



# Armadale Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## ARMADALE SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$2.35m

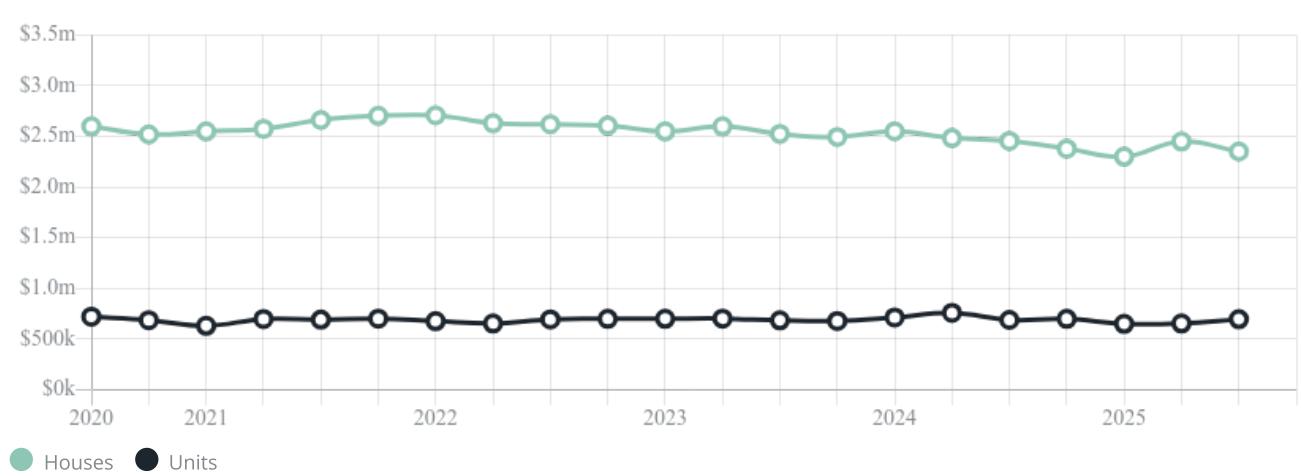
Quarterly price change  
-4.04% ↓

### Median unit price<sup>1</sup>

Median  
\$696k

Quarterly price change  
6.21% ↑

### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## ARMADALE SUBURB REPORT

### Median house price<sup>1</sup>

Malvern \$2,961,500

Armadale \$2,450,000

Malvern East \$2,060,000

Elsternwick \$1,960,000

Caulfield \$1,805,000

Caulfield South \$1,805,000

Caulfield East \$1,740,000

St Kilda East \$1,635,500

Balaclava \$1,350,000

### Median unit price<sup>1</sup>

Caulfield South \$1,010,000

Caulfield \$812,500

Armadale \$696,000

Malvern \$671,500

Caulfield East \$660,000

Elsternwick \$635,000

St Kilda East \$585,000

Malvern East \$583,500

Balaclava \$573,750

## Sale method<sup>2</sup>



● Auction 44%  
● Private 56%

## Auction clearance rate<sup>3</sup>

76.92%

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## Median days on market<sup>3</sup>

26 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

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## Average hold period<sup>1</sup>

6.5 years

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## Dwelling type<sup>5</sup>



● Houses 25% ● Units 75%

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## Ownership<sup>5</sup>



● Owned outright 33% ● Mortgaged 26% ● Rented 42%

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## Population<sup>5</sup>

9,368

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## Population growth<sup>5</sup>

3.47%

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## Median age<sup>5</sup>

38 years

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## Median asking rent<sup>1</sup>

\$950 per week

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## Rental yield<sup>1</sup>

1.92%

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## Median household size<sup>5</sup>

2 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/634 Orrong Rd Armadale	2	Townhouse	\$995,000	07 Jan 2026
 4/38 Wattletree Rd Armadale	1	Apartment	\$396,000	23 Dec 2025
 10 Beatty Av Armadale	2	House	\$765,000	18 Dec 2025
 3/25 Gladstone Av Armadale	2	Apartment	\$540,000	17 Dec 2025
 7/8 St James Rd Armadale	1	Apartment	\$455,000	09 Dec 2025
 2 Periwinkle Pl Armadale	3	Flat/Unit/Apartment	\$1,400,000	05 Dec 2025
 17/11-13 Llaneast St Armadale	1	Apartment	\$465,000	02 Dec 2025
 301/931 High St Armadale	2	Strata Unit/Flat	\$5,300,000	30 Nov 2025
 7/579 Dandenong Rd Armadale	2	Apartment	\$558,000	25 Nov 2025
 17 Rose St Armadale	3	House	\$2,935,000	22 Nov 2025

# Sold Properties

## ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/50 Denbigh Rd Armadale	2	Apartment	\$653,000	20 Nov 2025
 3/51 Kooyong Rd Armadale	1	Apartment	\$440,300	19 Nov 2025
 2/7 Wattletree Rd Armadale	2	Apartment	\$561,000	18 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
 34 Northcote Rd Armadale	3	House	\$4,275,000	11 Nov 2025
 12/61 Kooyong Rd Armadale	2	Apartment	\$560,000	11 Nov 2025
 5/405 Dandenong Rd Armadale	1	Apartment	\$335,000	08 Nov 2025
 304/56 Wattletree Rd Armadale	2	Apartment	\$1,330,000	06 Nov 2025
 5/26 Gladstone Av Armadale	2	Strata Unit/Flat	\$455,000	06 Nov 2025

# Sold Properties

## ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 12/844 Malvern Rd Armadale	2	Unit	\$617,500	29 Oct 2025
 1/38 Wattletree Rd Armadale	1	Apartment	\$367,000	28 Oct 2025
 4/25 Gladstone Av Armadale	2	Apartment	\$478,000	25 Oct 2025
 11/40 Wattletree Rd Armadale	1	Strata Unit/Flat	\$668,000	25 Oct 2025
 22 Hume St Armadale	3	House	\$1,910,000	25 Oct 2025
 5/8 Sutherland Rd Armadale	2	Strata Unit/Flat	\$780,000	25 Oct 2025
 5/523 Dandenong Rd Armadale	1	Strata Unit/Flat	\$440,000	24 Oct 2025



**Jellis Craig Armadale**  
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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 08/01/2026

- 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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