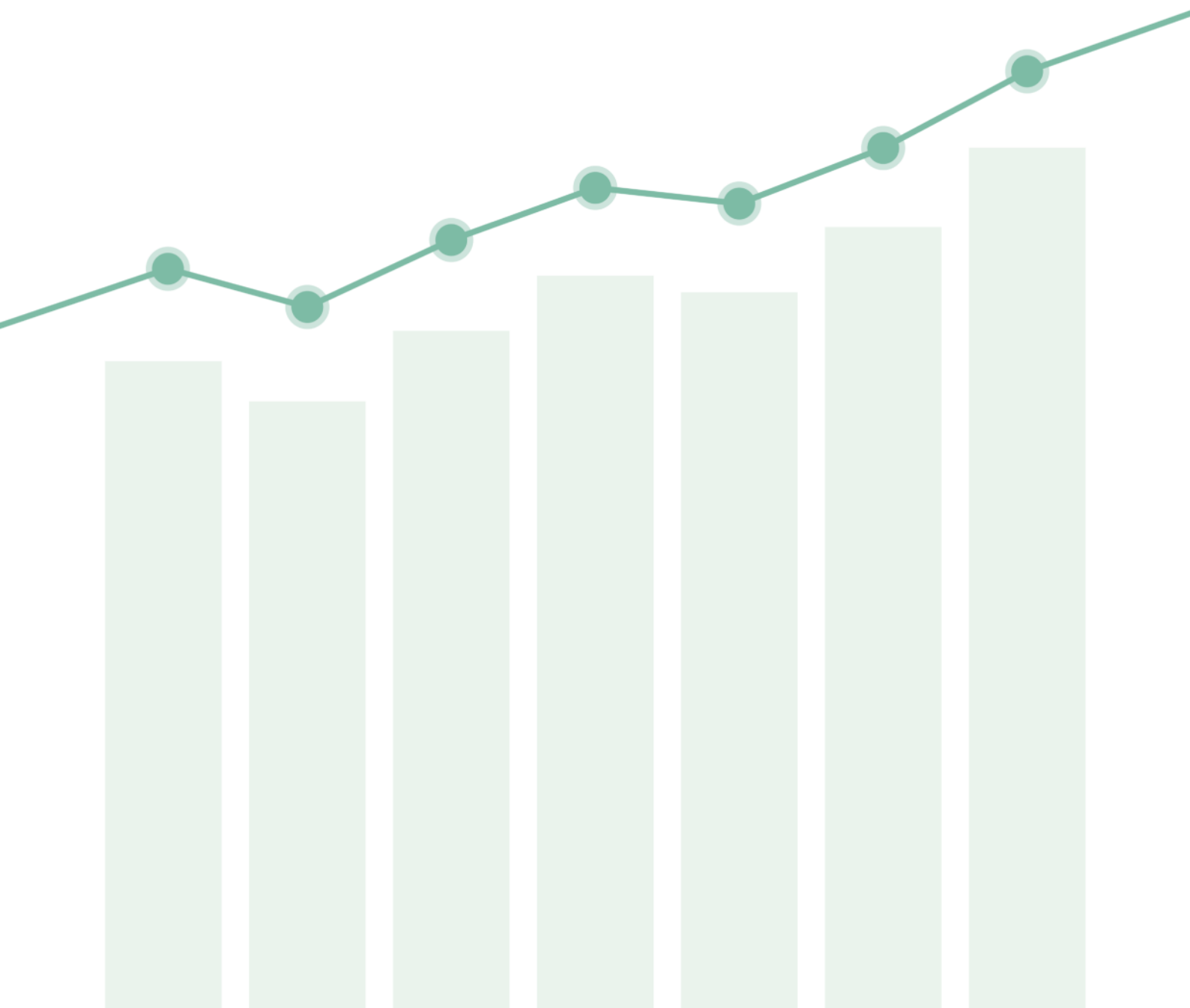


# JellisCraig

ARMADALE

# Suburb Report

Know your neighbourhood.



ARMADALE SUBURB REPORT

Median House Price\*

Median

\$2.35m

Quarterly Price Change

-4.04% ↓

Median Unit Price\*

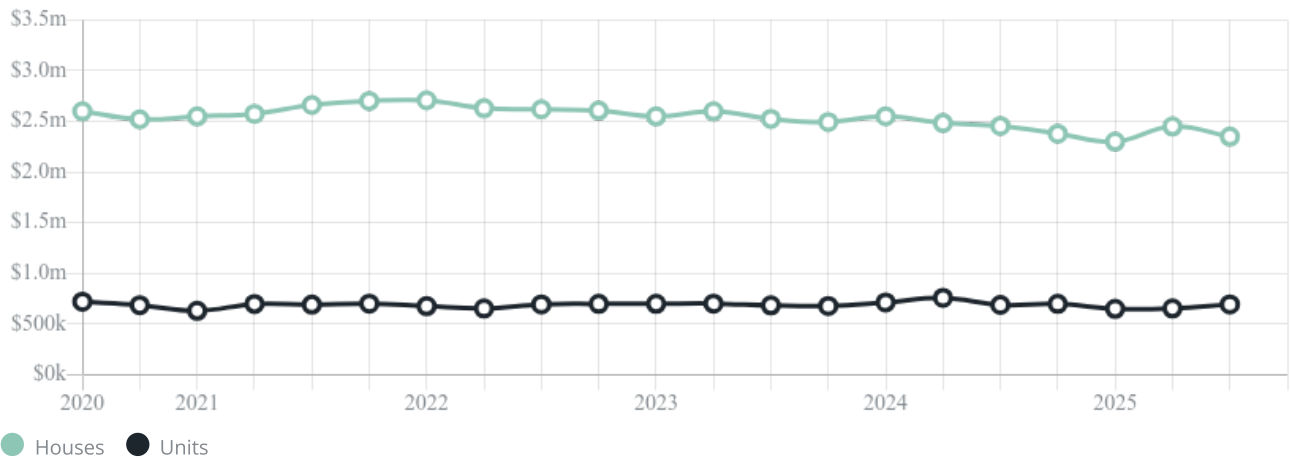
Median

\$696k

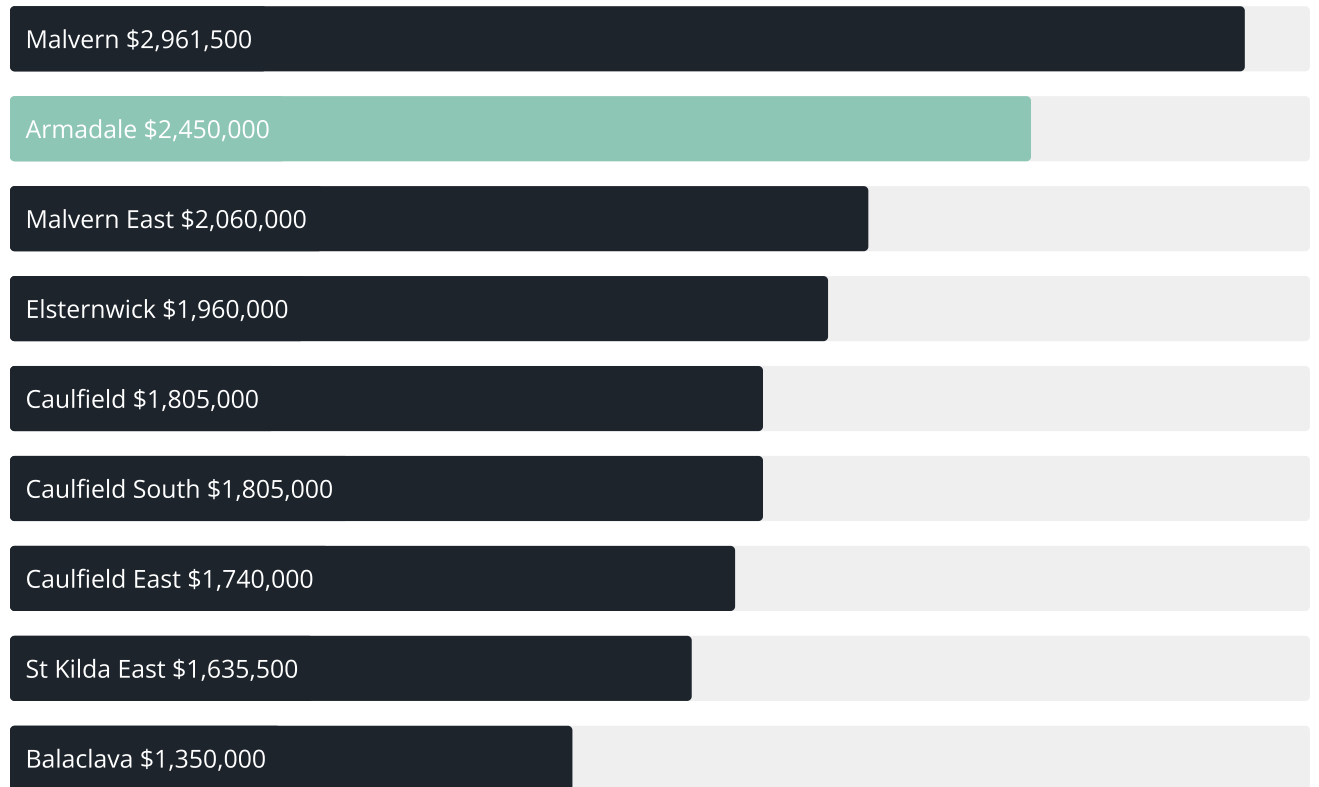
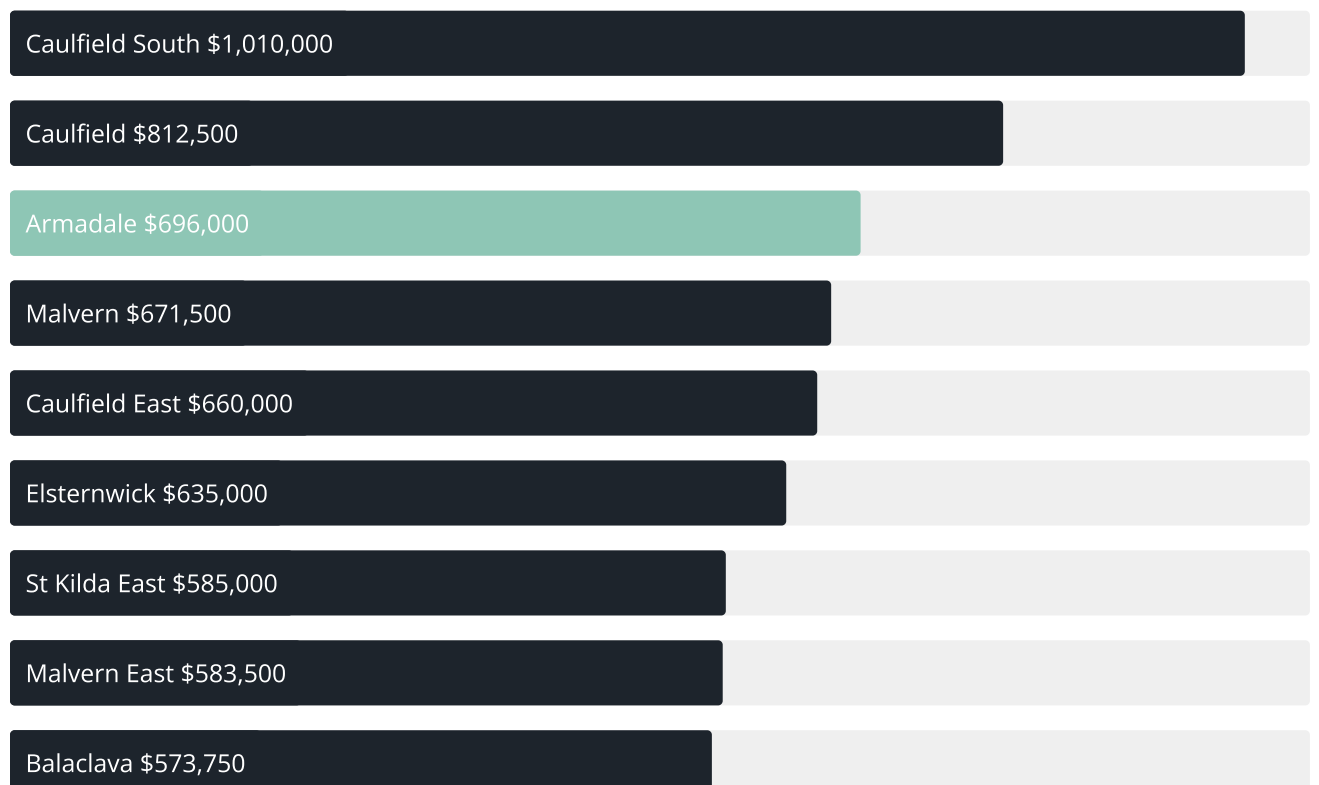
Quarterly Price Change

6.21% ↑

Quarterly Price Change\*



## ARMADALE SUBURB REPORT

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

## ARMADALE SUBURB REPORT

Sale Method<sup>\*</sup>Auction Clearance Rate<sup>\*</sup>

78.57%

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

24 days

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

6.5 years

Dwelling Type<sup>^</sup>Ownership<sup>^</sup>Population<sup>^</sup>

9,368

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

\$950

Population Growth<sup>^</sup>

3.47%

Rental Yield<sup>\*</sup>

1.92%

Median Age<sup>^</sup>











38 years

Median Household Size<sup>^</sup>











2 people

## ARMADALE SUBURB REPORT










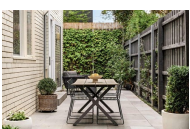
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/50 Denbigh Rd Armadale	2	Apartment	\$653,000	20 Nov 2025
 10 Moorhouse St Armadale	3	House	\$2,340,000	18 Nov 2025
 7/379 Dandenong Rd Armadale	2	Apartment	\$615,000	14 Nov 2025
 7/501 Orrong Rd Armadale	3	Apartment	\$870,000	05 Nov 2025
 5/22 Derby St Armadale	1	Apartment	\$446,000	05 Nov 2025
 6/50 Sutherland Rd Armadale	2	Apartment	\$630,000	31 Oct 2025
 4/25 Gladstone Av Armadale	2	Apartment	\$478,000	25 Oct 2025
 22 Hume St Armadale	3	House	\$1,910,000	25 Oct 2025
 9/114 Kooyong Rd Armadale	3	Apartment	\$865,000	23 Oct 2025
 3/8 St James Rd Armadale	2	Apartment	\$641,500	20 Oct 2025

## ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 101/8a Evergreen Mews Armadale	1	Strata Unit/Flat	\$455,000	17 Oct 2025
 6/114 Kooyong Rd Armadale	3	Apartment	\$945,000	15 Oct 2025
 3/8C Evergreen Mews Armadale	2	Apartment	\$852,000	13 Oct 2025
 10/25 Kooyong Rd Armadale	2	Apartment	\$640,000	12 Oct 2025
 20/47 Denbigh Rd Armadale	2	Apartment	\$845,000	11 Oct 2025
 1/7 Wattletree Rd ARMADALE	2	Apartment	\$575,000	10 Oct 2025
 5/43 Armadale St Armadale	2	Apartment	\$701,000	10 Oct 2025
 1/20 Mercer Rd Armadale	2	Townhouse	\$1,700,000	09 Oct 2025
 566 Orrong Rd Armadale	3	House	\$1,600,000	08 Oct 2025
 5/70 Wattletree Rd Armadale	3	Apartment	\$2,025,000	08 Oct 2025

## ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/7 Denbigh Rd Armadale	2	Apartment	\$595,000	04 Oct 2025
 3/58 Sutherland Rd Armadale	2	Strata Unit/Flat	\$705,000	02 Oct 2025
 12/1 Armadale St Armadale	1	Apartment	\$395,000	30 Sep 2025
 6/43 Armadale St Armadale	2	Unit	\$705,000	30 Sep 2025
 10/23 Kooyong Rd Armadale	2	Strata Unit/Flat	\$560,000	29 Sep 2025
 102/6A Evergreen Mews Armadale	1	Strata Unit/Flat	\$535,000	24 Sep 2025
 1/7 Mercer Rd Armadale	3	Flat/Unit/Apartment	\$3,600,000	24 Sep 2025
 16/844 Malvern Rd Armadale	2	Apartment	\$600,000	22 Sep 2025
 27 Stanhope St Armadale	3	House	\$2,340,000	20 Sep 2025
 6/5 St James Rd Armadale	2	Unit	\$960,000	20 Sep 2025



Armadale Office  
1215 High Street, Armadale  
03 9864 5000

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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