

# JellisCraig

ARMSTRONG CREEK

# Suburb Report

Know your neighbourhood.



ARMSTRONG CREEK SUBURB REPORT

Median House Price\*

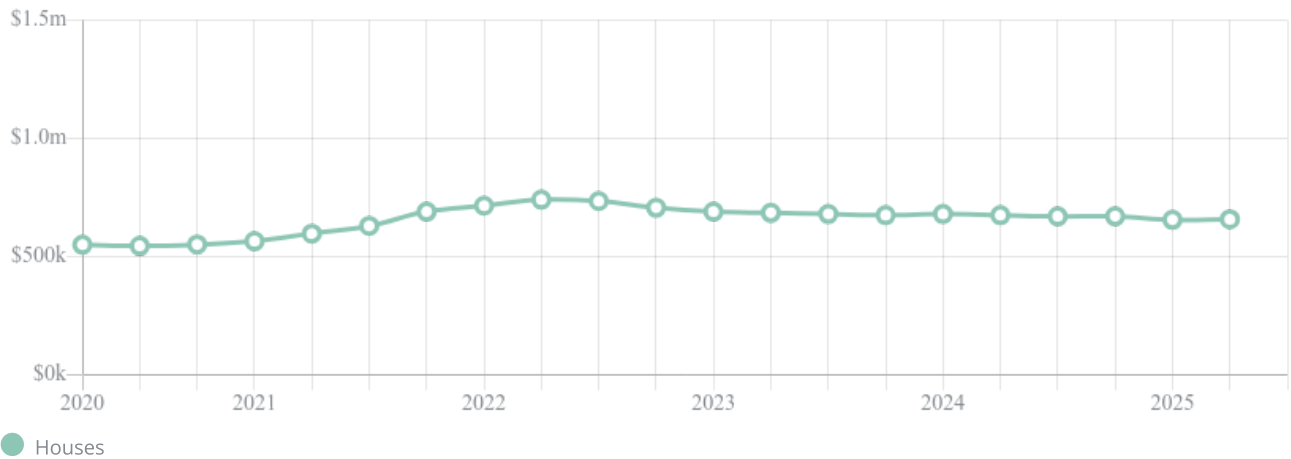
Median

\$658k

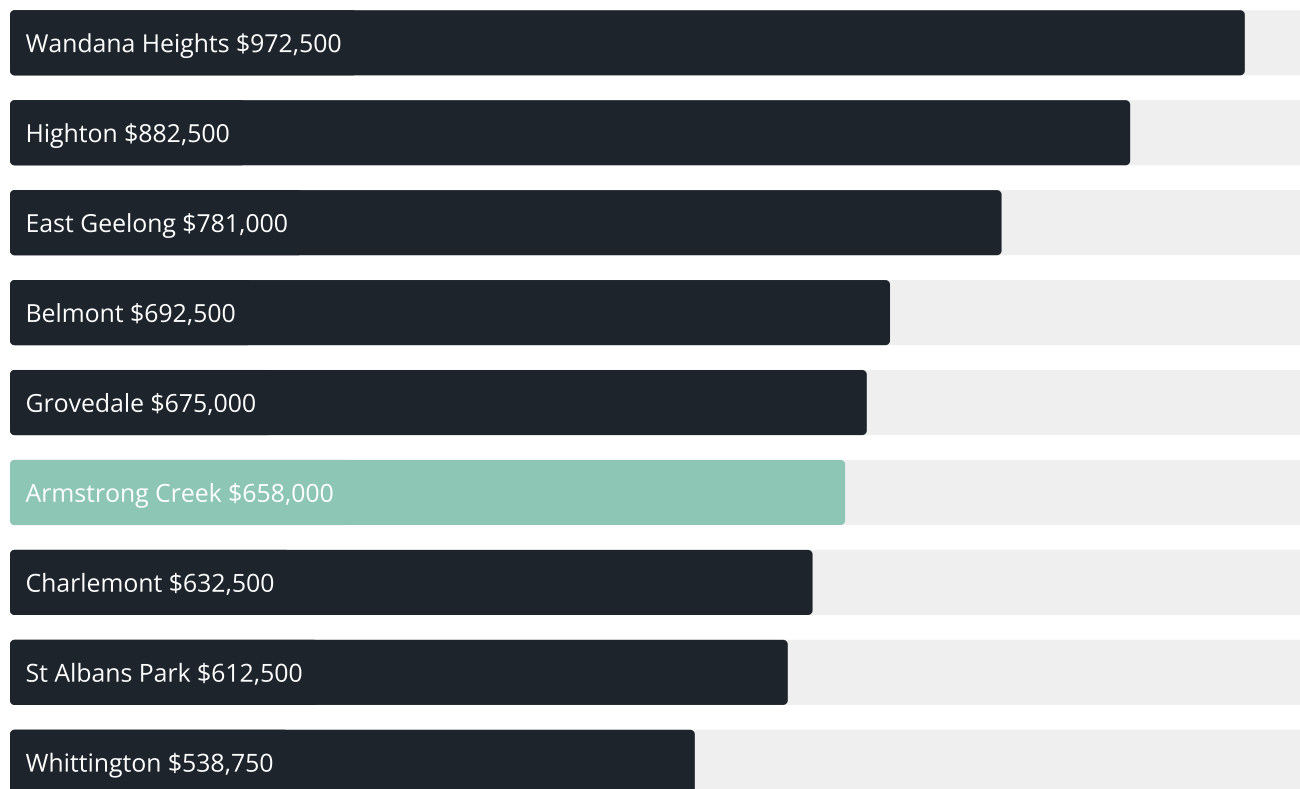
Quarterly Price Change

0.38% ↑

Quarterly Price Change\*



## ARMSTRONG CREEK SUBURB REPORT

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

## ARMSTRONG CREEK SUBURB REPORT

Sale Method<sup>\*</sup>

● Private 100%

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

28 days

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

3.4 years

Dwelling Type<sup>^</sup>

● Houses 95% ● Units 5%

Ownership<sup>^</sup>

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

Population<sup>^</sup>

11,247

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

\$525

Median Age<sup>^</sup>

30 years

Rental Yield<sup>\*</sup>











4.05%

Median Household Size<sup>^</sup>











2.9 people

## ARMSTRONG CREEK 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 [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 115 Carter Rd Armstrong Creek	2	Townhouse	\$510,000	05 Aug 2025
 11 Bentons Way Armstrong Creek	4	Townhouse	\$580,000	05 Aug 2025
 26 Raleigh Cirt Armstrong Creek	4	House	\$785,000	30 Jul 2025
 22 Eucalypt St Armstrong Creek	4	House	\$690,000	29 Jul 2025
 11 Jacana Way Armstrong Creek	4	House	\$645,000	29 Jul 2025
 12 Duke St Armstrong Creek	3	House	\$560,000	26 Jul 2025
 9 Raam Cirt Armstrong Creek	3	House	\$572,000	25 Jul 2025
 11 Languid St Armstrong Creek	4	House	\$685,000	25 Jul 2025
 43 Lance Dr Armstrong Creek	4	House	\$765,000	25 Jul 2025
 31 Canary Dr Armstrong Creek	4	House	\$688,000	25 Jul 2025

## ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Koslow St Armstrong Creek	4	House	\$670,000	25 Jul 2025
 6 Isle Av Armstrong Creek	4	House	\$670,000	24 Jul 2025
 32 Holley Cr Armstrong Creek	3	House	\$600,000	18 Jul 2025
 15 Simpson Cirt Armstrong Creek	4	House	\$665,000	18 Jul 2025
 14 Sorell St Armstrong Creek	4	House	\$610,000	18 Jul 2025
 49 Montagna Cirt Armstrong Creek	4	House	\$610,000	16 Jul 2025
 24 Snedden St Armstrong Creek	4	House	\$830,000	16 Jul 2025
 20 Macedon St Armstrong Creek	3	House	\$655,000	15 Jul 2025
 20 Montagna Cirt Armstrong Creek	3	House	\$670,000	11 Jul 2025
 126 Coastsides Dr Armstrong Creek	4	House	\$935,000	11 Jul 2025

## ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 145 Batten Rd Armstrong Creek	4	House	\$675,500	11 Jul 2025
 19 Hudson St Armstrong Creek	4	House	\$705,000	10 Jul 2025
 19 Cardamon St Armstrong Creek	4	House	\$655,000	10 Jul 2025
 39 Cardamon St Armstrong Creek	3	House	\$612,000	04 Jul 2025
 166 Warralily Blvd Armstrong Creek	4	House	\$652,000	02 Jul 2025
 131 Carter Rd Armstrong Creek	3	House	\$530,000	02 Jul 2025
 25 Romley Av Armstrong Creek	4	House	\$707,500	01 Jul 2025
 30-32 Freshwater Dr Armstrong Creek	4	House	\$680,000	01 Jul 2025
 21 Volant Dr Armstrong Creek	3	House	\$595,000	01 Jul 2025
 30 Freshwater Dr Armstrong Creek	2	House	\$680,000	01 Jul 2025



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Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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