

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.38m

Quarterly Price Change

-3.11% ↓

Median Unit Price*

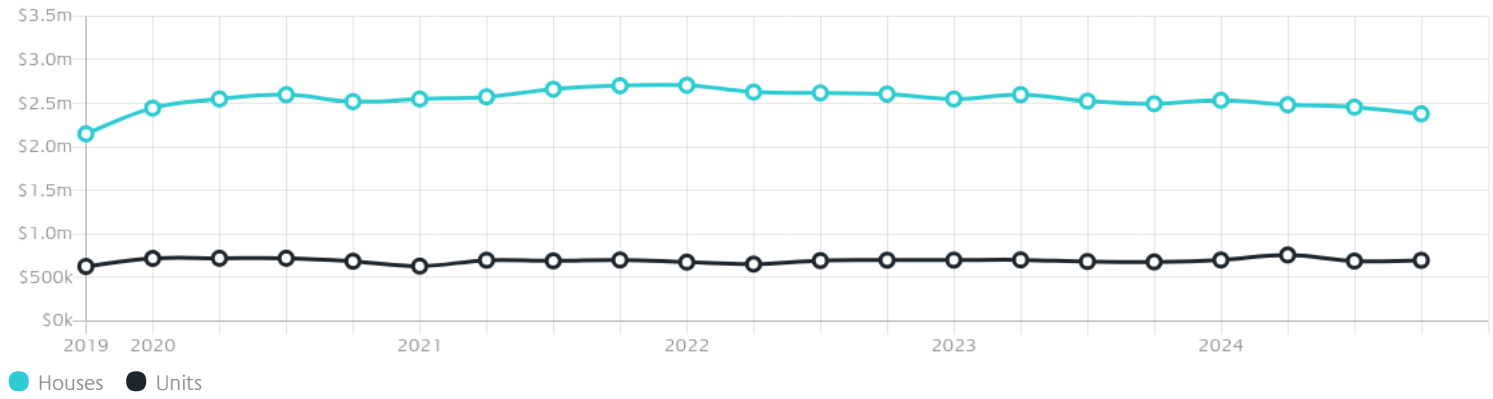
Median

\$699k

Quarterly Price Change

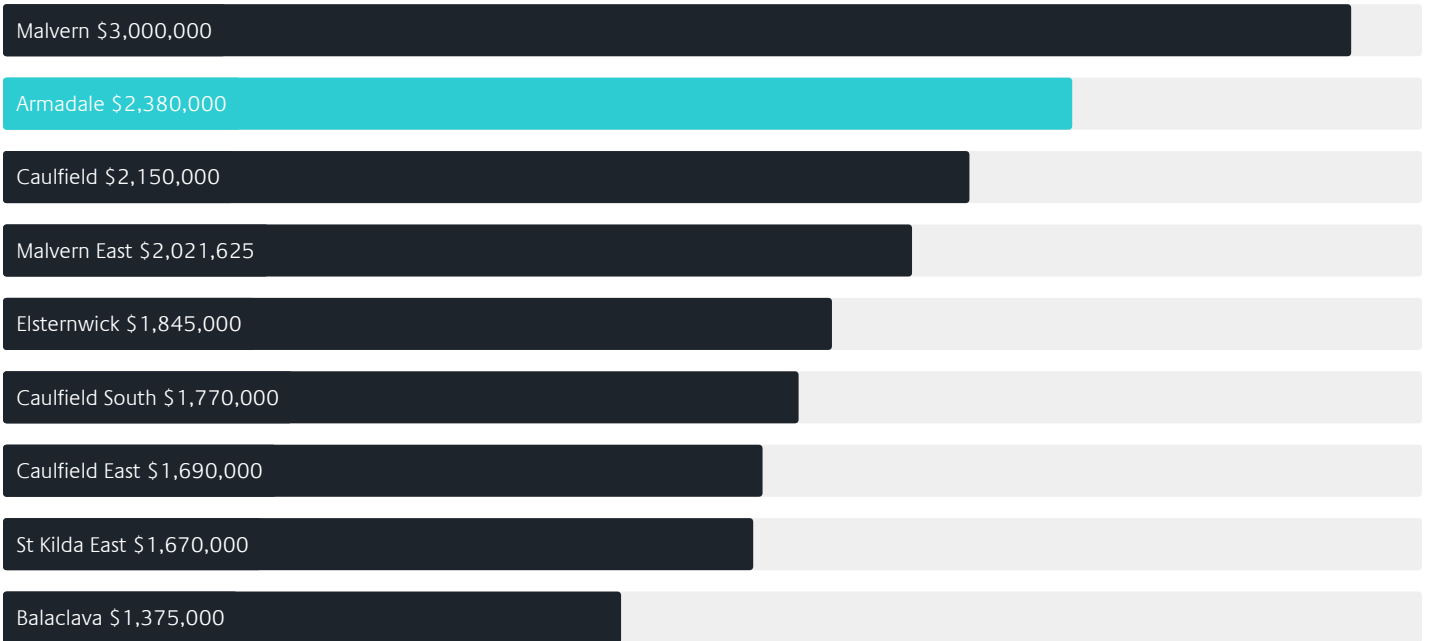
1.23% ↑

Quarterly Price Change*

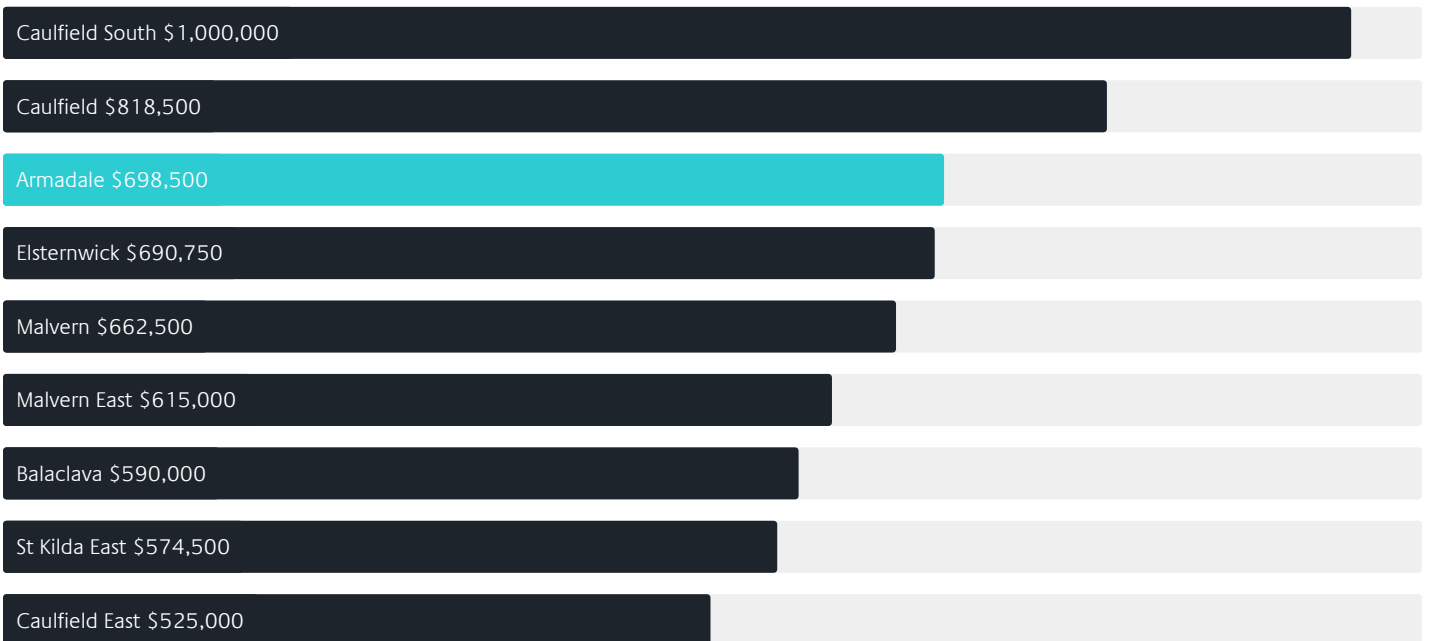


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

45 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~










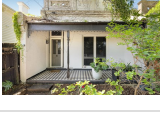


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5/61 Kooyong Rd Armadale	2	Apartment	\$540,000	20 Feb 2025
 2/7 Denbigh Rd Armadale	2	Apartment	\$580,000	18 Feb 2025
 1/864 High St Armadale	2	Apartment	\$875,000	15 Feb 2025
 3/61 Kooyong Rd Armadale	1	Apartment	\$350,000	14 Feb 2025
 8/55 Northcote Rd Armadale	1	Unit	\$410,000	28 Jan 2025
 12/23 Kooyong Rd Armadale	1	Apartment	\$370,000	16 Jan 2025
 13/12 Llaneast St Armadale	1	Apartment	\$420,000	06 Jan 2025
 15 Cheel St Armadale	3	Townhouse	\$1,250,000	06 Jan 2025
 13/405 Dandenong Rd Armadale	1	Apartment	\$232,000	23 Dec 2024
 15 Avondale Rd Armadale	3	House	\$8,300,000	23 Dec 2024
 3/576 Orrong Rd Armadale	2	House	\$965,000	20 Dec 2024
 7/55 Northcote Rd Armadale	1	Apartment	\$415,000	19 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 104/6a Evergreen Mews Armadaale	3	Unit	\$1,425,000	18 Dec 2024
 4/75 Union St Armadaale	2	Apartment	\$1,040,000	17 Dec 2024
 8 William St Armadaale	2	House	\$1,560,000	16 Dec 2024
 54 Rose St Armadaale	4	House	\$4,235,000	14 Dec 2024
 1/25 Gladstone Av Armadaale	3	Apartment	\$735,000	14 Dec 2024
 15/25 Kooyong Rd ARMADALE	2	Apartment	\$640,000	09 Dec 2024
 5/56 Sutherland Rd Armadaale	2	Apartment	\$655,500	07 Dec 2024
 30 Lambeth Av Armadaale	4	House	\$7,150,000	06 Dec 2024
 5 Union St Armadaale	3	House	\$4,000,000	04 Dec 2024
 6/48 New St Armadaale	2	Strata Unit/Flat	\$790,000	04 Dec 2024
 3/29a Hampden Rd Armadaale	3	Apartment	\$1,068,000	03 Dec 2024
 4/35 Wattletree Rd ARMADALE	2	Apartment	\$715,000	03 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Jellis Craig

Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* 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.