



Armadale

Suburb Report



Your connection to property insights



JellisCraig

ARMADALE SUBURB REPORT

Median house price¹

Median

\$2.35m

Quarterly price change

-3.29% ↓

Median unit price¹

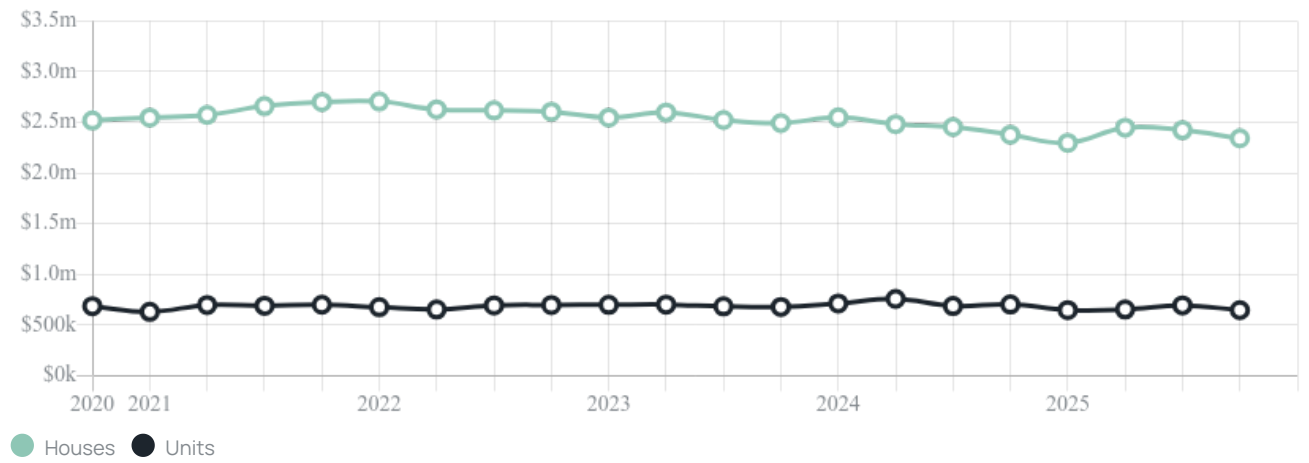
Median

\$648k

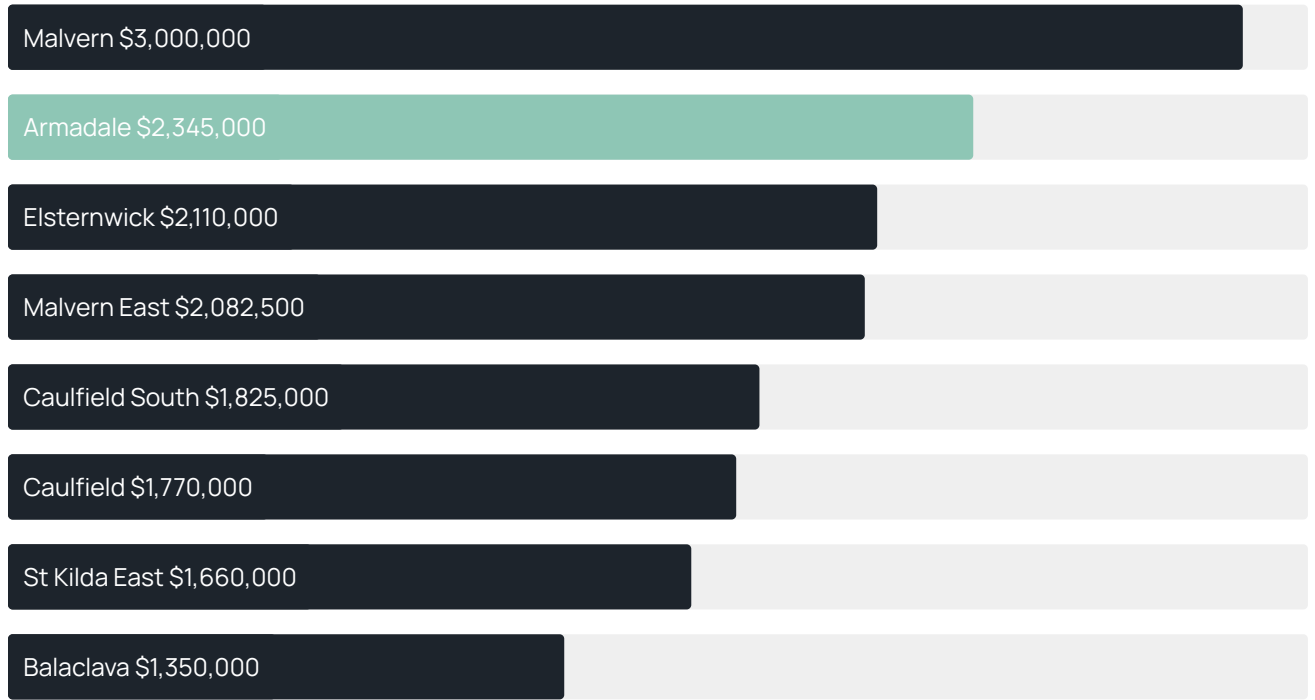
Quarterly price change

-6.76% ↓

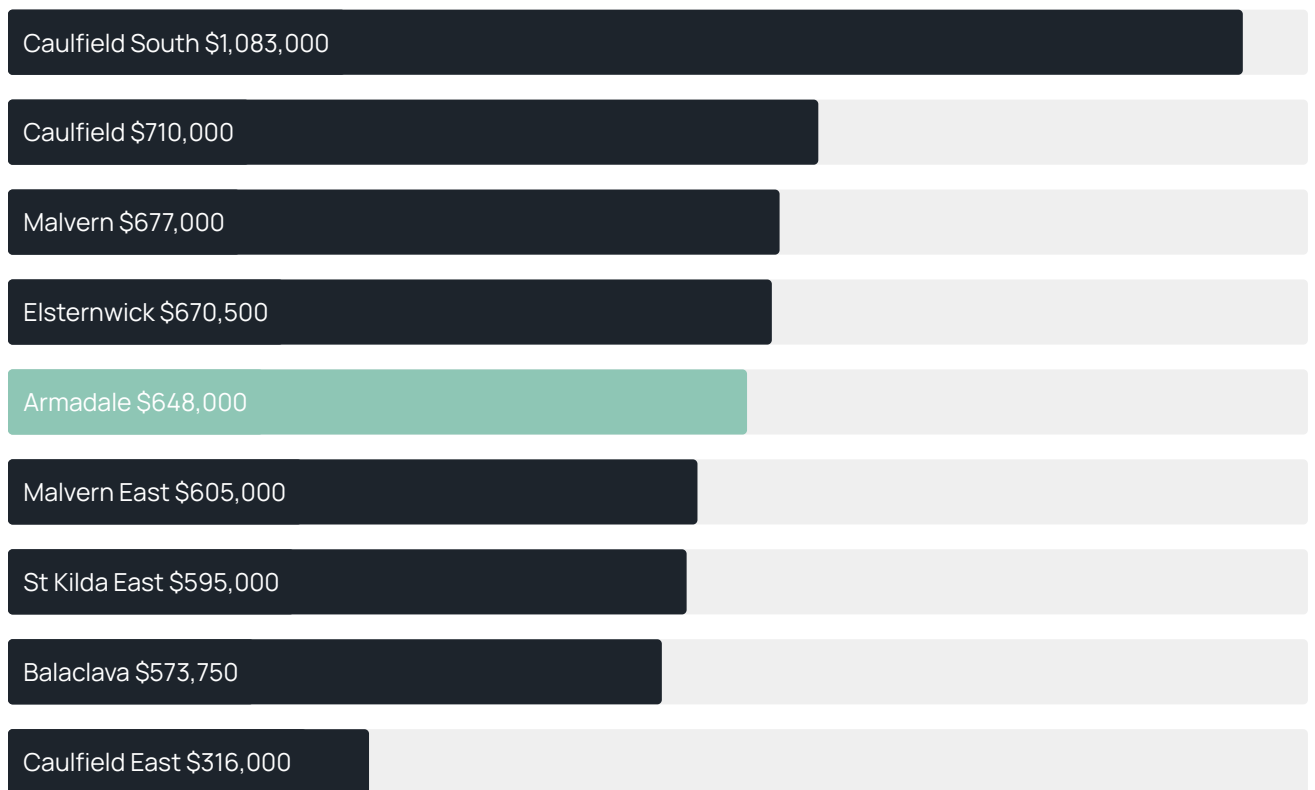
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

85.19%

Median days on market³

25 days

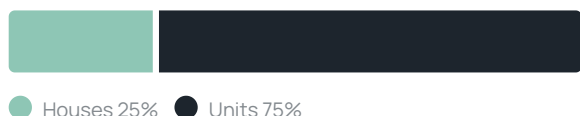
Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

Dwelling type⁵



Ownership⁵



Population⁵

9,368

Median asking rent¹

\$980 per week

Population growth⁵

3.47%

Rental yield¹

1.92%

Median age⁵

38 years










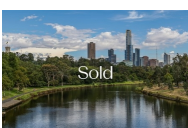
Median household size⁵

2 people











ARMADALE SUBURB REPORT

Recent Armadale sales










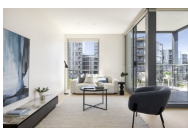
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  4/48 New St Armadale | 3 | Apartment | \$1,330,000 | 23 Mar 2026 |
|  10/2 Egerton Rd Armadale | 2 | Apartment | \$670,000 | 28 Feb 2026 |
|  3/18 Mercer Rd Armadale | 2 | Apartment | \$895,000 | 28 Feb 2026 |
|  24 St Georges Rd Armadale | 5 | House | \$2,825,000 | 26 Feb 2026 |
|  102/8b Evergreen Mews Armadale | 1 | Apartment | \$520,000 | 25 Feb 2026 |
|  2/379 Dandenong Rd Armadale | 2 | Apartment | \$582,500 | 25 Feb 2026 |
|  12/47 Kooyong Rd Armadale | 1 | Strata Unit/Flat | \$390,000 | 22 Feb 2026 |
|  4/30 Denbigh Rd Armadale | 2 | Apartment | \$913,000 | 21 Feb 2026 |
|  12/35 Kooyong Rd Armadale | 1 | Apartment | \$466,000 | 21 Feb 2026 |
|  4/55 Denbigh Rd Armadale | 2 | Apartment | \$896,000 | 20 Feb 2026 |

ARMADALE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|------------------|-------------|-------------|
|  16/61 Kooyong Rd Armadale | 2 | Unit | \$505,000 | 20 Feb 2026 |
|  2/28 Elgin Av Armadale | 2 | Apartment | \$640,000 | 19 Feb 2026 |
|  7/41 Sutherland Rd Armadale | 2 | Apartment | \$730,000 | 19 Feb 2026 |
|  10/501 Orrong Rd Armadale | 3 | Apartment | \$880,000 | 18 Feb 2026 |
|  803/8a Evergreen Mews Armadale | 2 | Strata Unit/Flat | \$833,000 | 17 Feb 2026 |
|  203/6c Evergreen Mews Armadale | 2 | Apartment | \$693,000 | 17 Feb 2026 |
|  903/7 Evergreen Mews Armadale | 3 | Apartment | \$1,131,000 | 16 Feb 2026 |
|  1/13 Clendon Rd Armadale | 1 | Apartment | \$465,000 | 15 Feb 2026 |
|  6/41 Kooyong Rd Armadale | 3 | Apartment | \$750,000 | 11 Feb 2026 |
|  104/835 High St Armadale | 2 | Apartment | \$1,020,000 | 10 Feb 2026 |

ARMADALE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  12/58 Wattletree Rd Armadale | 3 | Townhouse | \$1,350,000 | 07 Feb 2026 |
|  5/26 Denbigh Rd Armadale | 1 | Apartment | \$510,000 | 07 Feb 2026 |
|  13/62 Wattletree Rd Armadale | 1 | Strata Unit/Flat | \$495,000 | 05 Feb 2026 |
|  104/8c Evergreen Mews Armadale | 2 | Apartment | \$825,000 | 04 Feb 2026 |
|  14/31 Armadale St Armadale | 2 | Strata Unit/Flat | \$780,000 | 03 Feb 2026 |
|  5/39 Kooyong Rd Armadale | 3 | Apartment | \$885,000 | 03 Feb 2026 |
|  10/38 Wattletree Rd Armadale | 1 | Strata Unit/Flat | \$350,000 | 29 Jan 2026 |
|  10/52 Sutherland Rd Armadale | 1 | Apartment | \$410,000 | 23 Jan 2026 |
|  16/9 Barnato Gr Armadale | 2 | Strata Unit/Flat | \$655,000 | 23 Jan 2026 |
|  304/3 Evergreen Mews Armadale | 1 | Apartment | \$550,000 | 22 Jan 2026 |



Jellis Craig Armadale
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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