



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

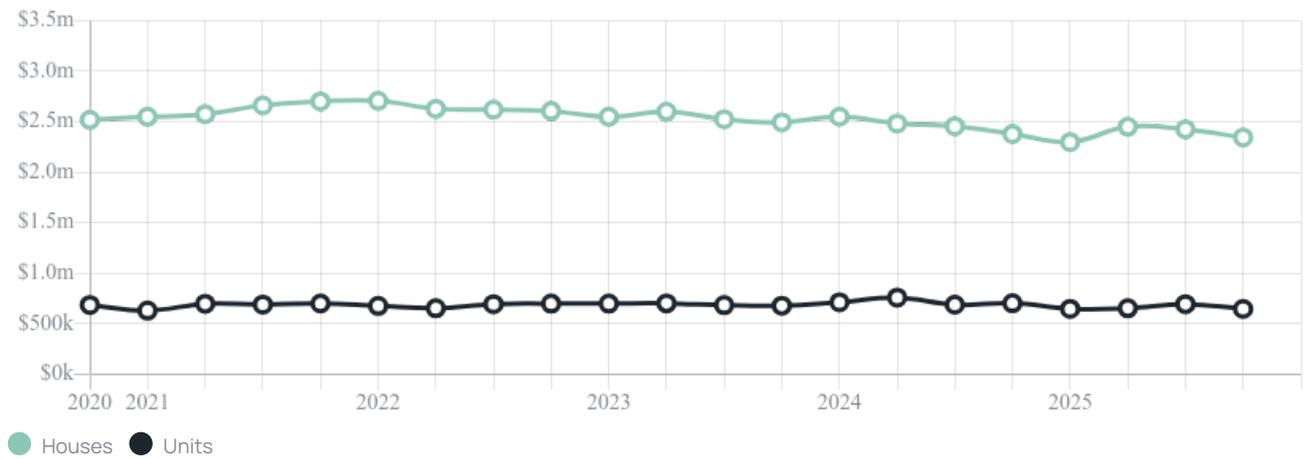
Median

\$648k

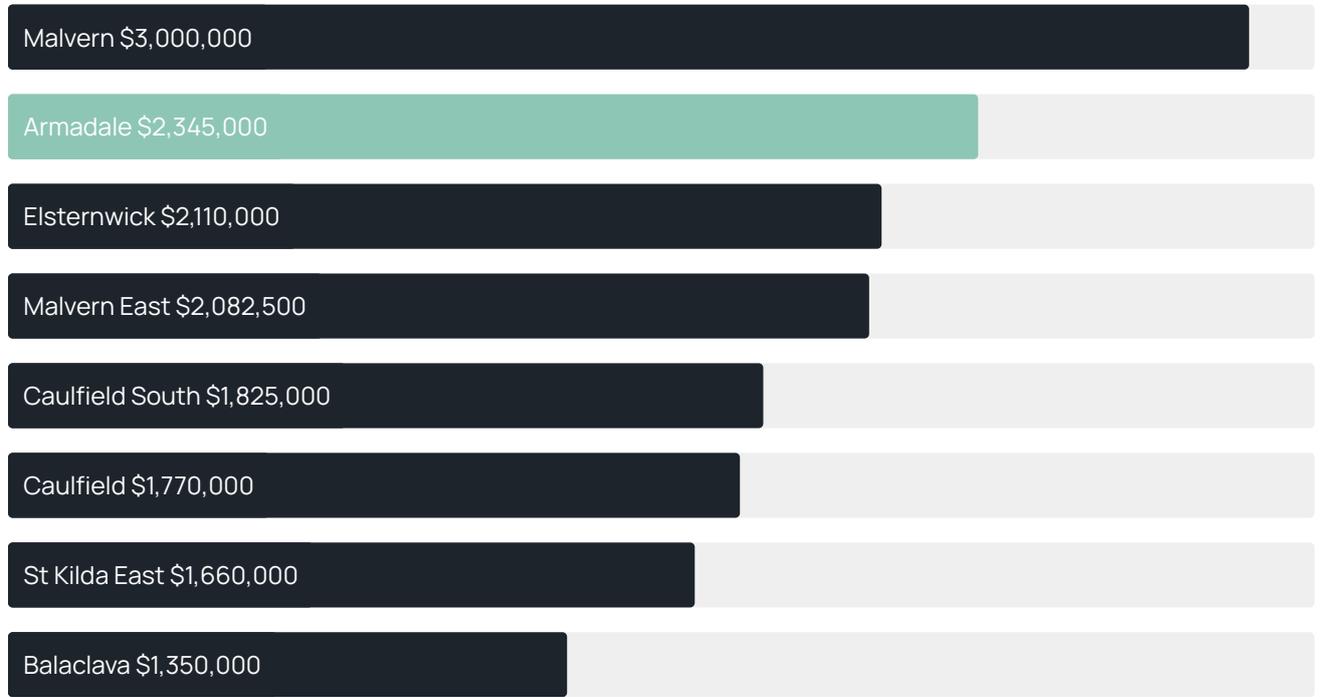
Quarterly price change

-6.76% ↓

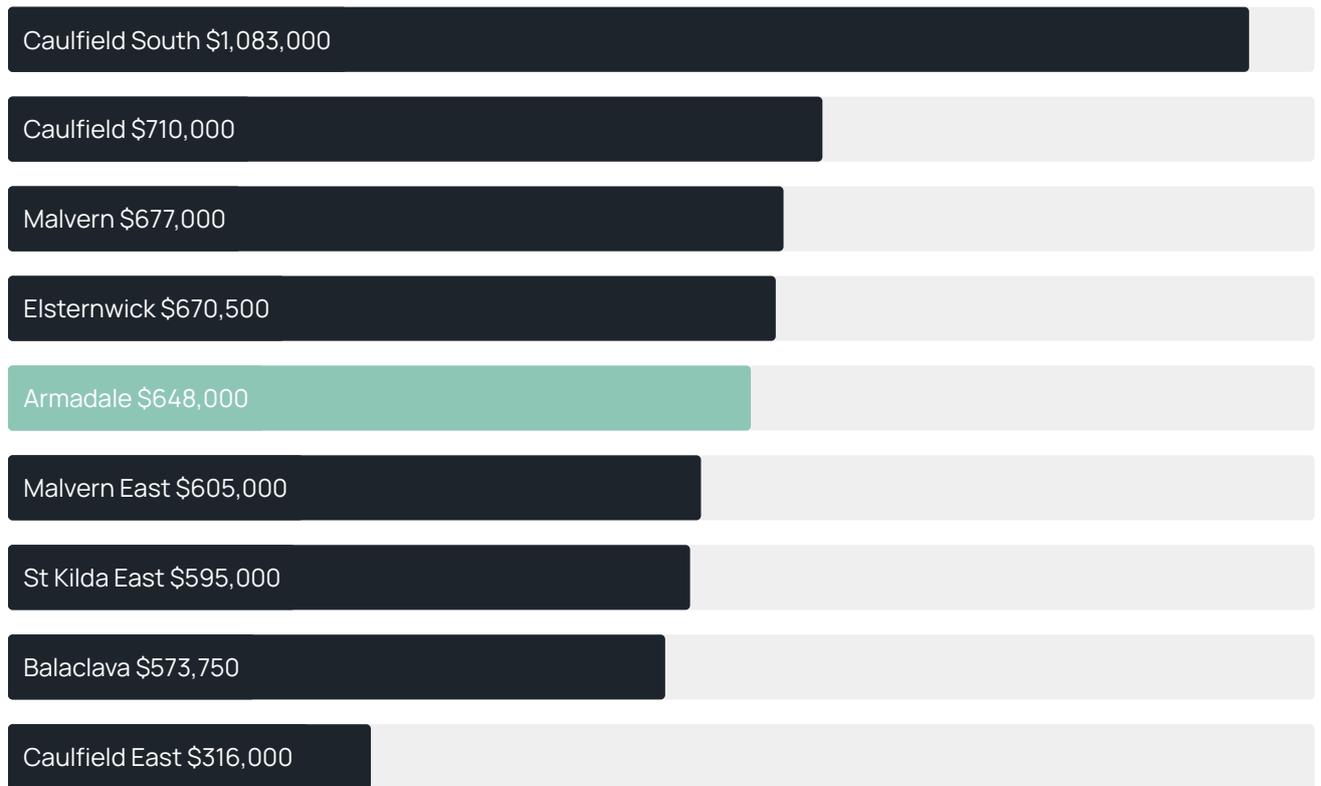
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 39%
● Private 61%

Auction clearance rate³

75%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

\$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
 10/2 Egerton Rd Armadale	2	Apartment	\$670,000	28 Feb 2026
 3/18 Mercer Rd Armadale	2	Apartment	\$895,000	28 Feb 2026
 102/8b Evergreen Mews Armadale	1	Apartment	\$520,000	25 Feb 2026
 105/835 High St Armadale	2	Apartment	\$980,000	24 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
 16/61 Kooyong Rd Armadale	2	Apartment	\$505,000	20 Feb 2026
 7/41 Sutherland Rd Armadale	2	Apartment	\$730,000	19 Feb 2026
 5/26 Denbigh Rd Armadale	1	Apartment	\$510,000	07 Feb 2026
 12/58 Wattletree Rd Armadale	3	Townhouse	\$1,350,000	07 Feb 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 104/8c Evergreen Mews Armadale	2	Apartment	\$825,000	04 Feb 2026
 304/3 Evergreen Mews Armadale	1	Apartment	\$550,000	22 Jan 2026
 34/61 Kooyong Rd Armadale	1	Apartment	\$380,000	21 Jan 2026
 1/523 Dandenong Rd Armadale	2	Strata Unit/Flat	\$580,000	21 Jan 2026
 304/5 Evergreen Mews Armadale	1	Apartment	\$463,000	16 Jan 2026
 19/71 Denbigh Rd Armadale	1	Apartment	\$642,000	14 Jan 2026
 3/537 Orrong Rd Armadale	2	Apartment	\$780,000	12 Jan 2026
 3/634 Orrong Rd Armadale	2	Townhouse	\$995,000	07 Jan 2026
 5/25 Gladstone Av Armadale	2	Apartment	\$480,000	07 Jan 2026
 10 Beatty Av Armadale	2	House	\$765,000	18 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 3/25 Gladstone Av Armadale	2	Apartment	\$540,000	17 Dec 2025
 1/531 Orrong Rd Armadale	2	Apartment	\$730,000	12 Dec 2025
 9/20 Bailey Av Armadale	1	Apartment	\$389,000	10 Dec 2025
 4/38 Wattletree Rd Armadale	1	Strata Unit/Flat	\$391,000	10 Dec 2025
 101/959 High St Armadale	3	Strata Unit/Flat	\$1,875,000	10 Dec 2025
 16/31-33 Armadale St Armadale	2	Apartment	\$692,000	10 Dec 2025
 7/8 St James Rd Armadale	1	Apartment	\$455,000	09 Dec 2025
 17/844 Malvern Rd Armadale	2	Apartment	\$700,000	08 Dec 2025
 1/10 Valentine Gr Armadale	2	Apartment	\$738,000	06 Dec 2025
 4/7 Kooyong Rd Armadale	2	Strata Unit/Flat	\$833,000	06 Dec 2025



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 01/03/2026

- 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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