JellisCraig

ARMSTRONG CREEK

Suburb Report
Know your neighbourhood.

ARMSTRONG CREEK SUBURB REPORT

Median House Price*
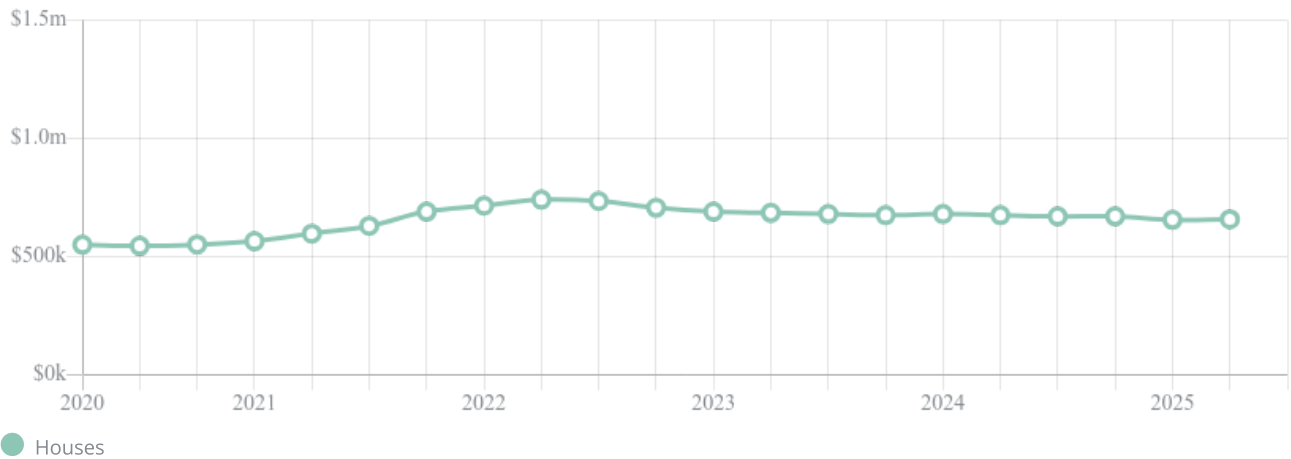
Median

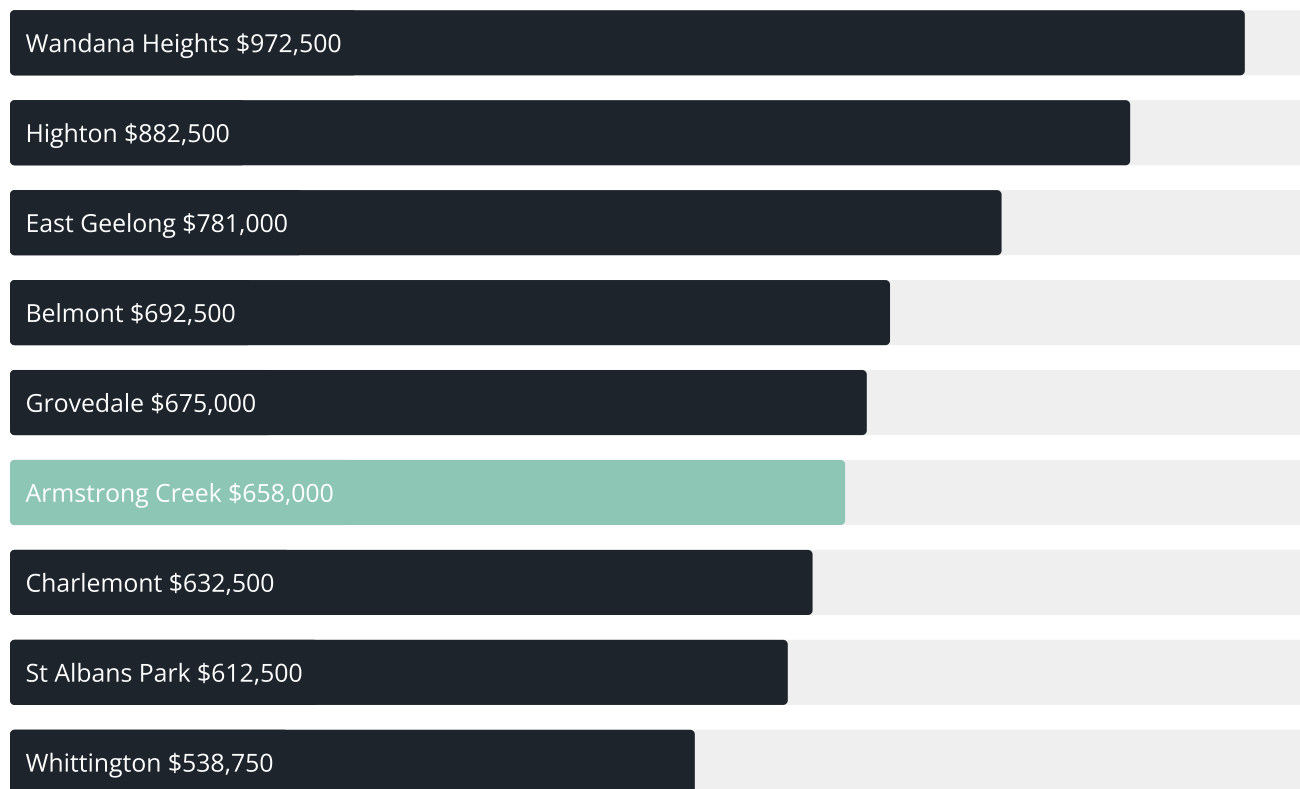## $658k

Quarterly Price Change

0.38% ↑

Quarterly Price Change*

● Houses

Surrounding Suburbs

Median House Sale Price[*]

Wandana Heights $972,500

Highton $882,500

East Geelong $781,000

Belmont $692,500

Grovedale $675,000

Armstrong Creek $658,000

Charlemont $632,500

St Albans Park $612,500

Whittington $538,750

Median Unit Sale Price[*]

Belmont $567,500

Highton $550,000

Grovedale $510,000

Whittington $400,000

Sales Snapshot

Sale Method*

Private 100%

Median Days on Market^

28 days

Average Hold Period*

3.4 years

Insights

Dwelling Type^

Houses 95%   Units 5%

Ownership^

Owned Outright 11%   Mortgaged 56%   Rented 33%

Population^

11,247

Median Asking Rent per week*

$525

Median Age^

30 years

Rental Yield*

4.05%

Median Household Size^

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 jelliscraig.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

Sold Properties

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 Coastside Dr Armstrong Creek	4	House	$935,000	11 Jul 2025

Sold Properties

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.