3.47%

## Rental Yield<sup>\*</sup>

1.92%

## Median Age<sup>^</sup>




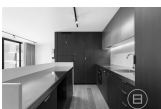


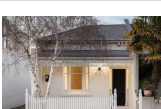
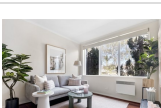
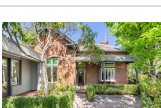



38 years

## Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 1 Bailey Av Armadale	3	House	\$1,780,000	18 Nov 2024
 12/62 Wattletree Rd ARMADALE	3	Apartment	\$821,100	16 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 23/62 Wattletree Rd Armadale	2	Apartment	\$786,000	08 Nov 2024
 209/1 Evergreen Mews Armadale	2	Strata Unit/Flat	\$700,000	08 Nov 2024
 4/45 Armadale St Armadale	1	Flat/Unit/Apartment	\$430,000	06 Nov 2024
 14/13 Denbigh Rd Armadale	3	Townhouse	\$1,700,000	01 Nov 2024
 7/754 High St Armadale	1	Unit	\$518,000	30 Oct 2024
 10/41 Sutherland Rd Armadale	2	Apartment	\$650,000	30 Oct 2024
 1/3 Evergreen Mews Armadale	2	Unit	\$790,000	28 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/12 St James Rd Armadale	2	Unit	\$560,000	19 Oct 2024
 6/21 Mercer Rd Armadale	3	Townhouse	\$1,780,000	19 Oct 2024
 6/49 Kooyong Rd Armadale	1	Unit	\$385,500	16 Oct 2024
 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
 6/8 St James Rd Armadale	2	Apartment	\$549,500	12 Oct 2024
 13/844 Malvern Rd Armadale	2	Unit	\$705,000	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
 15/7 Sutherland Rd Armadale	1	Strata Unit/Flat	\$406,000	08 Oct 2024
 10/33 Sutherland Rd Armadale	1	Strata Unit/Flat	\$510,000	08 Oct 2024

# Jellis Craig

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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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