

# JellisCraig

ARMADALE

## Suburb Report

Know your neighbourhood.



ARMADALE SUBURB REPORT

Median House Price\*

Median

\$2.35m

Quarterly Price Change

2.21% ↑

Median Unit Price\*

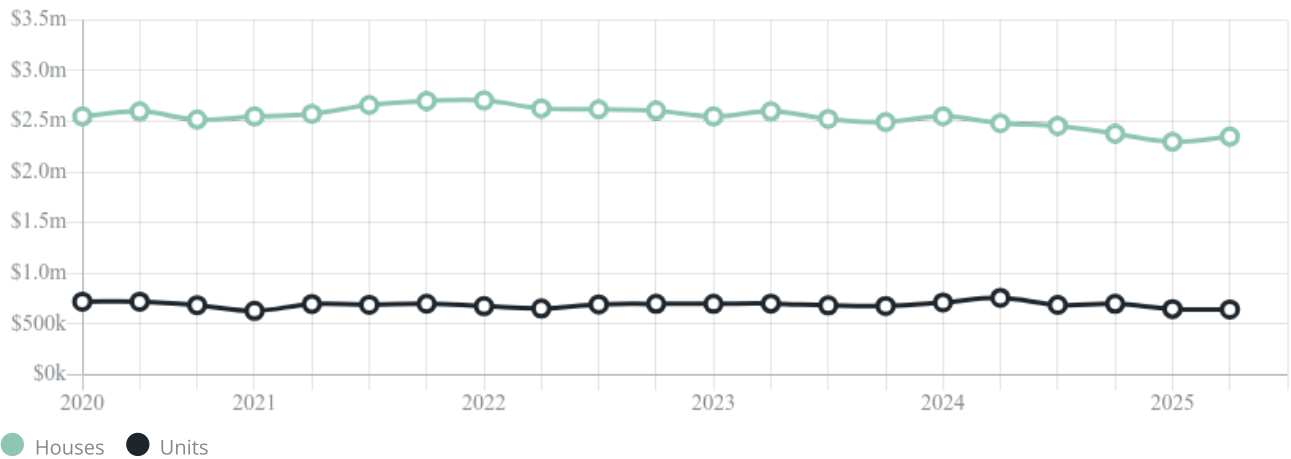
Median

\$645k

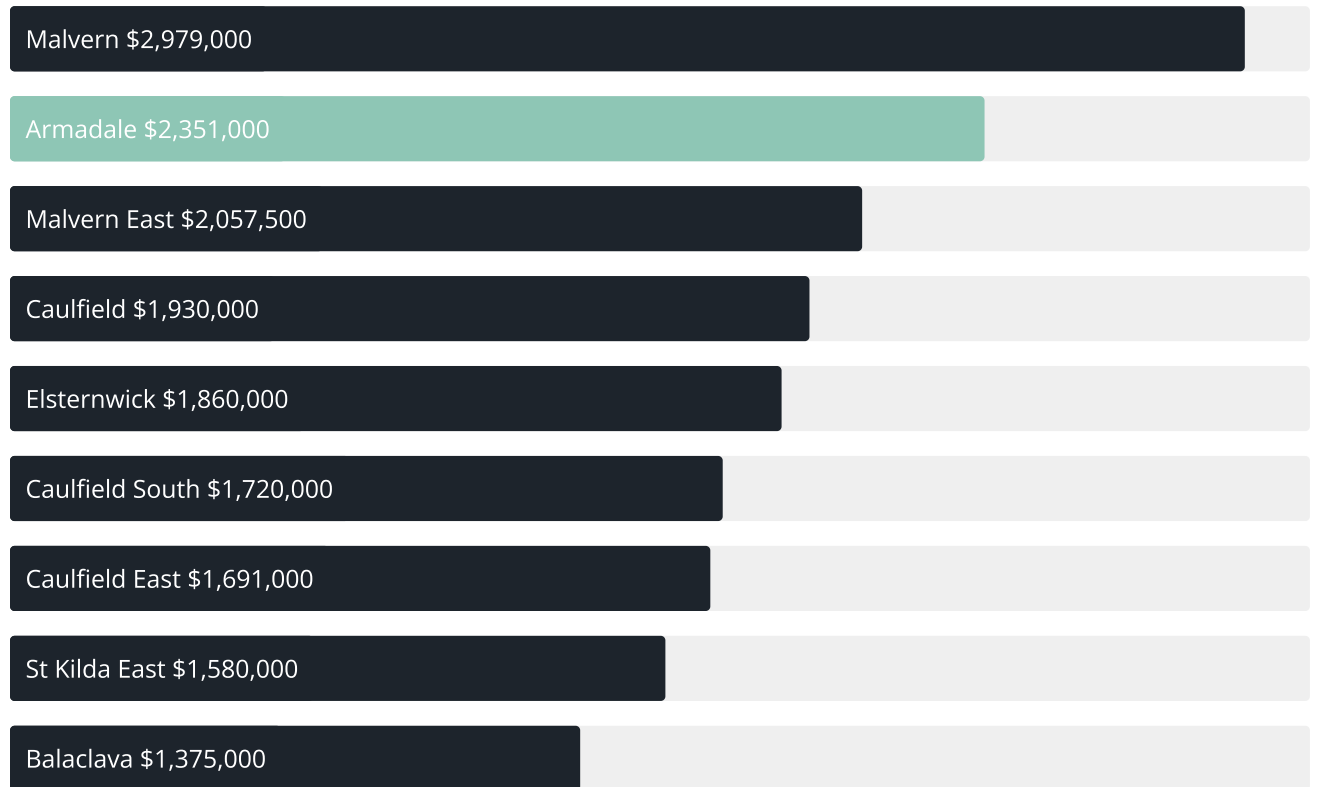
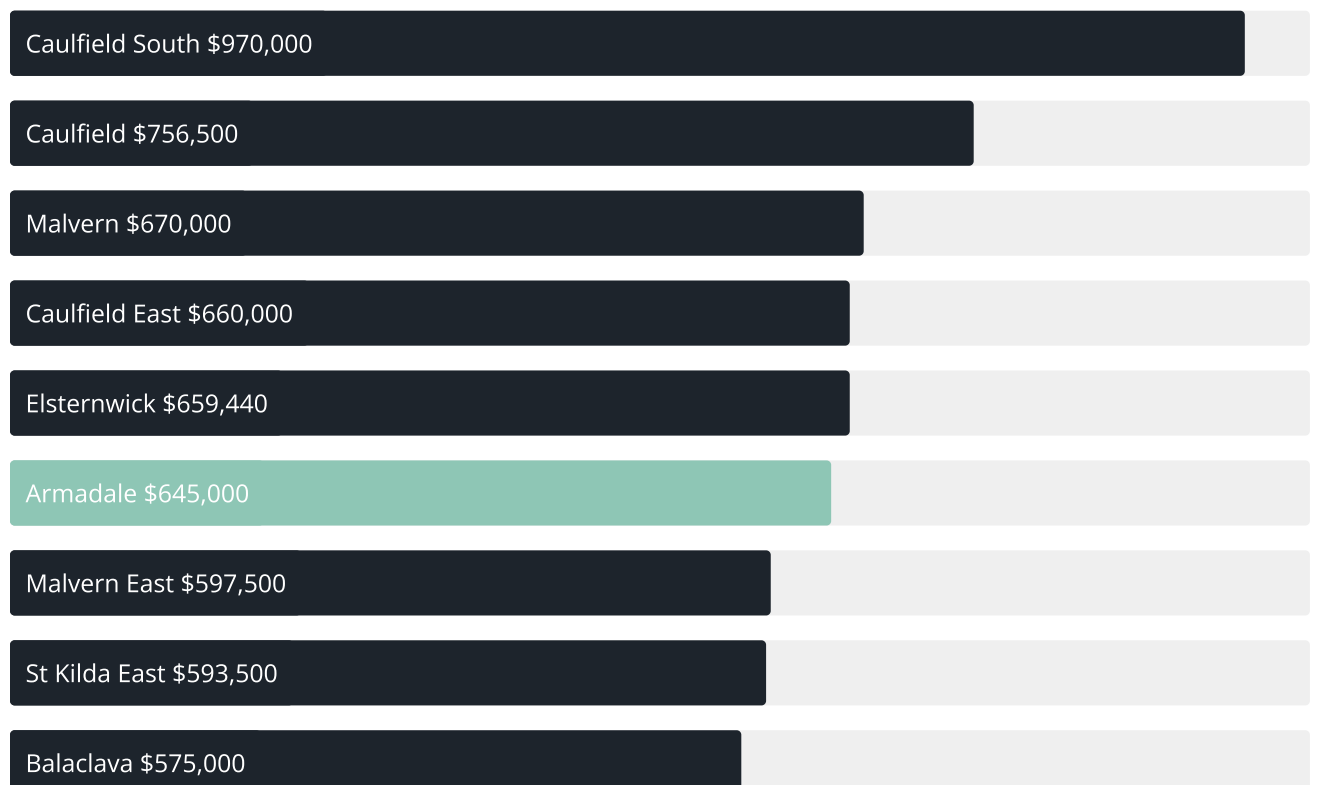
Quarterly Price Change

-0.76% ↓

Quarterly Price Change\*



## ARMADALE SUBURB REPORT

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

## ARMADALE SUBURB REPORT

## Sale Method\*



● Auction 36%

● Private 64%

## Auction Clearance Rate\*

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**81.82%**

## Median Days on Market^

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**28 days**

## Average Hold Period\*

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**6.5 years**

## Dwelling Type^



● Houses 25%

● Units 75%

## Ownership^



● Owned Outright 33%

● Mortgaged 26%

● Rented 42%

## Population^

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**9,368**

## Median Asking Rent per week\*

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**\$950**

## Population Growth^

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**3.47%**

## Rental Yield\*

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**1.92%**

## Median Age^

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**38 years**











## Median Household Size^

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**2 people**

## ARMADALE SUBURB REPORT





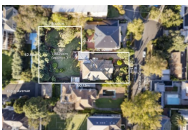
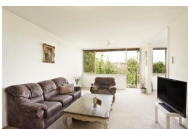




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 204/70 Wattletree Rd Armadale	2	Apartment	\$820,000	21 Aug 2025
 111/881 High St Armadale	1	Apartment	\$345,000	19 Aug 2025
 11/23 Northcote Rd Armadale	1	Apartment	\$385,000	15 Aug 2025
 101/8d Evergreen Mews Armadale	2	Apartment	\$695,000	08 Aug 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
 4/555 Orrong Rd Armadale	2	Strata Unit/Flat	\$893,000	12 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

## ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/31 Mercer Rd Armadaale	2	Apartment	\$733,000	21 Jun 2025
 109/881 High St Armadaale	2	Apartment	\$810,000	19 Jun 2025
 4/2 Armadaale St Armadaale	1	Apartment	\$386,000	19 Jun 2025
 1/8 Avondale Rd Armadaale	2	Strata Unit/Flat	\$545,000	19 Jun 2025
 5/11 Llaneast St Armadaale	1	Strata Unit/Flat	\$430,000	17 Jun 2025
 305/523 Dandenong Rd Armadaale	2	Apartment	\$740,000	16 Jun 2025
 12/40 Wattletree Rd Armadaale	2	Strata Unit/Flat	\$652,500	15 Jun 2025
 10 Kooyong Rd Armadaale	3	House	\$1,538,888	15 Jun 2025
 1003/8c Evergreen Mews Armadaale	1	Strata Unit/Flat	\$600,000	13 Jun 2025
 4a Aubrey St ARMADALE	2	Townhouse	\$1,112,000	12 Jun 2025

## ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13/405 Dandenong Rd Armadale	1	Strata Unit/Flat	\$230,000	12 Jun 2025
 10/49a Denbigh Rd Armadale	1	Apartment	\$440,500	12 Jun 2025
 2/521 Orrong Rd Armadale	2	Apartment	\$680,000	11 Jun 2025
 14/20 Bailey Av Armadale	1	Apartment	\$360,000	06 Jun 2025
 5 Barnato Gr ARMADALE	3	House	\$7,720,000	04 Jun 2025
 5/501 Orrong Rd Armadale	3	Strata Unit/Flat	\$820,000	03 Jun 2025
 24/6 Avondale Rd Armadale	2	Strata Unit/Flat	\$472,500	03 Jun 2025
 22/61 Kooyong Rd Armadale	2	Unit	\$560,000	31 May 2025
 19 New St Armadale	3	House	\$2,055,000	31 May 2025
 37 Llaneast St Armadale	4	House	\$2,276,000	30 May 2025



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

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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