

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

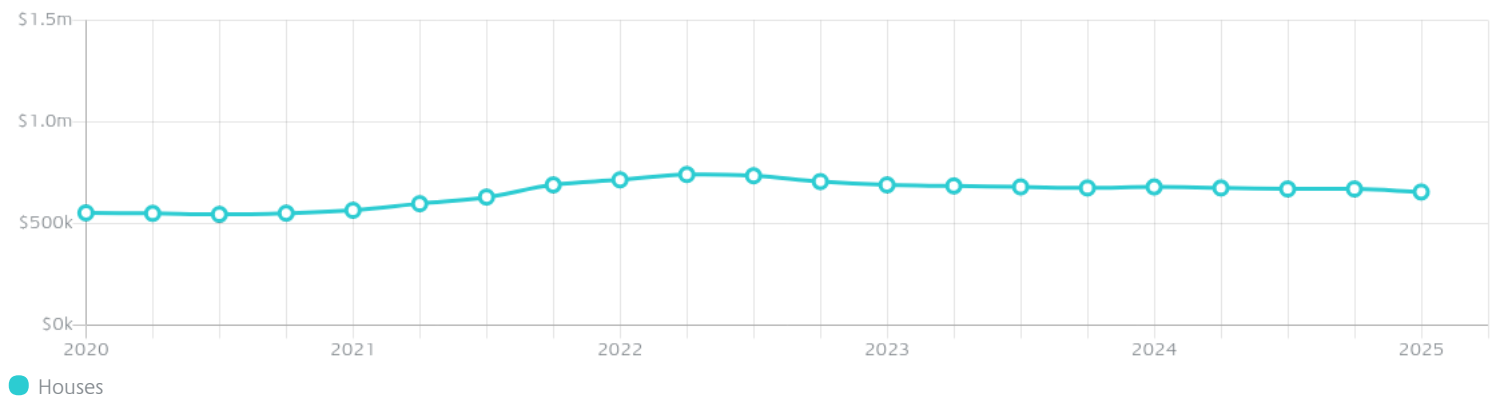
Median

**\$655k**

Quarterly Price Change

**-2.23% ↓**

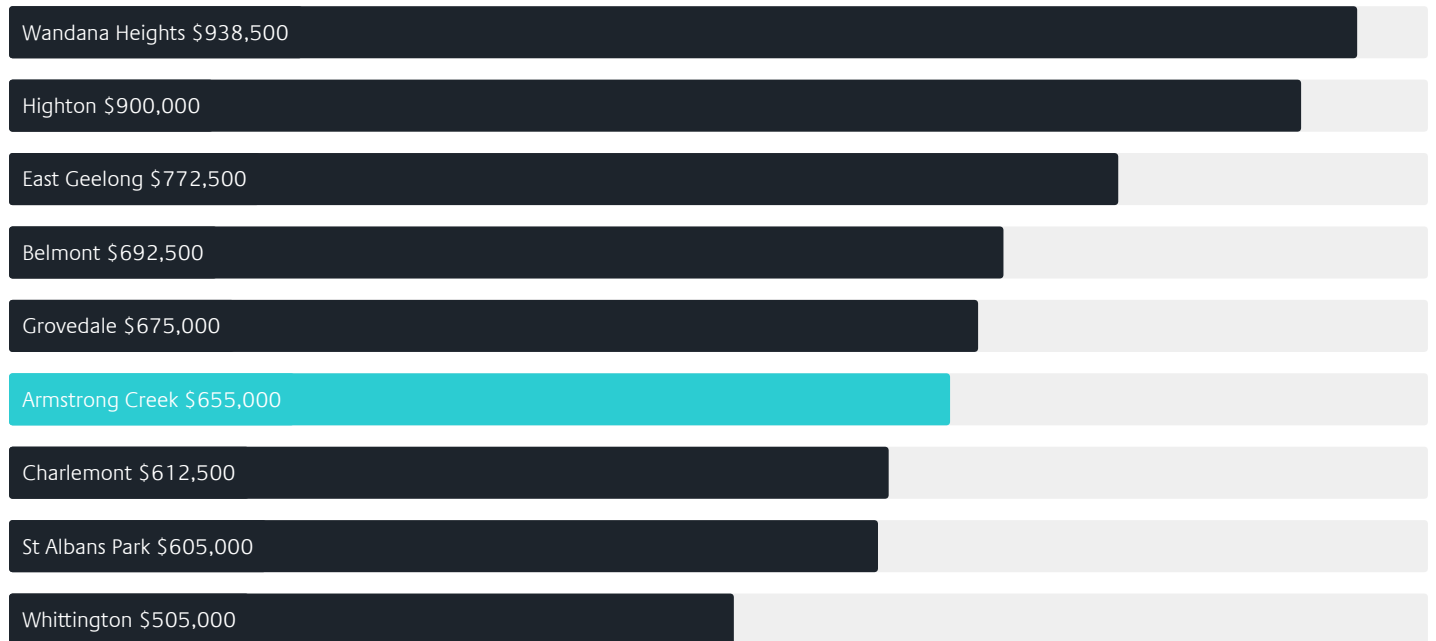
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 1%  
● Private 99%

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

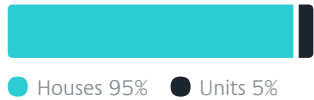
24 days

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

3.4 years

## Insights

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>

\$520

Median Age<sup>^</sup>

30 years

Rental Yield<sup>\*</sup>













4.05%

Median Household Size<sup>^</sup>













2.9 people

# Sold Properties~









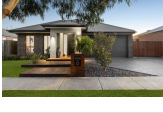



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 188 Warralily Blvd Armstrong Creek	4	House	\$655,000	24 Apr 2025
 22 Rottness Dr Armstrong Creek	5	House	\$985,000	17 Apr 2025
 7 Ploughman Pl Armstrong Creek	4	House	\$820,000	17 Apr 2025
 14 Bridgewater Cirt Armstrong Creek	4	House	\$800,000	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
 32 Montagna Cirt Armstrong Creek	3	House	\$616,000	08 Apr 2025
 17 Neville Dr Armstrong Creek	3	House	\$630,000	08 Apr 2025
 25 Sorell St Armstrong Creek	4	House	\$662,000	07 Apr 2025
 19 Edenhope Cirt Armstrong Creek	4	House	\$770,000	05 Apr 2025
 10 Serenity St Armstrong Creek	4	House	\$720,000	05 Apr 2025
 12 Whitecliff Way Armstrong Creek	4	House	\$745,000	03 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Middleton Rd Armstrong Creek	4	House	\$865,000	02 Apr 2025
 33 Delta Dr Armstrong Creek	4	House	\$625,000	01 Apr 2025
 18 Garfield Dr Armstrong Creek	3	House	\$670,000	01 Apr 2025
 23 Jacana Way Armstrong Creek	4	House	\$590,000	31 Mar 2025
 26 Snedden St Armstrong Creek	4	House	\$745,000	30 Mar 2025
 56 Lance Dr Armstrong Creek	4	House	\$625,000	28 Mar 2025
 1 Darter Way Armstrong Creek	2	House	\$590,000	27 Mar 2025
 31 Ross St Armstrong Creek	4	House	\$665,000	26 Mar 2025
 16 Vaughan Dr Armstrong Creek	4	House	\$945,000	26 Mar 2025
 16 Snedden St Armstrong Creek	4	House	\$638,000	26 Mar 2025
 19 Langdon St Armstrong Creek	3	House	\$730,000	24 Mar 2025
 14 Carisbrook St Armstrong Creek	4	House	\$680,000	24 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 29 Conifer St Armstrong Creek	4	House	\$715,000	21 Mar 2025
 32 Beekeeper Rd Armstrong Creek	4	House	\$730,000	21 Mar 2025
 27 Canary Dr Armstrong Creek	4	House	\$650,000	21 Mar 2025
 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
 14 Restful Way Armstrong Creek	4	House	\$670,000	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



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Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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