

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

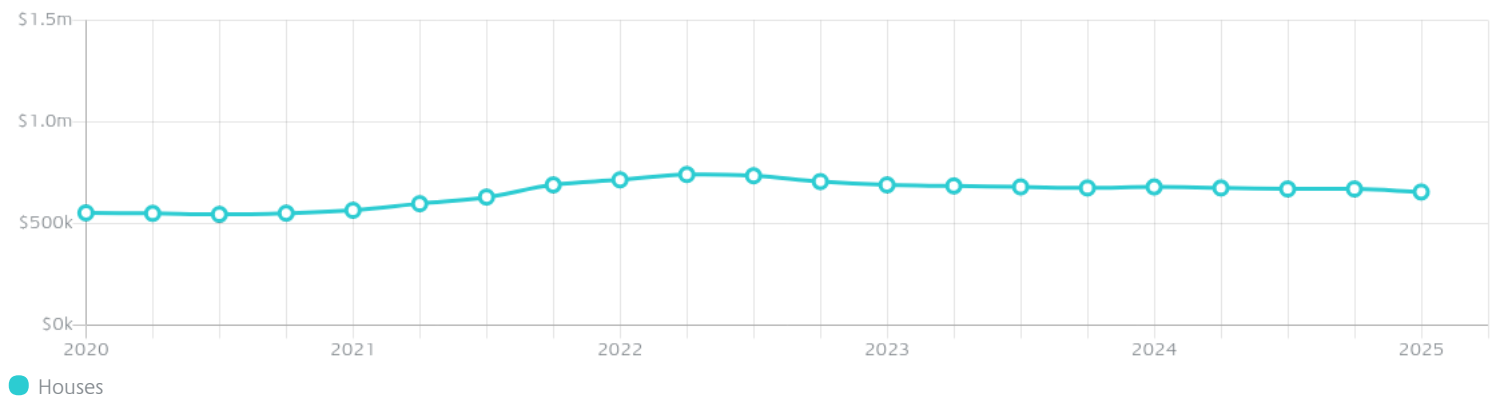
Median

\$655k

Quarterly Price Change

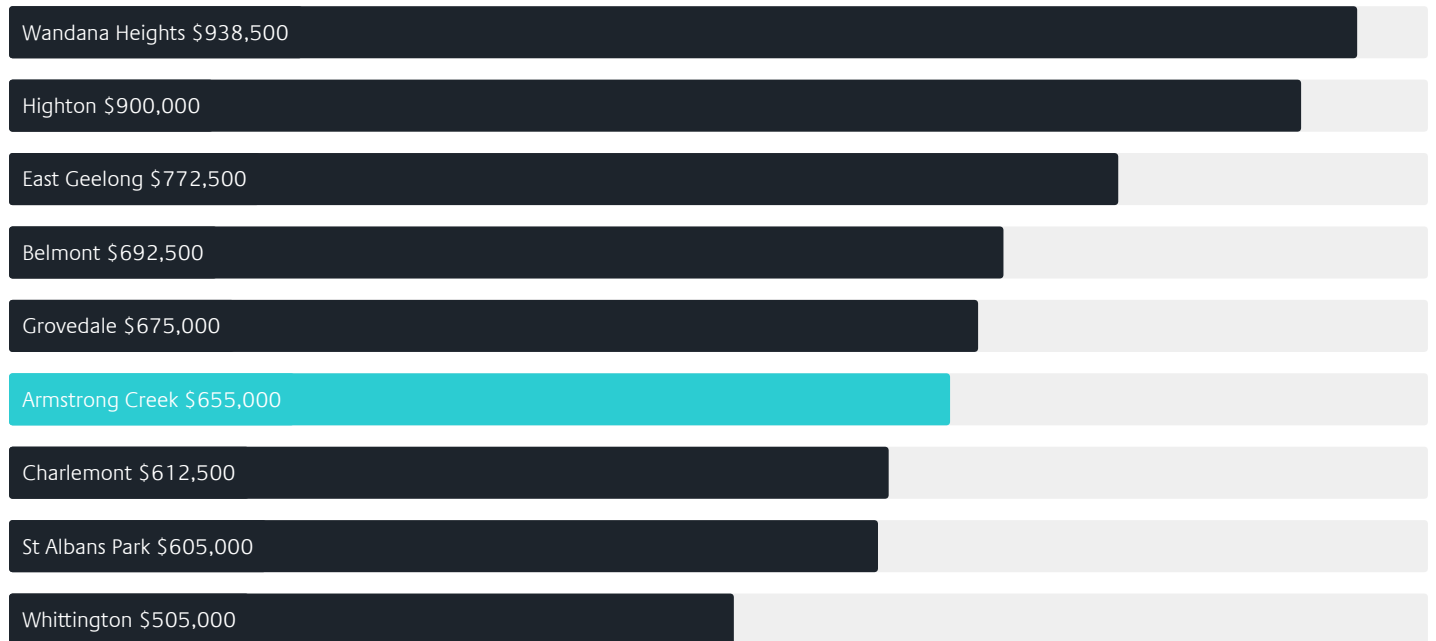
-2.23% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



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^{*}

\$520

Median Age[^]

30 years

Rental Yield^{*}







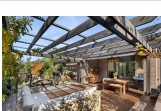

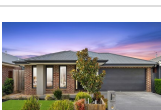
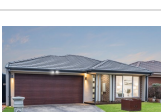


4.05%

Median Household Size[^]













2.9 people

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

Address	Bedrooms	Type	Price	Sold
 28 Restful Way Armstrong Creek	4	House	\$650,000	27 Jun 2025
 19 Mulberry St Armstrong Creek	3	House	\$575,000	24 Jun 2025
 24 Hammond St Armstrong Creek	3	House	\$620,000	16 Jun 2025
 1 Coquille Way Armstrong Creek	3	House	\$605,000	14 Jun 2025
 9 Fairywren St Armstrong Creek	4	House	\$620,000	13 Jun 2025
 7 Raam Cirt Armstrong Creek	4	House	\$685,000	13 Jun 2025
 2 Neville Dr Armstrong Creek	3	House	\$670,000	12 Jun 2025
 3 Harvey Av Armstrong Creek	4	House	\$780,000	11 Jun 2025
 15 Burgess Av Armstrong Creek	4	House	\$682,000	11 Jun 2025
 36 Sirrom Cr Armstrong Creek	3	House	\$640,000	11 Jun 2025
 45 Inglenook Cirt Armstrong Creek	5	House	\$740,000	10 Jun 2025
 32 Restful Way Armstrong Creek	4	House	\$780,000	06 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Evergreen St Armstrong Creek	4	House	\$910,000	05 Jun 2025
 18 Melaleuca St Armstrong Creek	3	House	\$574,615	05 Jun 2025
 23 Conifer St Armstrong Creek	5	House	\$875,000	04 Jun 2025
 2 Ackerman St Armstrong Creek	3	House	\$670,000	02 Jun 2025
 4 Sundews Cr Armstrong Creek	4	House	\$660,000	02 Jun 2025
 23 Trinity Way Armstrong Creek	3	House	\$575,000	31 May 2025
 82 Coastsides Dr Armstrong Creek	4	House	\$650,000	30 May 2025
 11 Rarity St Armstrong Creek	4	House	\$676,000	30 May 2025
 5 Forresters Way Armstrong Creek	4	House	\$705,000	30 May 2025
 54 Fawkner Cr Armstrong Creek	3	House	\$667,000	29 May 2025
 61 Holst St Armstrong Creek	4	House	\$675,000	28 May 2025
 3 Yellowbox Av Armstrong Creek	3	House	\$630,000	27 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Teags Way Armstrong Creek	3	House	\$590,000	23 May 2025
 27 Avonbury Dr Armstrong Creek	3	House	\$640,000	22 May 2025
 7 Bega St Armstrong Creek	4	House	\$730,000	22 May 2025
 99 Coastside Dr Armstrong Creek	4	House	\$660,000	22 May 2025
 6-8 Silvercrest Way Armstrong Creek	4	House	\$950,000	21 May 2025
 61 Atherton St Armstrong Creek	3	House	\$580,500	19 May 2025
 9 Lyall St Armstrong Creek	3	House	\$589,000	15 May 2025
 5 Tenneyson Cl Armstrong Creek	4	House	\$780,000	15 May 2025
 2 Langdon St Armstrong Creek	4	House	\$730,000	15 May 2025
 13 Fairywren St Armstrong Creek	3	House	\$607,500	14 May 2025
 23 Shearwater Dr Armstrong Creek	4	House	\$655,000	13 May 2025
 38 Eagle Rd Armstrong Creek	2	House	\$550,000	12 May 2025



Geelong Office
205 Pakington Street, Geelong West
(03) 5222 7772

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.