

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$2.18m

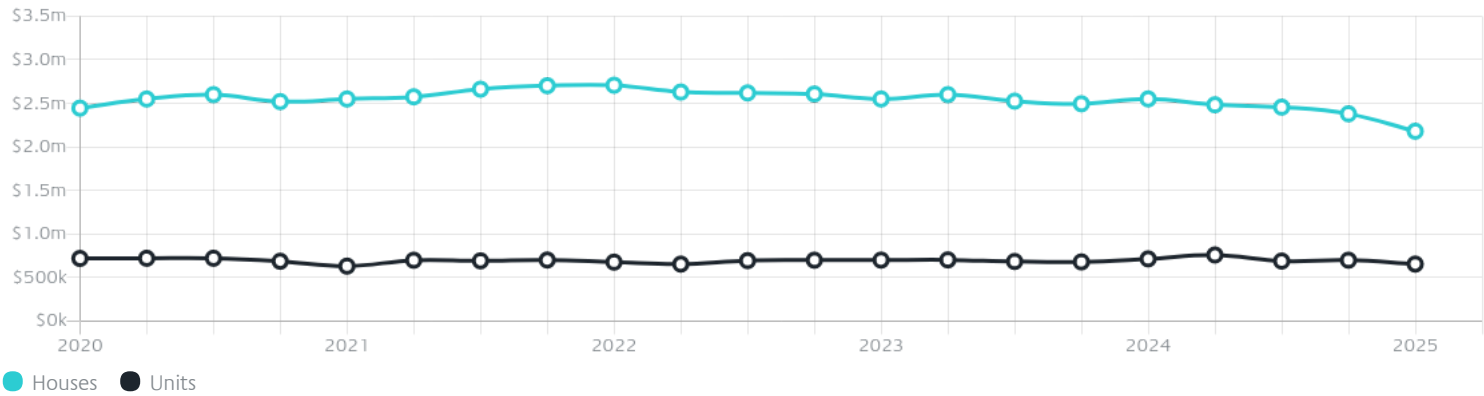
Quarterly Price Change
-8.40% ↓

Median Unit Price*

Median
\$655k

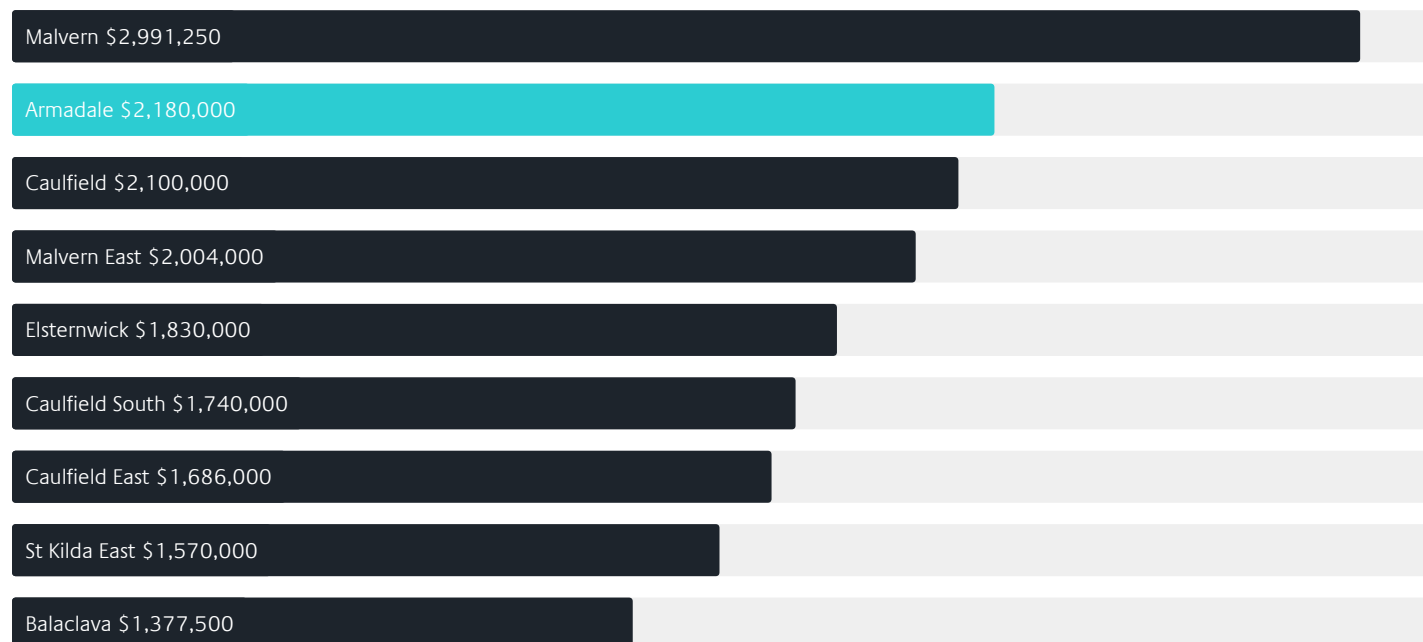
Quarterly Price Change
-6.42% ↓

Quarterly Price Change*

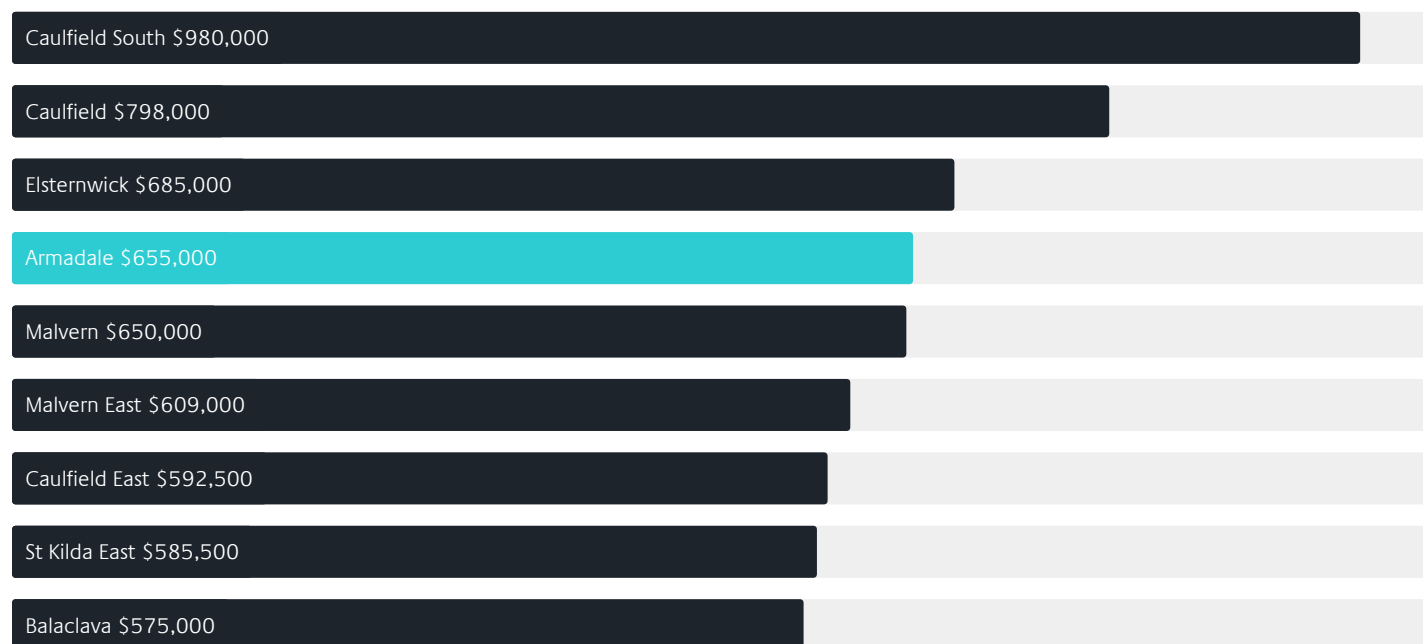


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 51%
● Private 49%

Auction Clearance Rate*

72.22%

Median Days on Market^

24 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
 10/7 Wattletree Rd Armadale	2	Apartment	\$515,000	24 Apr 2025
 12/527 Dandenong Rd Armadale	2	Apartment	\$540,000	17 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
 30/61 Kooyong Rd Armadale	1	Apartment	\$305,000	26 Mar 2025
 69 Northcote Rd Armadale	4	House	\$3,940,000	22 Mar 2025
 9/9 Barnato Gr Armadale	2	Strata Unit/Flat	\$800,000	21 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
 3/862 Malvern Rd Armadale	2	Apartment	\$1,188,000	07 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 / 1 Duncraig Av Armadale	2	Unit	\$567,500	04 Mar 2025
 1 / 15 Wattletree Rd Armadale	3	House	\$1,410,000	03 Mar 2025
 13 / 26 Armadale St Armadale	2	Apartment	\$781,000	01 Mar 2025
 7 / 29 Kooyong Rd Armadale	2	Unit	\$495,000	01 Mar 2025
 9 / 42 Wattletree Rd Armadale	1	Strata Unit/Flat	\$366,000	27 Feb 2025
 603 / 8A Evergreen Mews Armadale	2	Strata Unit/Flat	\$720,000	27 Feb 2025
 402 / 6b Evergreen Mews Armadale	2	Strata Unit/Flat	\$965,000	26 Feb 2025
 303 / 523 Dandenong Rd Armadale	1	Apartment	\$430,000	26 Feb 2025
 205 / 7 Kooyong Rd Armadale	2	Unit	\$630,000	24 Feb 2025
 31a Hampden Rd Armadale	4	House	\$4,400,000	23 Feb 2025
 6 / 56 Sutherland Rd Armadale	2	Apartment	\$705,000	21 Feb 2025
 51 Denbigh Rd Armadale	3	House	\$2,351,000	21 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/61 Kooyong Rd Armadale	2	Apartment	\$540,000	20 Feb 2025
 8/50 Sutherland Rd Armadale	2	Apartment	\$605,000	19 Feb 2025
 17 Ashleigh Rd Armadale	3	House	\$2,000,000	19 Feb 2025
 2/7 Denbigh Rd Armadale	2	Apartment	\$580,000	18 Feb 2025
 1002/8c Evergreen Mews Armadale	1	Apartment	\$477,500	18 Feb 2025
 3/60 Sutherland Rd Armadale	2	House	\$1,625,000	15 Feb 2025
 1/864 High St Armadale	2	Apartment	\$875,000	15 Feb 2025
 864 High St Armadale	2	Strata Unit/Townhouse	\$875,000	15 Feb 2025
 3/61 Kooyong Rd Armadale	1	Apartment	\$350,000	14 Feb 2025
 10 Hampden Rd Armadale	4	House	\$10,900,000	14 Feb 2025
 802/7 Evergreen Mews Armadale	2	Strata Unit/Flat	\$885,000	13 Feb 2025
 15/35 Kooyong Rd Armadale	1	Apartment	\$421,000	12 Feb 2025



Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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