

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$2.18m

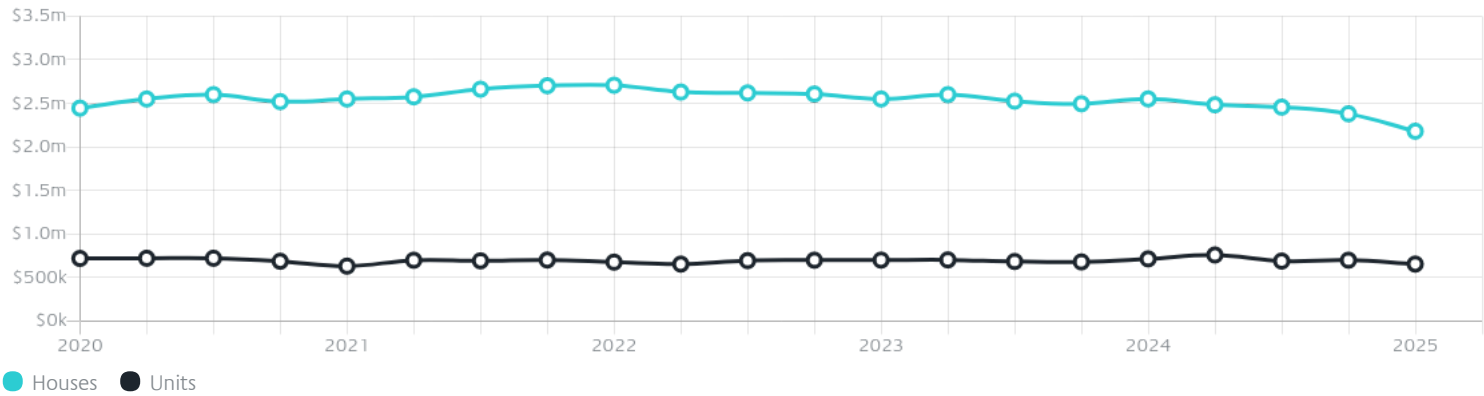
Quarterly Price Change
-8.40% ↓

Median Unit Price*

Median
\$655k

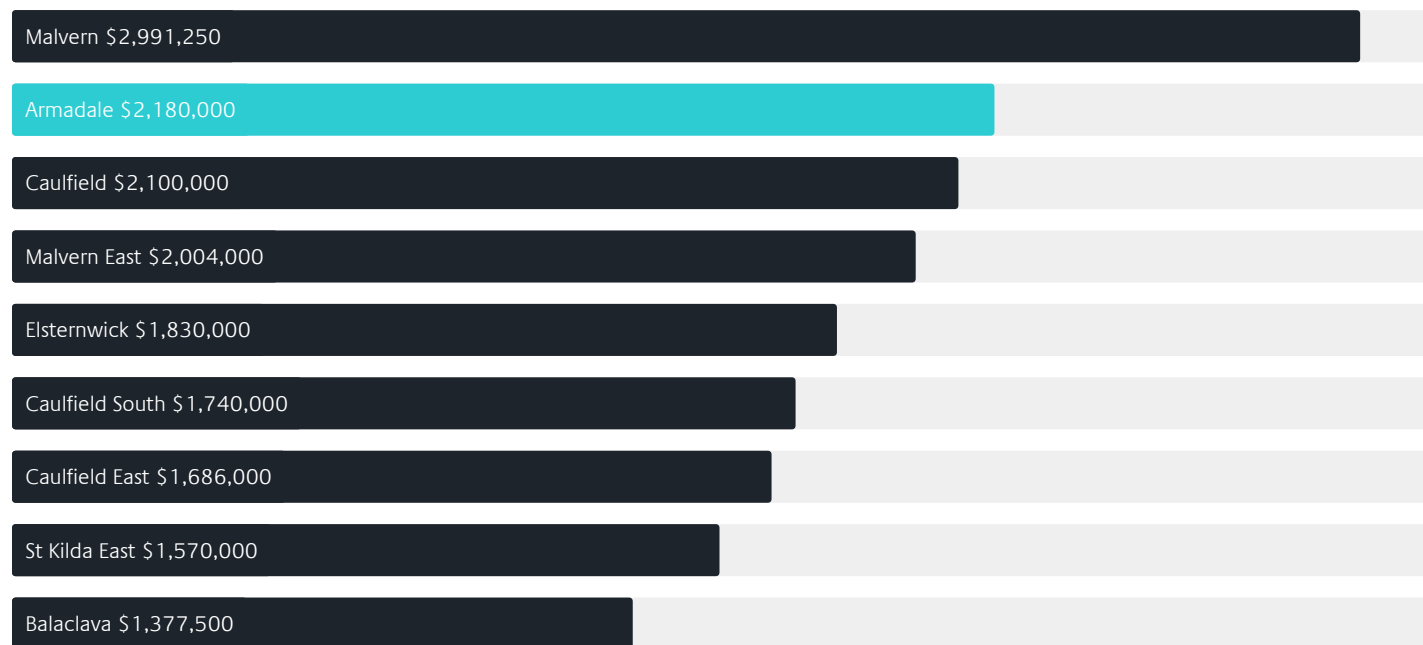
Quarterly Price Change
-6.42% ↓

Quarterly Price Change*

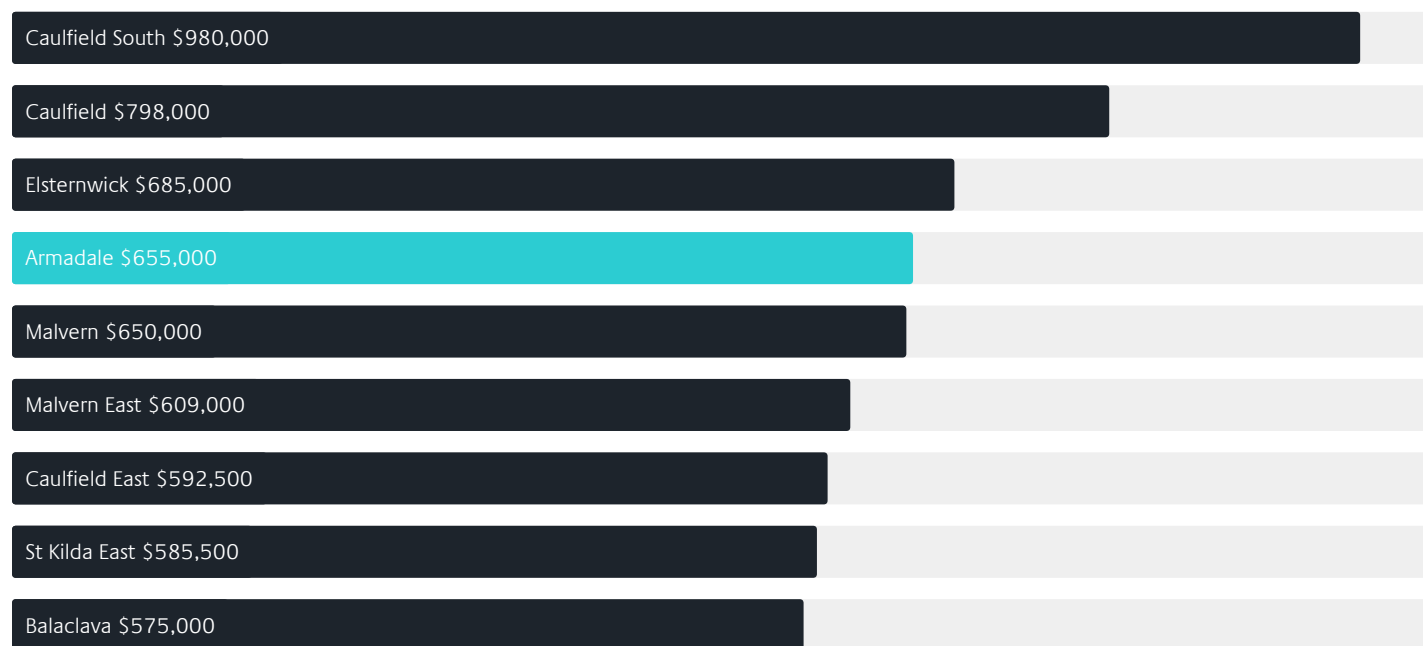


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



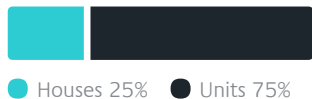
Sales Snapshot

Sale Method^{*}

● Auction 34%
● Private 66%

Auction Clearance Rate^{*}**83.87%**Median Days on Market[^]**31 days**Average Hold Period^{*}**6.5 years**

Insights

Dwelling Type[^]

● Houses 25% ● Units 75%













Ownership[^]

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











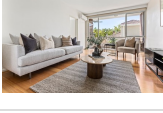

Population[^]**9,368**Median Asking Rent per week^{*}**\$935**Population Growth[^]**3.47%**Rental Yield^{*}**1.92%**Median Age[^]**38 years**Median Household Size[^]**2 people**

Sold Properties~


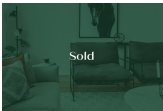










Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  1/6-8 Avondale Rd Armadaale | 2 | Apartment | \$545,000 | 26 Jun 2025 |
|  403/3 Evergreen Mews Armadaale | 3 | Apartment | \$1,150,000 | 24 Jun 2025 |
|  2/864 High St Armadaale | 2 | Apartment | \$915,000 | 20 Jun 2025 |
|  4/2 Armadaale St Armadaale | 1 | Apartment | \$386,000 | 19 Jun 2025 |
|  109/881 High St Armadaale | 2 | Apartment | \$810,000 | 19 Jun 2025 |
|  10/49a Denbigh Rd Armadaale | 1 | Apartment | \$440,500 | 12 Jun 2025 |
|  14/20 Bailey Av Armadaale | 1 | Apartment | \$360,000 | 06 Jun 2025 |
|  5 Barnato Gr ARMADALE | 3 | House | \$7,720,000 | 04 Jun 2025 |
|  22/61 Kooyong Rd Armadaale | 2 | Unit | \$560,000 | 31 May 2025 |
|  37 Llaneast St Armadaale | 4 | House | \$2,276,000 | 30 May 2025 |
|  9/49a Denbigh Rd Armadaale | 1 | Apartment | \$475,000 | 28 May 2025 |
|  106/1 Evergreen Mews Armadaale | 1 | Apartment | \$517,000 | 27 May 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|--------------------|-------------|-------------|
|  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 / 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 |
|  102 / 3 Evergreen Mews Armadale | 2 | Apartment | \$940,000 | 20 May 2025 |
|  1 / 371 Dandenong Rd Armadale | 2 | Apartment | \$1,202,500 | 17 May 2025 |
|  13 / 60 Wattletree Rd Armadale | 3 | Strata Unit / Flat | \$890,000 | 09 May 2025 |
|  5 / 579 Dandenong Rd Armadale | 2 | Apartment | \$530,000 | 07 May 2025 |
|  9 / 53 Wattletree Rd Armadale | 1 | Apartment | \$349,000 | 06 May 2025 |
|  45 Wattletree Rd Armadale | 2 | House | \$1,320,000 | 05 May 2025 |
|  13 / 47 Denbigh Rd Armadale | 2 | Apartment | \$825,000 | 02 May 2025 |
|  701 / 7 Evergreen Mews Armadale | 2 | Apartment | \$820,000 | 30 Apr 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  3/501 Orrong Rd Armadale | 3 | Apartment | \$800,000 | 30 Apr 2025 |
|  6/62 Wattletree Rd Armadale | 2 | Apartment | \$830,000 | 30 Apr 2025 |
|  5/31 Armadale St Armadale | 2 | Strata Unit/Flat | \$700,000 | 29 Apr 2025 |
|  7/28 Elgin Av Armadale | 2 | Unit | \$605,000 | 28 Apr 2025 |
|  8/12 Llancast St Armadale | 2 | Strata Unit/Flat | \$640,000 | 26 Apr 2025 |
|  1/23 Ashleigh Rd Armadale | 2 | House | \$770,000 | 25 Apr 2025 |
|  10/7 Wattletree Rd Armadale | 2 | Apartment | \$515,000 | 24 Apr 2025 |
|  4/1 Clendon Rd Armadale | 1 | Strata Unit/Flat | \$400,000 | 23 Apr 2025 |
|  12/527 Dandenong Rd Armadale | 2 | Apartment | \$540,000 | 17 Apr 2025 |
|  38/61 Kooyong Rd Armadale | 1 | Unit | \$300,000 | 17 Apr 2025 |
|  3/523 Dandenong Rd Armadale | 1 | Strata Unit/Flat | \$430,000 | 16 Apr 2025 |
|  14 Derby St Armadale | 3 | House | \$2,900,000 | 12 Apr 2025 |



Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.