



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

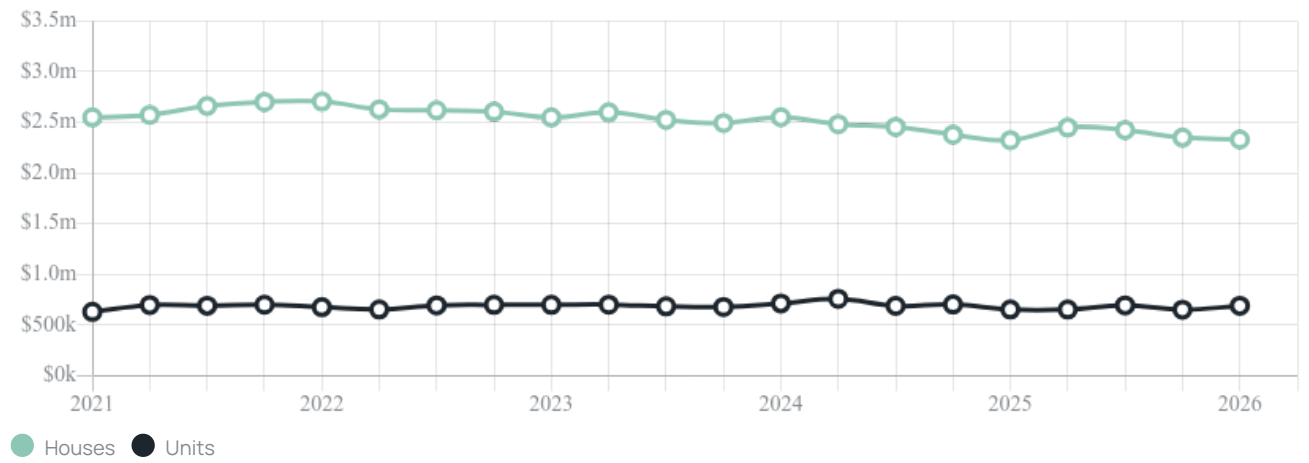
Median

\$691k

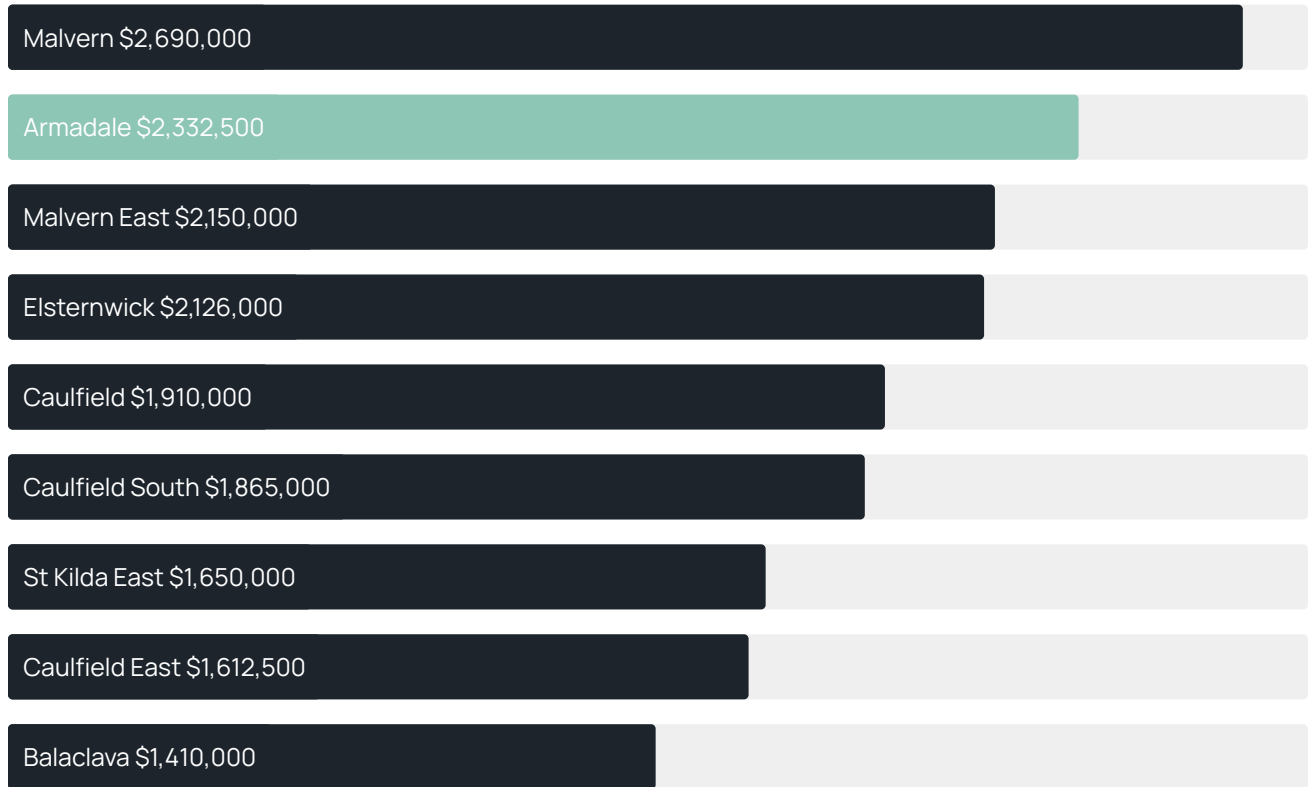
Quarterly price change

5.81% ↑

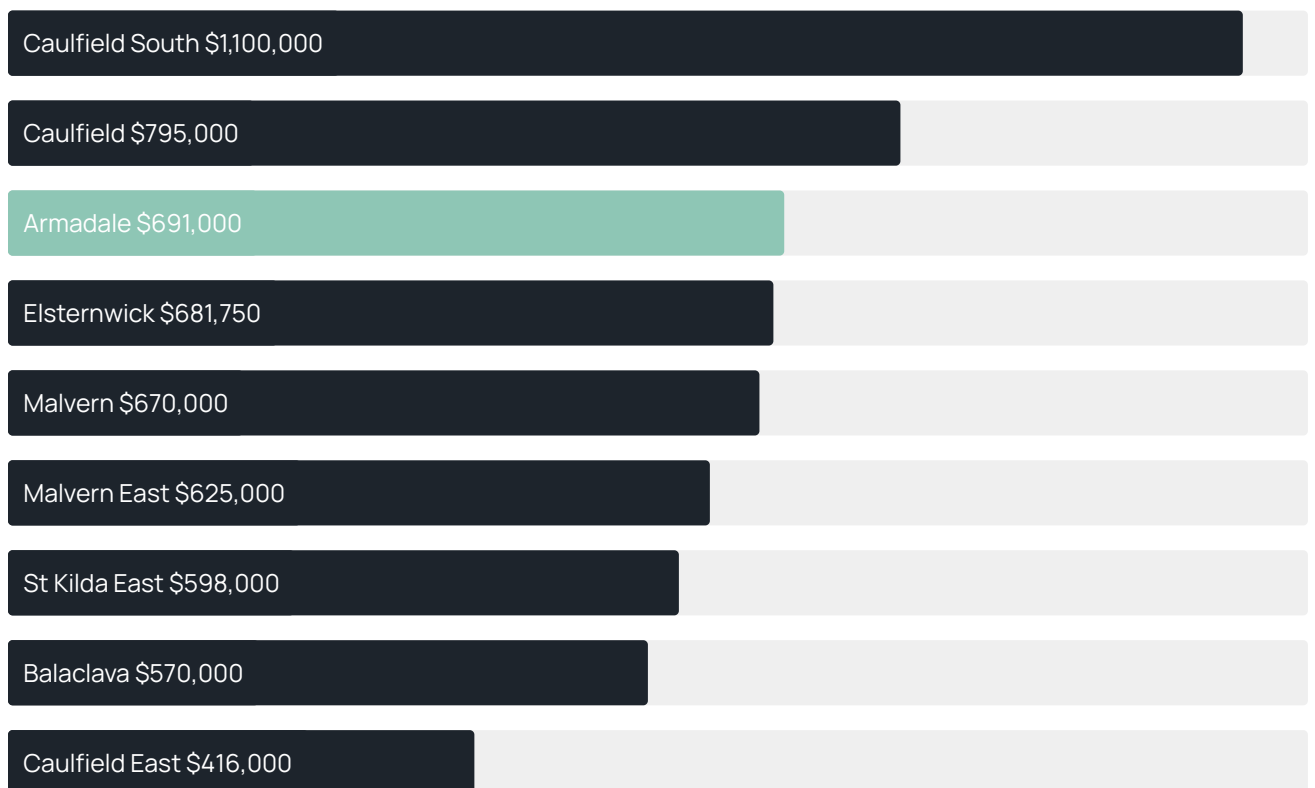
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 44%
- Private 56%

Auction clearance rate³

74.07%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

Dwelling type⁵



- Houses 25%
- Units 75%

Ownership⁵



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

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
 4/769 High St Armadale	3	Townhouse	\$1,280,000	09 May 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
 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
 201/1 Evergreen Mews Armadale	1	Strata Unit/Flat	\$500,000	01 Apr 2026
 15/41 Kooyong Rd Armadale	2	Strata Unit/Flat	\$652,500	31 Mar 2026
 10 Barkly Av Armadale	3	House	\$2,018,000	28 Mar 2026
 304/8e Evergreen Mews Armadale	2	Apartment	\$775,000	27 Mar 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 4/48 New St Armadale	3	Apartment	\$1,330,000	23 Mar 2026
 504/5 Evergreen Mews Armadale	1	Apartment	\$566,000	19 Mar 2026
 20 Union St Armadale	4	House	\$4,450,000	16 Mar 2026
 7/7 Denbigh Rd Armadale	2	Apartment	\$595,000	16 Mar 2026
 14 Auburn Gr Armadale	3	House	\$2,042,000	13 Mar 2026
 105/6a Evergreen Mews Armadale	3	Strata Unit/Flat	\$830,000	10 Mar 2026
 2/47 Kooyong Rd Armadale	1	Apartment	\$407,000	05 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 8 Barkly Av Armadale	3	House	\$2,257,500	04 Mar 2026
 71/503 Orrong Rd Armadale	3	Apartment	\$1,365,000	04 Mar 2026
 2/52 Sutherland Rd Armadale	1	Strata Unit/Flat	\$450,000	04 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
 5/41 Kooyong Rd Armadale	2	Apartment	\$618,000	28 Feb 2026
 11/34 Denbigh Rd Armadale	2	Apartment	\$600,000	27 Feb 2026
 24 St Georges Rd Armadale	5	House	\$2,825,000	26 Feb 2026
 101/527 Orrong Rd Armadale	3	Apartment	\$1,879,000	26 Feb 2026
 102/8b Evergreen Mews Armadale	1	Apartment	\$520,000	25 Feb 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 01/06/2026

- 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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