



Armadale

Suburb Report



Your connection to property insights



JellisCraig

ARMADALE SUBURB REPORT

Median house price¹

Median

\$2.23m

Quarterly price change

-4.70% ↓

Median unit price¹

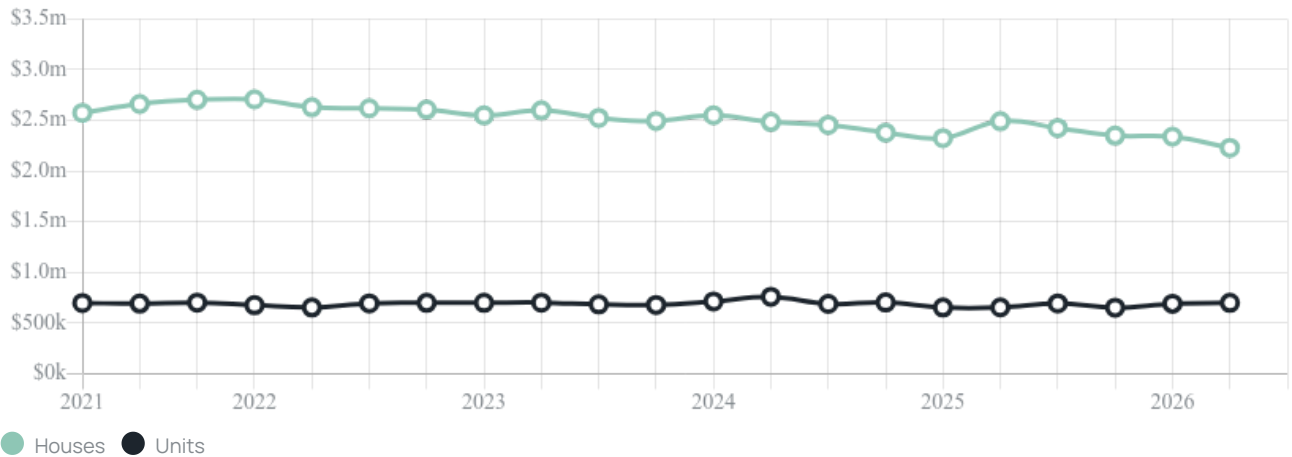
Median

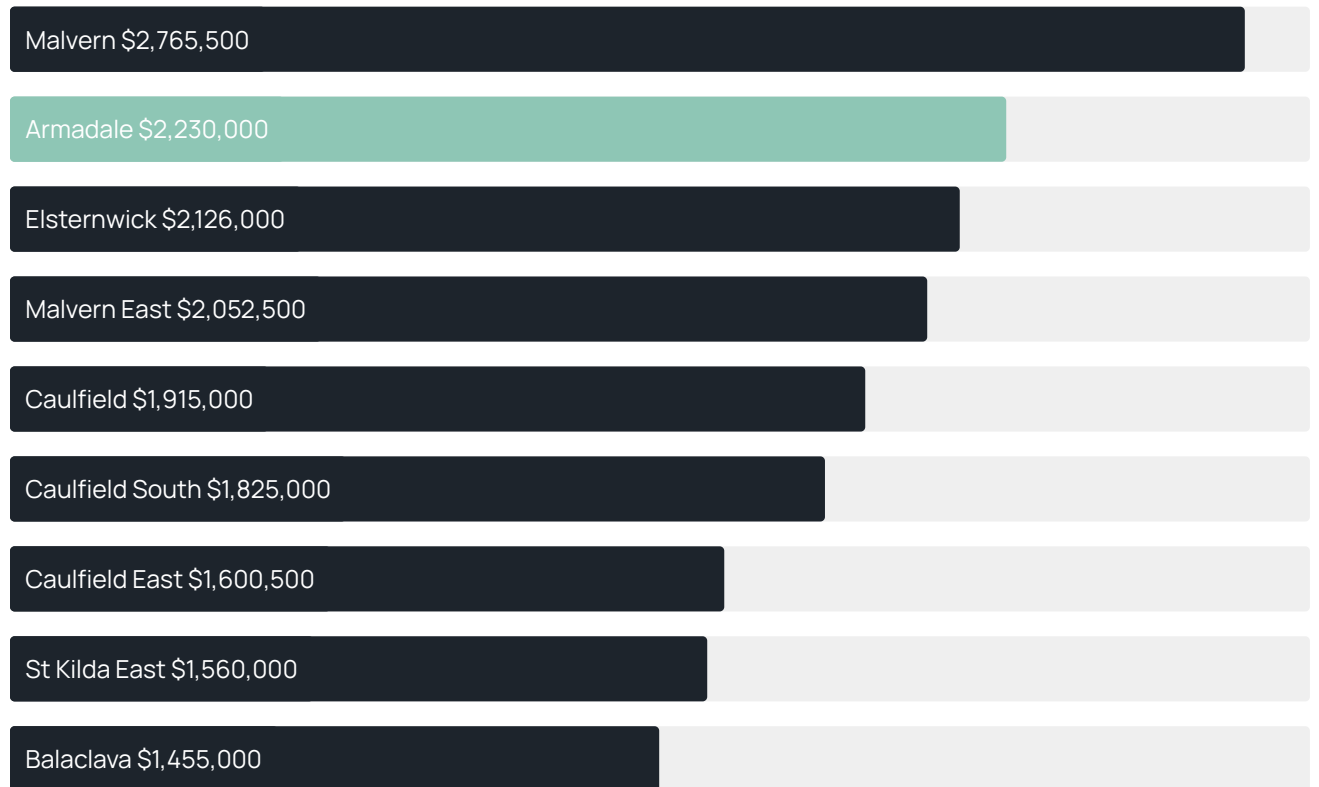
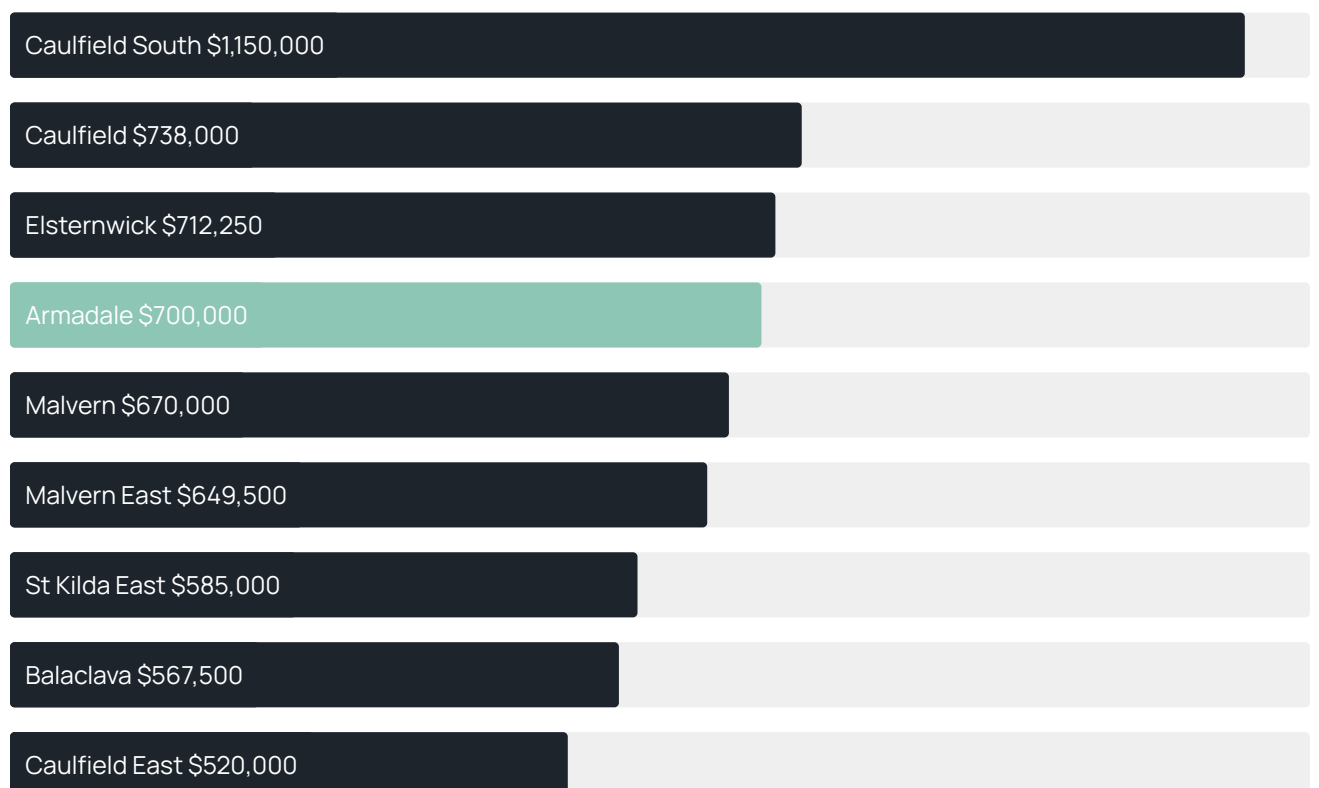
\$700k

Quarterly price change

1.15% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

64%

Median days on market³

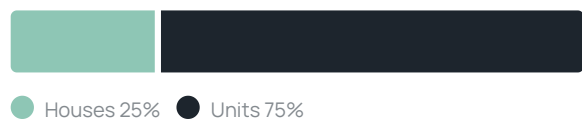
25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

Dwelling type⁵Ownership⁵Population⁵

9,368

Median asking rent¹

\$1,075 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

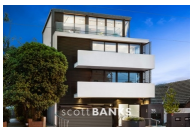
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/39 Wattletree Rd Armadale	4	House	\$1,640,000	31 Jul 2026
 34b Wattletree Rd Armadale	3	House	\$1,670,000	24 Jul 2026
 4/20 Bailey Av Armadale	1	Apartment	\$365,000	18 Jul 2026
 15/62 Wattletree Rd ARMADALE	2	Apartment	\$730,000	30 Jun 2026
 5/52 Sutherland Rd Armadale	1	Apartment	\$390,000	20 Jun 2026
 703/8a Evergreen Mews Armadale	2	Apartment	\$776,500	19 Jun 2026
 1/54 Sutherland Rd Armadale	1	Apartment	\$380,000	18 Jun 2026
 20/71 Denbigh Rd Armadale	3	Apartment	\$1,001,000	13 Jun 2026
 3/38 Northcote Rd Armadale	2	Apartment	\$749,000	05 Jun 2026
 17/6 Avondale Rd Armadale	2	Strata Unit/Flat	\$555,000	04 Jun 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 76 Sutherland Rd Armadale	4	House	\$4,150,000	30 May 2026
 10/5 St James Rd Armadale	2	Strata Unit/Flat	\$731,000	23 May 2026
 32/61 Kooyong Rd Armadale	1	Apartment	\$375,000	21 May 2026
 7/9 St Georges Rd Armadale	1	Apartment	\$445,000	21 May 2026
 303/7 Evergreen Mews Armadale	2	Strata Unit/Flat	\$518,000	20 May 2026
 5/70 Denbigh Rd Armadale	2	Apartment	\$855,000	20 May 2026
 34 Wattletree Rd Armadale	3	House	\$1,670,000	13 May 2026
 504/8b Evergreen Mews Armadale	2	Strata Unit/Flat	\$785,000	11 May 2026
 4/769 High St Armadale	3	Townhouse	\$1,280,000	09 May 2026
 15 New St Armadale	2	House	\$1,531,000	09 May 2026

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Address	Bedrooms	Type	Price	Sold
 9/70 Denbigh Rd Armadale	2	Unit	\$840,000	06 May 2026
 3/5 Armadale St Armadale	2	Apartment	\$700,000	05 May 2026
 8/26 Denbigh Rd Armadale	3	Strata Unit/Flat	\$469,000	04 May 2026
 11/20 Valentine Gr Armadale	2	Unit	\$604,000	04 May 2026
 17/25 Kooyong Rd Armadale	2	Apartment	\$570,000	30 Apr 2026
 1/52 Sutherland Rd Armadale	1	Apartment	\$360,000	28 Apr 2026
 8/34 Denbigh Rd Armadale	2	Apartment	\$656,000	27 Apr 2026
 10/35 Wattletree Rd ARMADALE	2	Unit	\$780,000	27 Apr 2026
 10/51 Armadale St ARMADALE	2	Strata Unit/Flat	\$705,000	22 Apr 2026
 5/25 Mercer Rd Armadale	2	Flat/Unit/Apartment	\$2,600,000	17 Apr 2026



Jellis Craig Armadale
1215 High Street, Armadale
03 9864 5000

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 01/08/2026

- 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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