

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

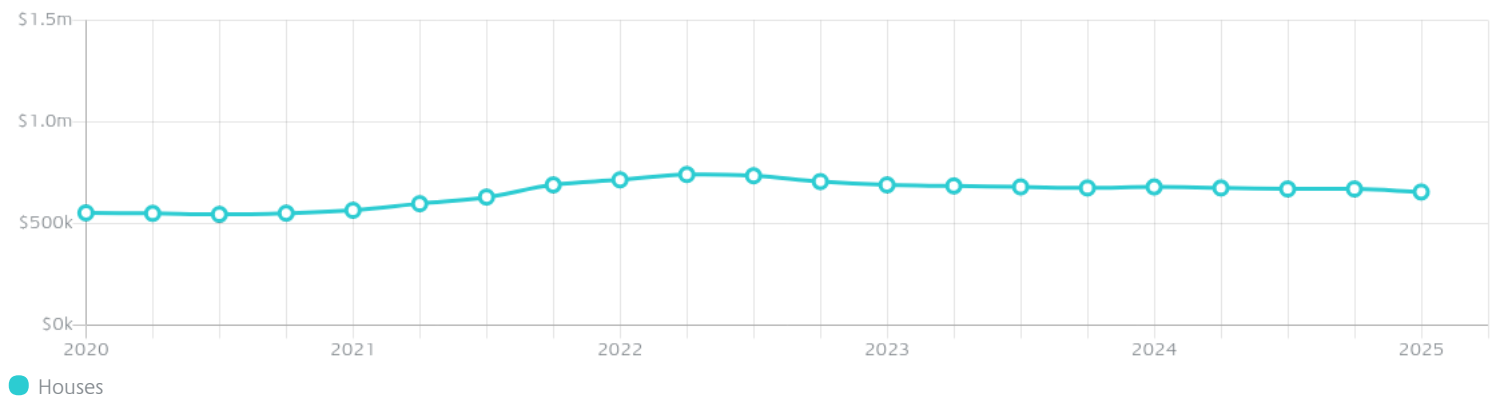
Median

\$655k

Quarterly Price Change

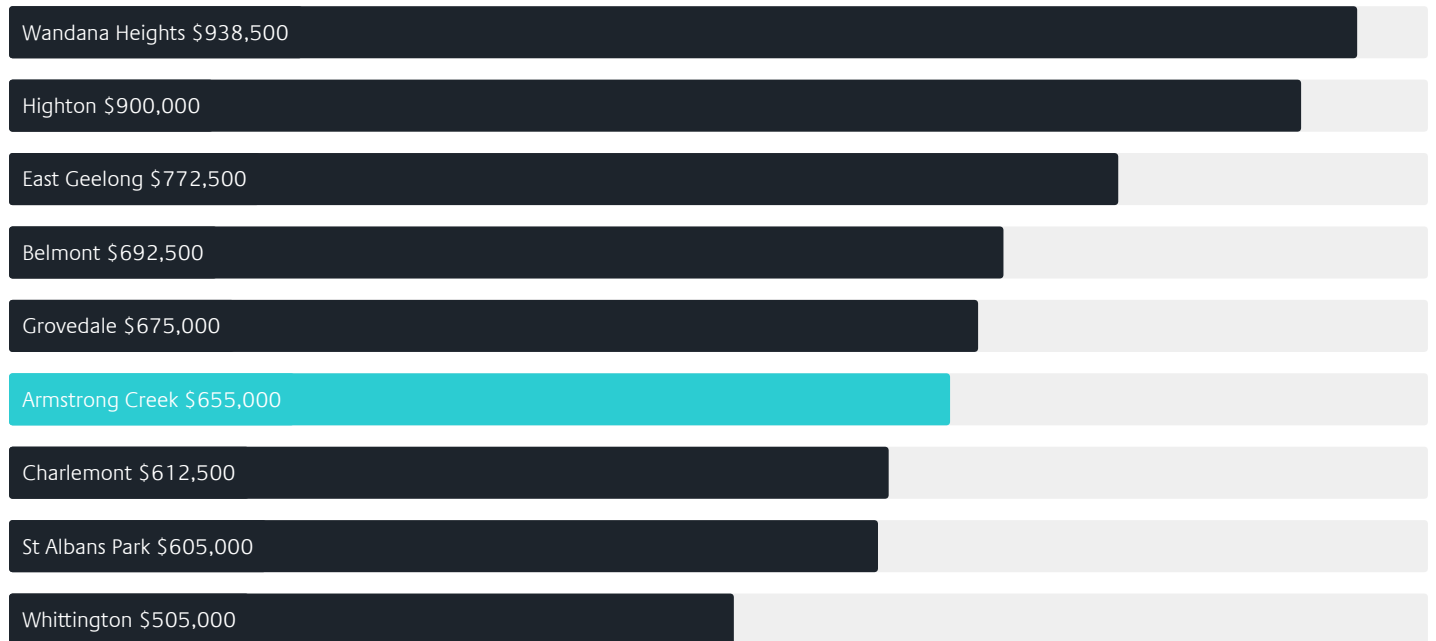
-2.23% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 1%
● Private 99%

Median Days on Market[^]

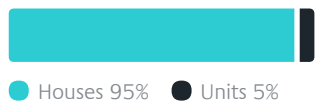
26 days

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
 3 Yellowbox Av Armstrong Creek	3	House	\$630,000	27 May 2025
 27 Avonbury Dr Armstrong Creek	3	House	\$640,000	22 May 2025
 5 Tenneyson Cl Armstrong Creek	4	House	\$780,000	15 May 2025
 13 Fairywren St Armstrong Creek	3	House	\$607,500	14 May 2025
 38 Eagle Rd Armstrong Creek	2	House	\$550,000	12 May 2025
 14 Wynn Av Armstrong Creek	4	House	\$785,000	12 May 2025
 27 Middleton Rd Armstrong Creek	3	House	\$650,000	10 May 2025
 29 Madeira St Armstrong Creek	4	House	\$810,000	07 May 2025
 15 Carter Rd Armstrong Creek	3	House	\$628,000	07 May 2025
 63 Edenhope Cirt Armstrong Creek	4	House	\$780,000	07 May 2025
 3 Longreach Rd Armstrong Creek	4	House	\$580,000	02 May 2025
 39 Shearwater Dr Armstrong Creek	4	House	\$670,000	02 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 39 Flanagan Cl Armstrong Creek	4	House	\$685,000	02 May 2025
 35 Stephenson Dr Armstrong Creek	4	House	\$680,051	30 Apr 2025
 56 Albanel St Armstrong Creek	4	House	\$722,000	28 Apr 2025
 4 Walcott Pl Armstrong Creek	4	House	\$645,000	28 Apr 2025
 19 Allansford Cr Armstrong Creek	4	House	\$665,000	28 Apr 2025
 18 Holst St Armstrong Creek	4	House	\$670,000	26 Apr 2025
 24 Whitfords Dr Armstrong Creek	3	House	\$630,000	26 Apr 2025
 9 Buchanan Blvd Armstrong Creek	4	House	\$850,000	24 Apr 2025
 188 Warralily Blvd Armstrong Creek	4	House	\$655,000	24 Apr 2025
 12 Avonbury Dr Armstrong Creek	3	Townhouse	\$554,000	24 Apr 2025
 208 Warralily Blvd Armstrong Creek	4	House	\$640,000	23 Apr 2025
 23 Forresters Way Armstrong Creek	4	House	\$665,000	23 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Hermosa La Armstrong Creek	3	House	\$620,000	22 Apr 2025
 7 Blackwattle Dr Armstrong Creek	4	House	\$1,080,000	22 Apr 2025
 40 Forrest Green Dr Armstrong Creek	3	House	\$600,000	18 Apr 2025
 7 Ploughman Pl Armstrong Creek	4	House	\$820,000	17 Apr 2025
 22 Rottness Dr Armstrong Creek	5	House	\$985,000	17 Apr 2025
 74 Naturaliste Way Armstrong Creek	4	House	\$880,000	16 Apr 2025
 18 Sampford St Armstrong Creek	4	House	\$625,000	14 Apr 2025
 14 Bridgewater Cirt Armstrong Creek	4	House	\$800,000	11 Apr 2025
 15 Sail Ct Armstrong Creek	4	House	\$665,000	11 Apr 2025
 18 Chucklecreek La Armstrong Creek	3	House	\$580,000	10 Apr 2025
 82 Naturaliste Way Armstrong Creek	3	House	\$625,000	10 Apr 2025
 17 Neville Dr Armstrong Creek	3	House	\$630,000	08 Apr 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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