

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

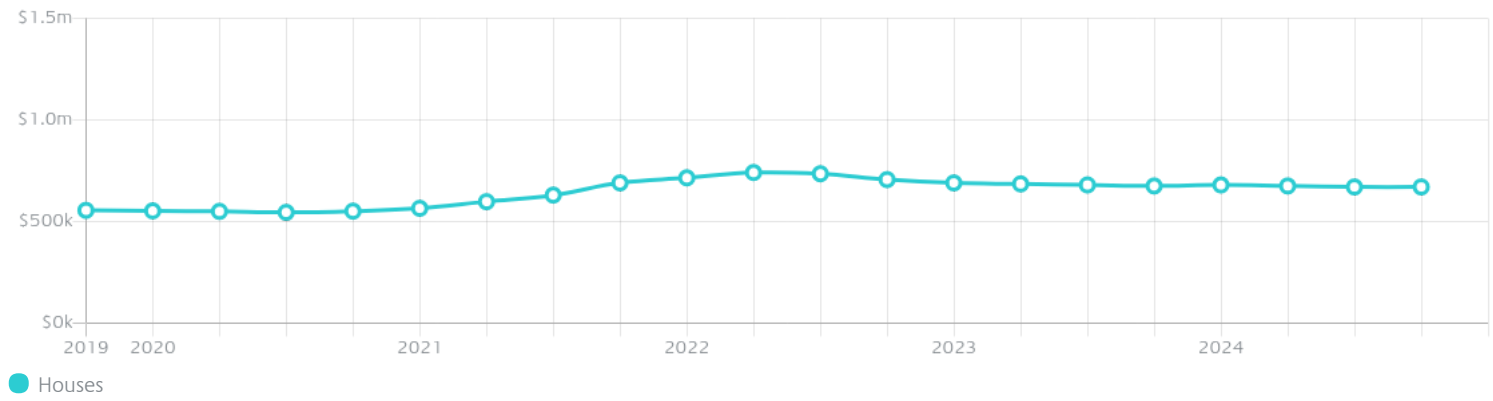
Median

**\$670k**

Quarterly Price Change

**0.00% ↓**

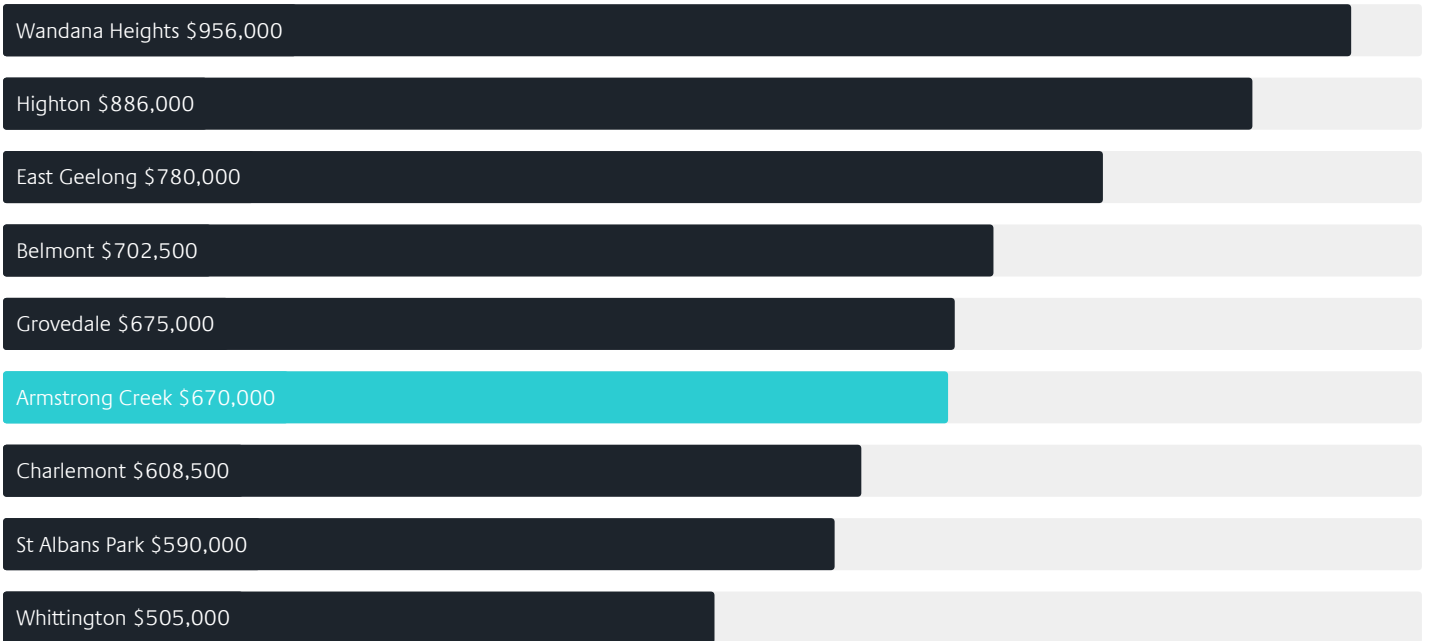
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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## Sale Method<sup>\*</sup>



● Auction 2%  
● Private 98%

## Median Days on Market<sup>^</sup>

30 days

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## Average Hold Period<sup>\*</sup>

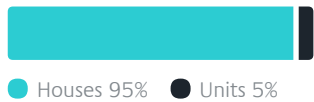
3.4 years

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# Insights

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## Dwelling Type<sup>^</sup>



● Houses 95% ● Units 5%

## Ownership<sup>^</sup>



● Owned Outright 11% ● Mortgaged 56% ● Rented 33%

## Population<sup>^</sup>

11,247

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## Median Asking Rent per week<sup>\*</sup>

\$520

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## Median Age<sup>^</sup>

30 years

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## Rental Yield<sup>\*</sup>

4.05%

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## Median Household Size<sup>^</sup>

2.9 people








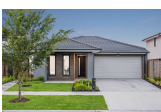




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# Sold Properties~













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

Address	Bedrooms	Type	Price	Sold
 58 Atherton St Armstrong Creek	3	House	\$527,000	21 Mar 2025
 88 Coastside Dr Armstrong Creek	3	House	\$665,000	19 Mar 2025
 19 Robinson St Armstrong Creek	3	House	\$575,000	18 Mar 2025
 14 Whitfords Dr Armstrong Creek	4	House	\$890,000	17 Mar 2025
 5 Raam Cirt Armstrong Creek	3	House	\$600,000	16 Mar 2025
 2195 Warralily Blvd Armstrong Creek	4	House	\$850,000	14 Mar 2025
 2215 Warralily Blvd Armstrong Creek	4	House	\$620,000	12 Mar 2025
 16 Montagna Cirt Armstrong Creek	4	House	\$585,000	11 Mar 2025
 50 Middleton Rd Armstrong Creek	4	House	\$730,000	07 Mar 2025
 7 Aaron St Armstrong Creek	4	House	\$608,000	07 Mar 2025
 32 Mandalay Av Armstrong Creek	3	House	\$630,000	06 Mar 2025
 2201 Warralily Blvd Armstrong Creek	4	House	\$820,000	05 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Mckinley Av Armstrong Creek	3	House	\$655,000	03 Mar 2025
 55 Liberation Dr Armstrong Creek	4	House	\$703,000	03 Mar 2025
 10 Vienet Av Armstrong Creek	3	House	\$575,000	03 Mar 2025
 38 Daybreak Av Armstrong Creek	4	House	\$640,000	03 Mar 2025
 11 Element Cirt Armstrong Creek	3	House	\$605,000	28 Feb 2025
 13 Stump Jump La Armstrong Creek	3	Townhouse	\$560,000	28 Feb 2025
 6 Watt Way Armstrong Creek	3	House	\$585,000	27 Feb 2025
 23 Galley Way Armstrong Creek	4	House	\$612,000	27 Feb 2025
 9 Vaughan Dr Armstrong Creek	4	House	\$980,000	25 Feb 2025
 58 Naturaliste Way Armstrong Creek	3	House	\$610,000	25 Feb 2025
 19 Lance Dr Armstrong Creek	4	House	\$735,000	25 Feb 2025
 12 Seachange St Armstrong Creek	4	House	\$690,000	25 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Seifferts St Armstrong Creek	3	House	\$601,000	24 Feb 2025
 30 Windansea St Armstrong Creek	3	House	\$652,500	23 Feb 2025
 43 Whitfords Dr Armstrong Creek	4	House	\$648,000	22 Feb 2025
 15 Lismore St Armstrong Creek	4	House	\$790,000	21 Feb 2025
 3 Avocet Way Armstrong Creek	4	House	\$592,500	21 Feb 2025
 6 Blackwattle Dr Armstrong Creek	4	House	\$899,000	21 Feb 2025
 22 Daybreak Av Armstrong Creek	3	House	\$537,000	20 Feb 2025
 30 Lance Dr Armstrong Creek	3	House	\$632,000	20 Feb 2025
 30 Middleton Rd Armstrong Creek	3	House	\$600,000	20 Feb 2025
 38 Ross St Armstrong Creek	4	House	\$835,000	18 Feb 2025
 5 Avonbury Dr Armstrong Creek	3	House	\$542,000	17 Feb 2025
 59 Sanctuary Blvd Armstrong Creek	3	House	\$650,000	17 Feb 2025

# Jellis Craig

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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