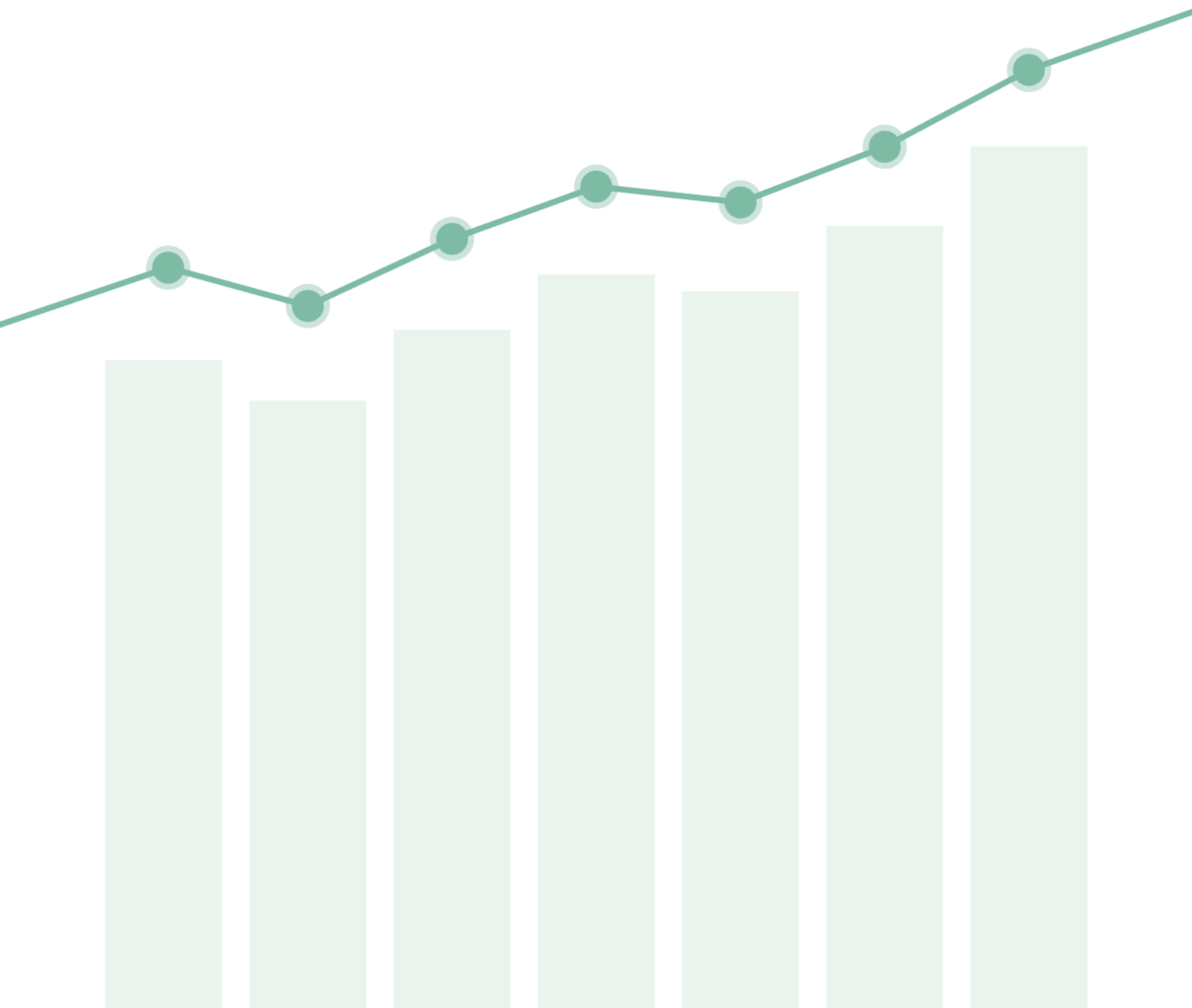


JellisCraig

ARMADALE

Suburb Report

Know your neighbourhood.



ARMADALE SUBURB REPORT

Median House Price*

Median

\$2.35m

Quarterly Price Change

2.21% ↑

Median Unit Price*

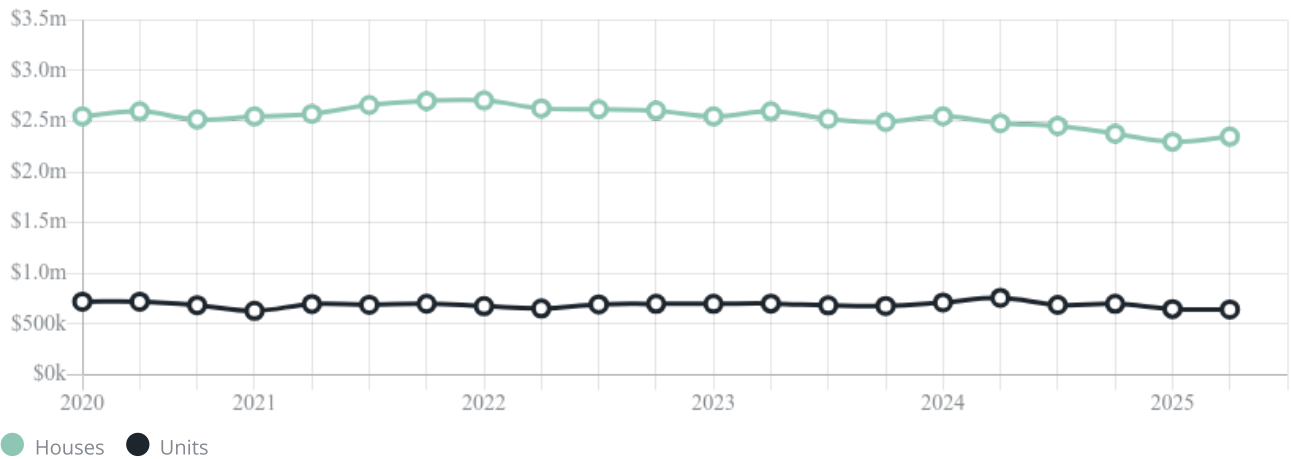
Median

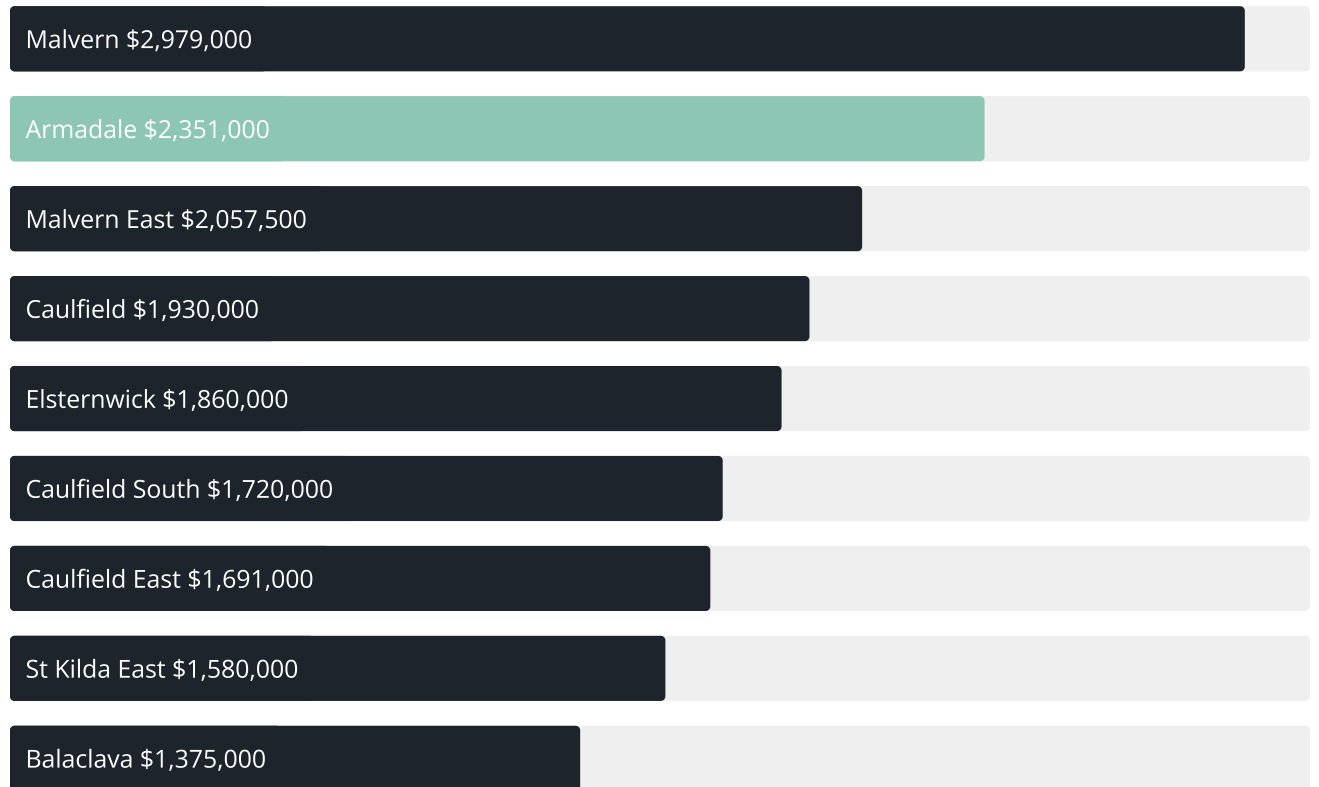
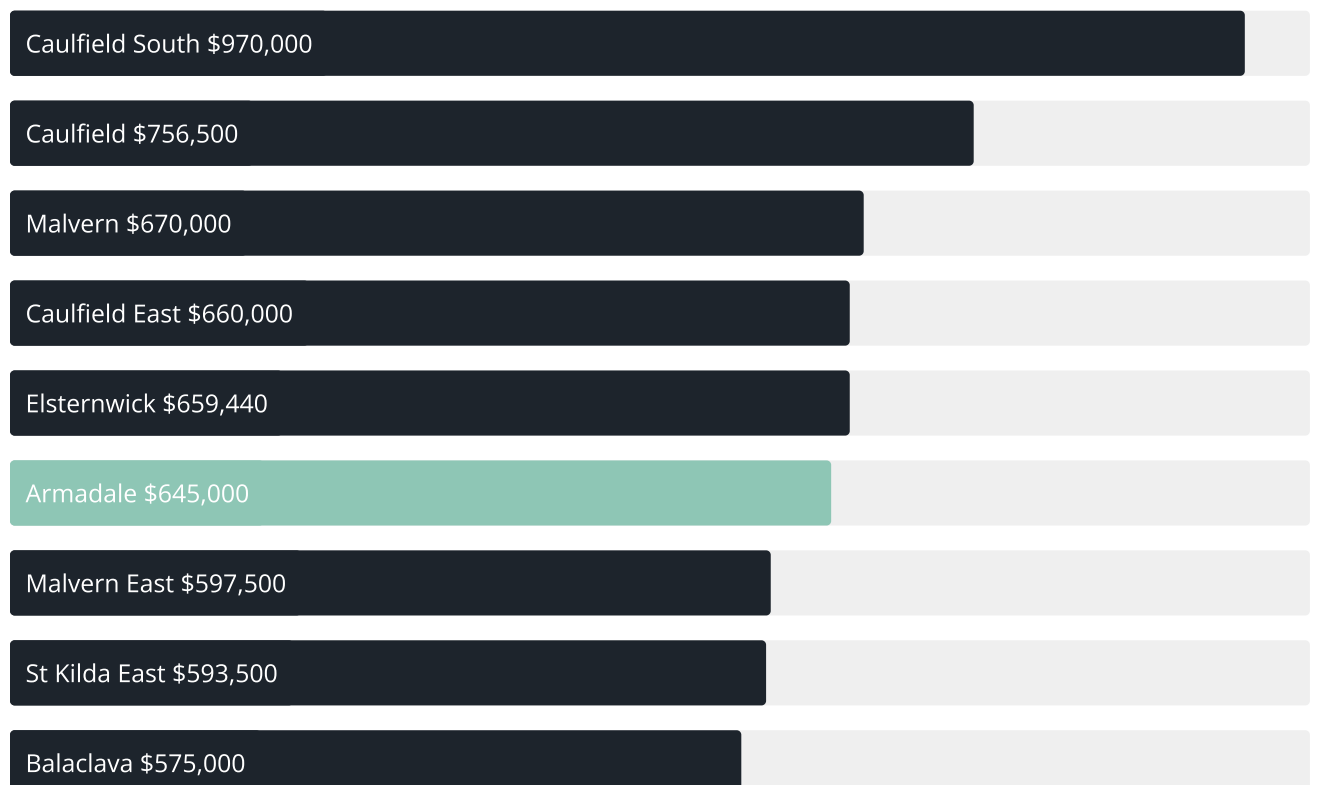
\$645k

Quarterly Price Change

-0.76% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ARMADALE SUBURB REPORT

Sale Method*



● Auction 51%

● Private 49%

Auction Clearance Rate*

78.12%

Median Days on Market^

26 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

Address	Bedrooms	Type	Price	Sold
 27 Stanhope St Armadale	3	House	\$2,340,000	20 Sep 2025
 6/39 Kooyong Rd Armadale	2	Townhouse	\$920,000	20 Sep 2025
 5/603 Dandenong Rd Armadale	2	Apartment	\$720,000	17 Sep 2025
 13 Cambridge St Armadale	2	House	\$1,700,000	13 Sep 2025
 36 Rose St Armadale	2	House	\$2,250,000	06 Sep 2025
 2/54 Sutherland Rd Armadale	2	Strata Unit/Flat	\$500,000	23 Aug 2025
 7/42 Wattletree Rd Armadale	1	Apartment	\$405,000	22 Aug 2025
 204/70 Wattletree Rd Armadale	2	Apartment	\$820,000	21 Aug 2025
 111/881 High St Armadale	1	Apartment	\$345,000	19 Aug 2025
 3/27 St Georges Rd Armadale	2	Apartment	\$497,000	19 Aug 2025

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11/23 Northcote Rd Armadale	1	Apartment	\$385,000	15 Aug 2025
 5/29 Huntingtower Rd Armadale	4	Flat/Unit/Apartment	\$2,350,000	15 Aug 2025
 101/8d Evergreen Mews Armadale	2	Apartment	\$695,000	08 Aug 2025
 5/15 Hampden Rd Armadale	2	Strata Unit/Flat	\$660,000	08 Aug 2025
 6/20 Mercer Rd Armadale	3	Townhouse	\$2,090,000	07 Aug 2025
 8/49a Denbigh Rd Armadale	1	Apartment	\$412,000	02 Aug 2025
 10/42 Wattletree Rd Armadale	1	Unit	\$390,000	31 Jul 2025
 13/3 Kooyong Rd Armadale	2	Apartment	\$561,000	28 Jul 2025
 9/9 Denbigh Rd Armadale	2	Strata Unit/Flat	\$614,000	25 Jul 2025
 18/47 Kooyong Rd Armadale	1	House	\$410,000	21 Jul 2025

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 101/881 High St Armadale	2	Apartment	\$580,000	17 Jul 2025
 6/16 Fulton St Armadale	2	Unit	\$575,000	12 Jul 2025
 4/555 Orrong Rd Armadale	2	Strata Unit/Flat	\$893,000	12 Jul 2025
 705/8e Evergreen Mews Armadale	2	Apartment	\$770,000	11 Jul 2025
 5/403 Dandenong Rd Armadale	2	Apartment	\$548,000	05 Jul 2025
 504/8E Evergreen Mews Armadale	2	Apartment	\$950,000	03 Jul 2025
 1/6-8 Avondale Rd Armadale	2	Apartment	\$545,000	26 Jun 2025
 403/3 Evergreen Mews Armadale	3	Apartment	\$1,150,000	24 Jun 2025
 12/31 Mercer Rd Armadale	2	Apartment	\$733,000	21 Jun 2025
 4/2 Armadale St Armadale	1	Apartment	\$386,000	19 Jun 2025



Armadale Office
1215 High Street, Armadale
03 9864 5000

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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