

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$2.18m**

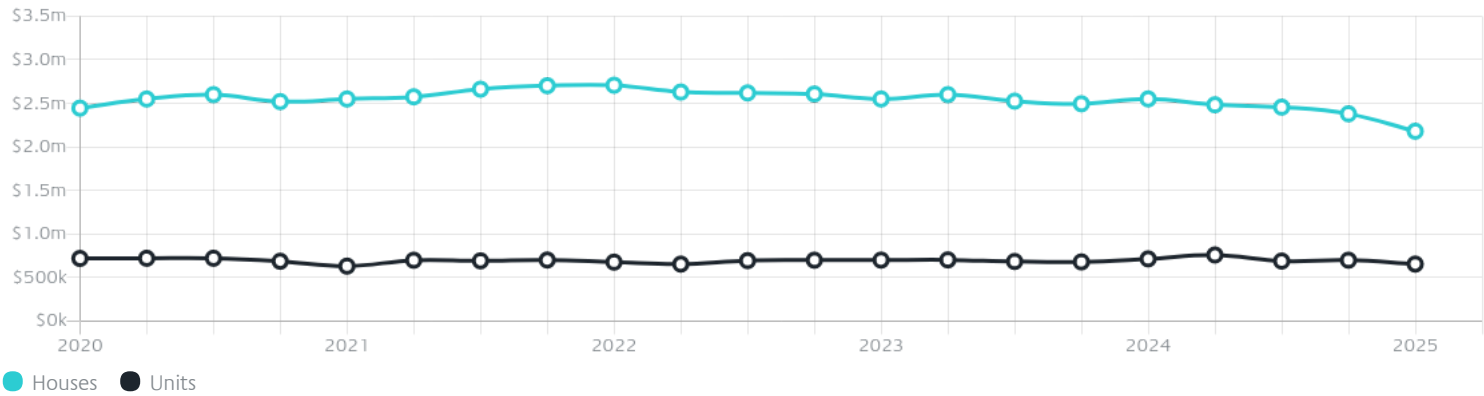
Quarterly Price Change  
**-8.40% ↓**

## Median Unit Price\*

Median  
**\$655k**

Quarterly Price Change  
**-6.42% ↓**

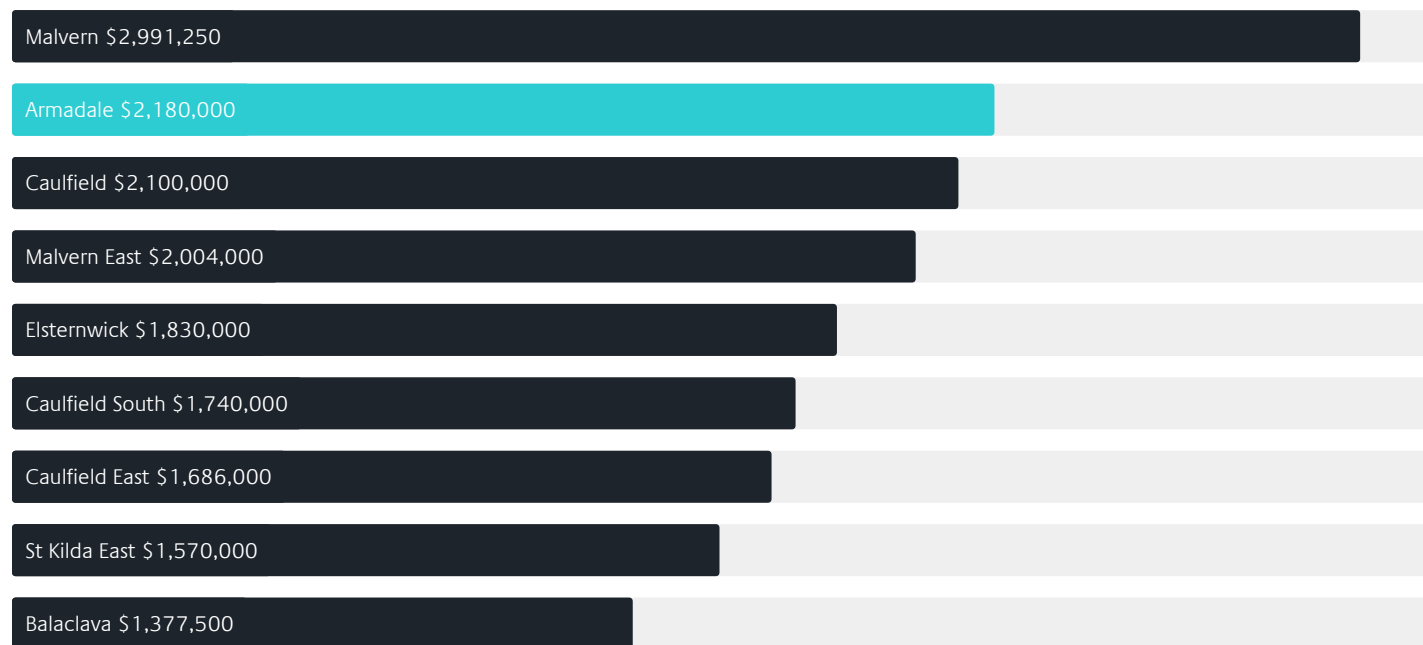
## Quarterly Price Change\*



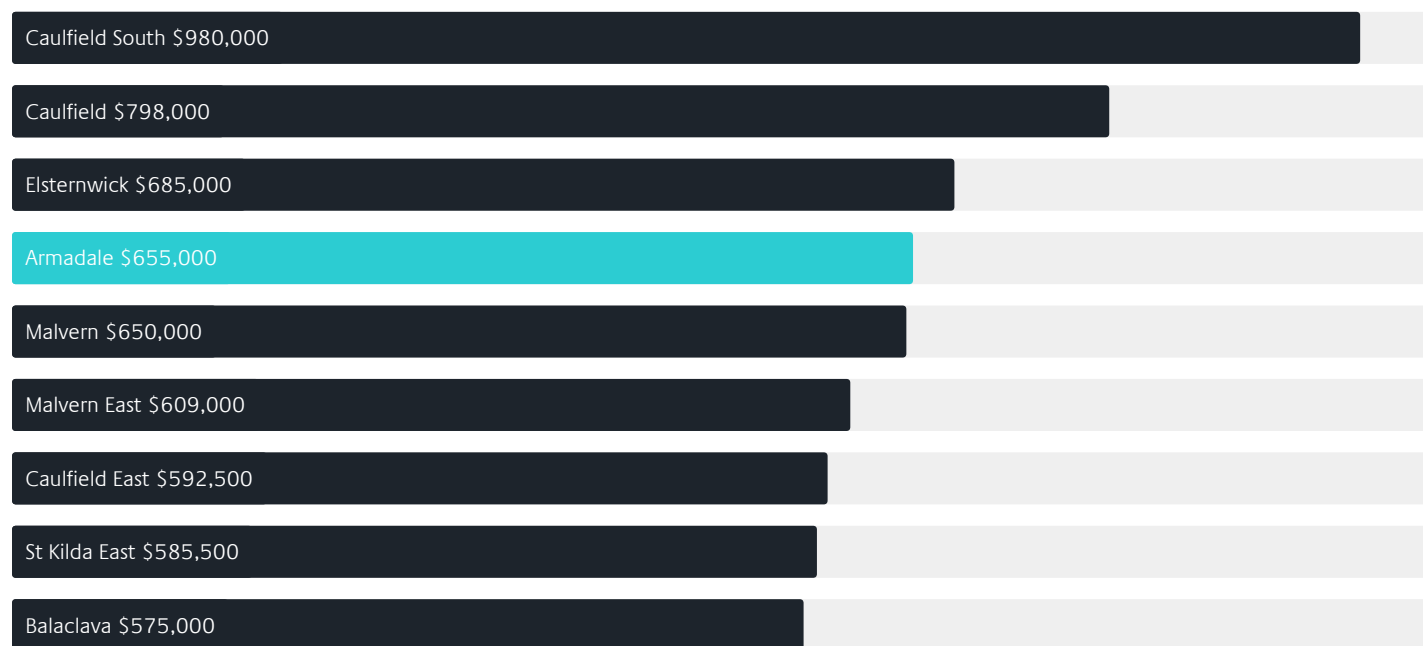
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 42%  
● Private 58%

Auction Clearance Rate\*

79.49%

Median Days on Market^

25 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~










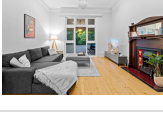
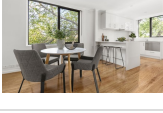

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

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
 3/55 Northcote Rd Armadale	1	Apartment	\$418,000	22 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
 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
 3/523 Dandenong Rd Armadale	1	Strata Unit/Flat	\$430,000	16 Apr 2025
 1/47 Denbigh Rd Armadale	2	Strata Unit/Flat	\$865,000	11 Apr 2025
 28 Lambeth Av Armadale	4	House	\$4,502,000	11 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 G2/551 Dandenong Rd Armadale	2	Strata Unit/Flat	\$795,000	09 Apr 2025
 10/5 Denbigh Rd Armadale	2	Apartment	\$748,000	08 Apr 2025
 18/579 Dandenong Rd Armadale	2	Apartment	\$520,000	06 Apr 2025
 7/20 Bailey Av Armadale	1	Unit	\$421,000	05 Apr 2025
 904/7 Evergreen Mews Armadale	1	Apartment	\$465,000	03 Apr 2025
 206/881 High St Armadale	2	Apartment	\$630,000	31 Mar 2025
 27/62 Wattletree Rd Armadale	2	Apartment	\$791,000	29 Mar 2025
 1/10 Denbigh Rd Armadale	2	Apartment	\$570,000	29 Mar 2025
 19 Glassford St Armadale	3	House	\$2,825,000	29 Mar 2025
 Denbigh Rd Armadale	2	Strata Unit/Flat	\$691,000	27 Mar 2025
 30/61 Kooyong Rd Armadale	1	Apartment	\$305,000	26 Mar 2025
 901/7 Evergreen Mews Armadale	2	Strata Unit/Flat	\$850,000	26 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/23 Northcote Rd Armadaale	1	Apartment	\$390,000	25 Mar 2025
 2/49a Denbigh Rd Armadaale	1	Unit	\$497,000	22 Mar 2025
 69 Northcote Rd Armadaale	4	House	\$3,940,000	22 Mar 2025
 402/835 High St Armadaale	4	Strata Unit/Flat	\$5,495,000	22 Mar 2025
 9/9 Barnato Gr Armadaale	2	Strata Unit/Flat	\$800,000	21 Mar 2025
 7/29b Hampden Rd Armadaale	2	Apartment	\$890,000	17 Mar 2025
 1/28 Elgin Av ARMADALE	2	Apartment	\$557,000	15 Mar 2025
 3/20 Mercer Rd ARMADALE	3	House	\$2,110,000	08 Mar 2025
 204/40 Seymour Av Armadaale	1	Apartment	\$390,000	08 Mar 2025
 3/862 Malvern Rd Armadaale	2	Apartment	\$1,188,000	07 Mar 2025
 12/1 Duncraig Av Armadaale	2	Unit	\$567,500	04 Mar 2025
 1/15 Wattletree Rd Armadaale	3	House	\$1,410,000	03 Mar 2025



Armadale Office  
1215 High Street, Armadale  
03 9864 5000

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

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

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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