

# JellisCraig

ARMADALE

# Suburb Report

Know your neighbourhood.



ARMADALE SUBURB REPORT

Median House Price\*

Median

\$2.35m

Quarterly Price Change

-4.04% ↓

Median Unit Price\*

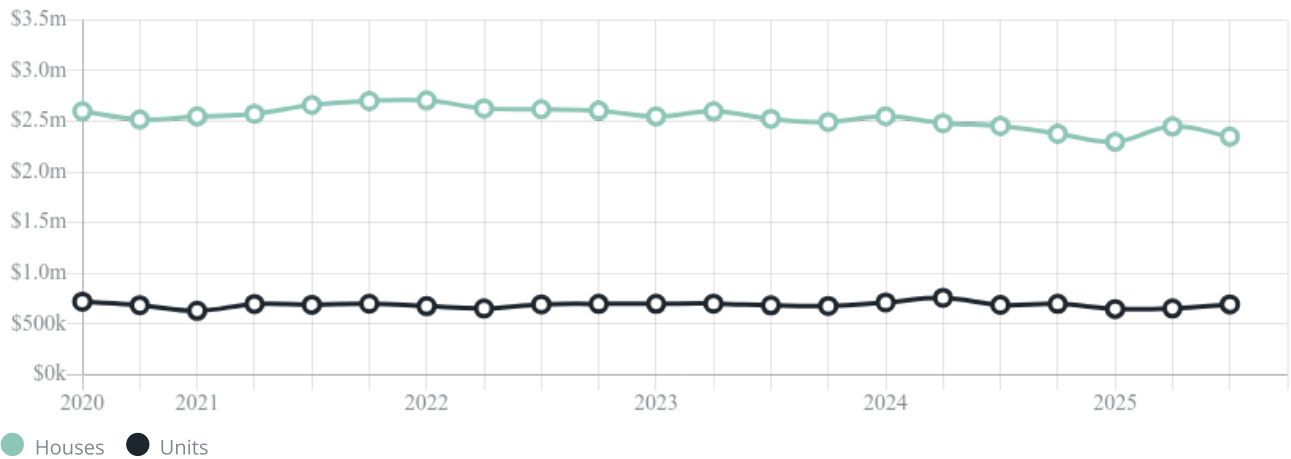
Median

\$696k

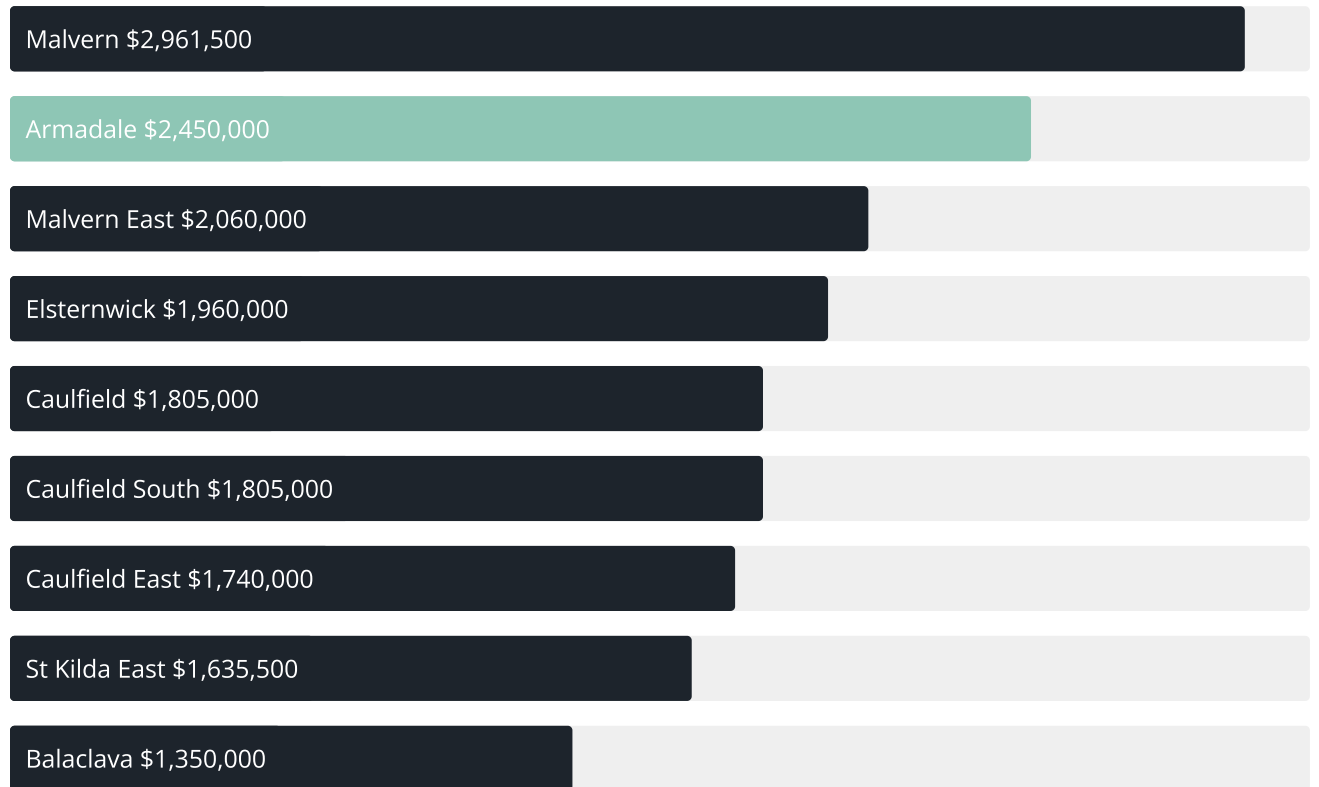
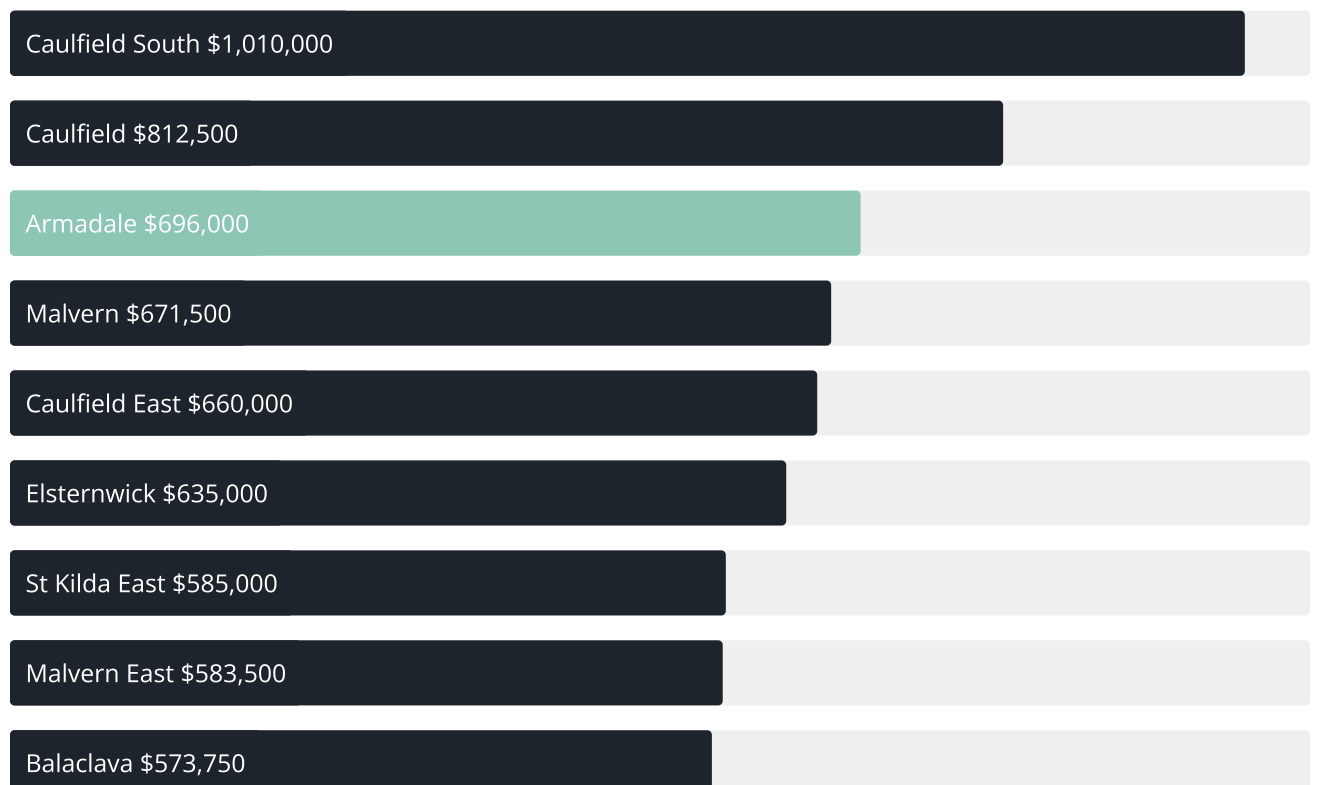
Quarterly Price Change

6.21% ↑

Quarterly Price Change\*



## ARMADALE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## ARMADALE SUBURB REPORT

## Sale Method\*



● Auction 57%

● Private 43%

## Auction Clearance Rate\*

80%

## Median Days on Market^

24 days

## Average Hold Period\*

6.5 years

## 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^

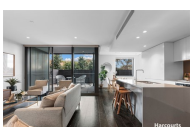
2 people

## ARMADALE SUBURB REPORT

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

| Address                                                                                                               | Bedrooms | Type                | Price       | Sold           |
|-----------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|----------------|
|  22 Hume St<br>Armadale              | 3        | House               | \$1,910,000 | 25 Oct<br>2025 |
|  9/114 Kooyong Rd<br>Armadale        | 3        | Apartment           | \$865,000   | 23 Oct<br>2025 |
|  3/8C Evergreen Mews<br>Armadale     | 2        | Apartment           | \$852,000   | 13 Oct<br>2025 |
|  20/47 Denbigh Rd<br>Armadale       | 2        | Apartment           | \$845,000   | 11 Oct<br>2025 |
|  1/7 Wattletree Rd<br>ARMADALE     | 2        | Apartment           | \$575,000   | 10 Oct<br>2025 |
|  12/1 Armadale St<br>Armadale      | 1        | Apartment           | \$395,000   | 30 Sep<br>2025 |
|  6/43 Armadale St<br>Armadale      | 2        | Apartment           | \$705,000   | 30 Sep<br>2025 |
|  102/6A Evergreen Mews<br>Armadale | 1        | Strata<br>Unit/Flat | \$535,000   | 24 Sep<br>2025 |
|  16/844 Malvern Rd<br>Armadale     | 2        | Apartment           | \$600,000   | 22 Sep<br>2025 |
|  27 Stanhope St<br>Armadale        | 3        | House               | \$2,340,000 | 20 Sep<br>2025 |

## ARMADALE SUBURB REPORT

| Address                                                                                                              | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  6/39 Kooyong Rd<br>Armadale        | 2        | Townhouse | \$920,000   | 20 Sep 2025 |
|  5/603 Dandenong Rd<br>Armadale     | 2        | Apartment | \$720,000   | 17 Sep 2025 |
|  6/531 Dandenong Rd<br>Armadale     | 2        | Villa     | \$982,500   | 13 Sep 2025 |
|  13 Cambridge St<br>Armadale        | 2        | House     | \$1,700,000 | 13 Sep 2025 |
|  4/58 Sutherland Rd<br>Armadale    | 2        | Apartment | \$816,000   | 11 Sep 2025 |
|  92 Sutherland Rd<br>Armadale     | 2        | House     | \$1,800,000 | 08 Sep 2025 |
|  36 Rose St<br>Armadale           | 2        | House     | \$2,250,000 | 06 Sep 2025 |
|  71 Huntingtower Rd<br>Armadale   | 4        | House     | \$2,100,000 | 03 Sep 2025 |
|  12 Kooyong Rd<br>Armadale        | 3        | House     | \$1,370,000 | 01 Sep 2025 |
|  104/7 Evergreen Mews<br>Armadale | 2        | Apartment | \$840,000   | 30 Aug 2025 |

## ARMADALE SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type                | Price       | Sold           |
|-----------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|----------------|
|  3/581 Orrong Rd<br>Armadaale        | 1        | Strata<br>Unit/Flat | \$210,000   | 29 Aug<br>2025 |
|  104 Kooyong Rd<br>Armadaale         | 4        | House               | \$6,830,000 | 29 Aug<br>2025 |
|  8/39 Kooyong Rd<br>ARMADALE         | 3        | Townhouse           | \$889,000   | 27 Aug<br>2025 |
|  14/23 Kooyong Rd<br>Armadaale       | 2        | Apartment           | \$535,000   | 26 Aug<br>2025 |
|  2/54 Sutherland Rd<br>Armadaale    | 2        | Strata<br>Unit/Flat | \$500,000   | 23 Aug<br>2025 |
|  7/42 Wattletree Rd<br>Armadaale   | 1        | Apartment           | \$405,000   | 22 Aug<br>2025 |
|  204/70 Wattletree Rd<br>Armadaale | 2        | Apartment           | \$820,000   | 21 Aug<br>2025 |
|  35/61 Kooyong Rd<br>Armadaale     | 1        | House               | \$300,000   | 21 Aug<br>2025 |
|  14/49 Kooyong Rd<br>Armadaale     | 2        | Apartment           | \$580,000   | 21 Aug<br>2025 |
|  111/881 High St<br>Armadaale      | 1        | Apartment           | \$345,000   | 19 Aug<br>2025 |



Armadale Office  
1215 High Street, Armadale  
03 9864 5000

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

Data is current as of PDF generation date 01/11/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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