



Armadale

Suburb Report



Your connection to property insights



JellisCraig

ARMADALE SUBURB REPORT

Median house price¹

Median

\$2.33m

Quarterly price change

-0.74% ↓

Median unit price¹

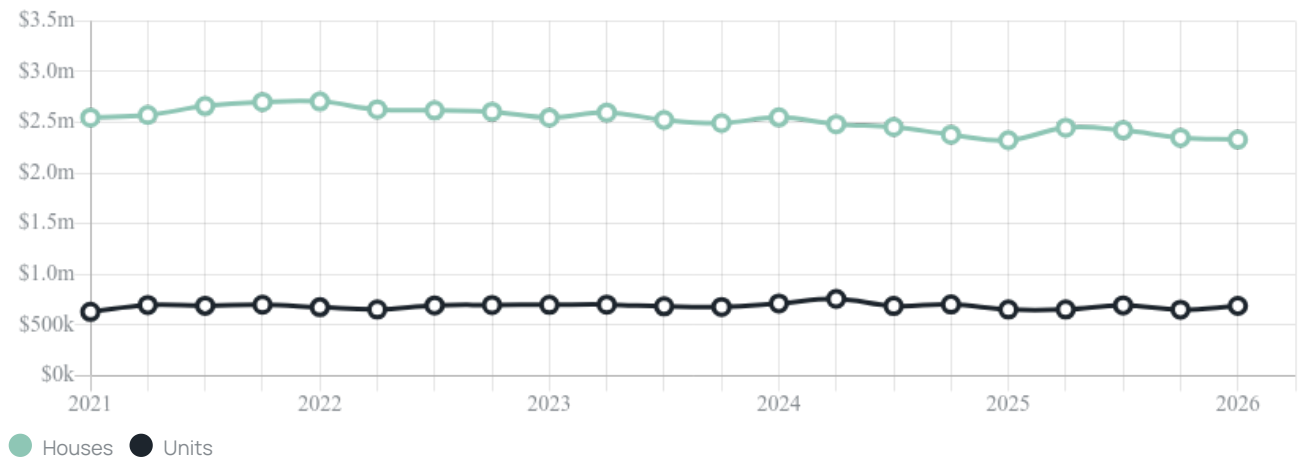
Median

\$691k

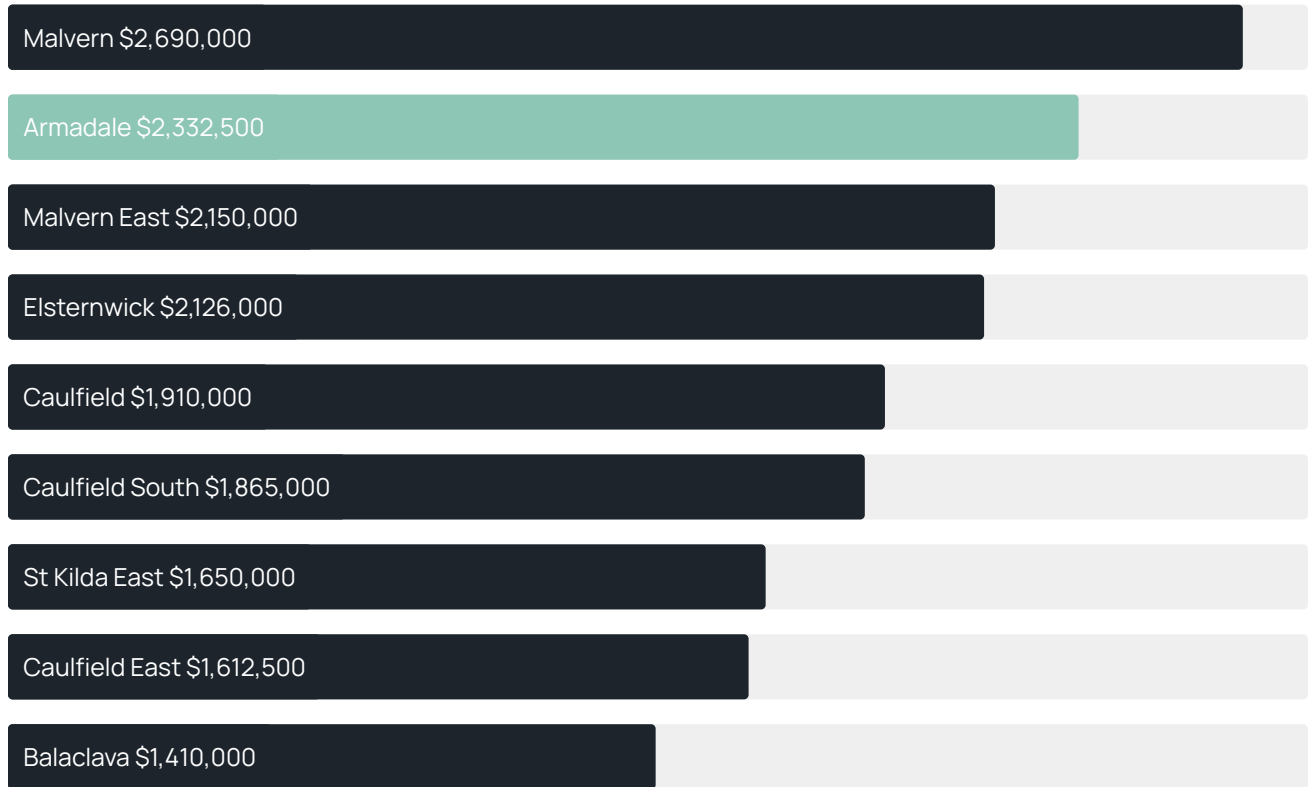
Quarterly price change

5.81% ↑

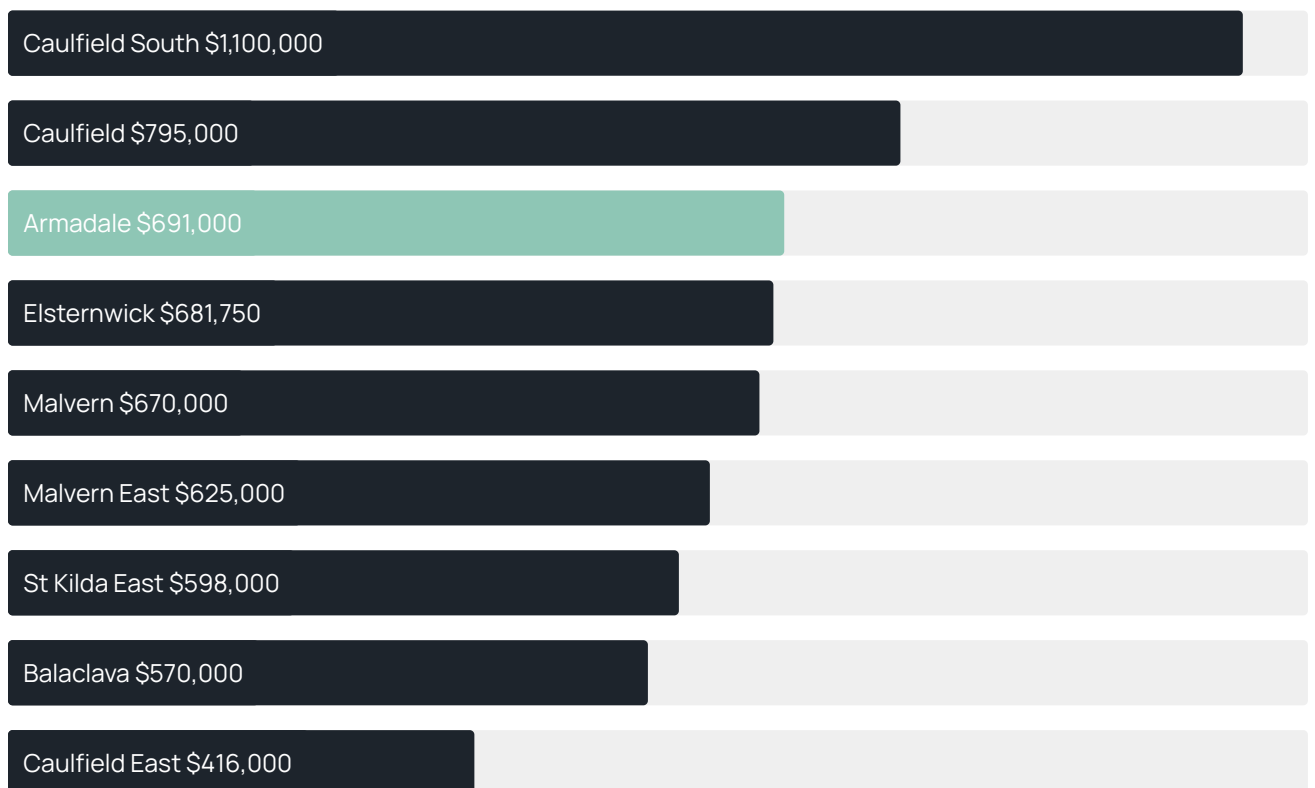
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

69.57%

Median days on market³

28 days

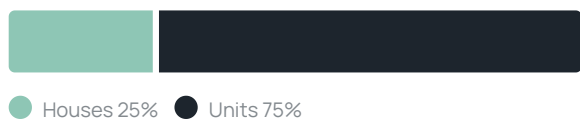
Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

6.5 years

Dwelling type⁵



Ownership⁵



Population⁵

9,368

Median asking rent¹

\$1,100 per week

Population growth⁵

3.47%

Rental yield¹

1.92%

Median age⁵

38 years











Median household size⁵

2 people









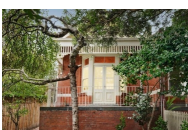

ARMADALE SUBURB REPORT

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
 5/52 Sutherland Rd Armadale	1	Apartment	\$390,000	20 Jun 2026
 703/8a Evergreen Mews Armadale	2	Apartment	\$776,500	19 Jun 2026
 3/38 Northcote Rd Armadale	2	Apartment	\$749,000	05 Jun 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
 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
 9/70 Denbigh Rd Armadale	2	Unit	\$840,000	06 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

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/52 Sutherland Rd Armadale	1	Apartment	\$360,000	28 Apr 2026
 8/34 Denbigh Rd Armadale	2	Apartment	\$656,000	27 Apr 2026
 10/51 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
 7/50 Sutherland Rd Armadale	2	Apartment	\$580,000	15 Apr 2026
 3/7 Sutherland Rd Armadale	2	Strata Unit/Flat	\$675,000	14 Apr 2026
 11/569 Orrong Rd Armadale	1	Apartment	\$312,000	08 Apr 2026
 104/527 Orrong Rd Armadale	2	Apartment	\$1,600,000	07 Apr 2026
 7 Glassford St Armadale	3	House	\$2,650,000	06 Apr 2026
 201/1 Evergreen Mews Armadale	1	Strata Unit/Flat	\$500,000	01 Apr 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/28 Elgin Av Armadale	2	Strata Unit/Flat	\$555,000	01 Apr 2026
 15/41 Kooyong Rd Armadale	2	Strata Unit/Flat	\$652,500	31 Mar 2026
 104/8e Evergreen Mews Armadale	2	Strata Unit/Flat	\$750,000	30 Mar 2026
 10 Barkly Av Armadale	3	House	\$2,018,000	28 Mar 2026
 9/30 Denbigh Rd Armadale	2	Strata Unit/Flat	\$965,000	28 Mar 2026
 304/8e Evergreen Mews Armadale	2	Apartment	\$775,000	27 Mar 2026
 8/49 Kooyong Rd Armadale	1	Strata Unit/Flat	\$385,000	27 Mar 2026
 302/959 High St Armadale	2	Strata Unit/Flat	\$972,000	26 Mar 2026
 9/31 Wattletree Rd Armadale	2	Strata Unit/Flat	\$675,000	25 Mar 2026
 402/3 Evergreen Mews Armadale	2	Strata Unit/Flat	\$910,000	24 Mar 2026



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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 01/07/2026

- 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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