Armadale

Suburb Report

Your connection to property insights

JellisCraig

ARMADALE SUBURB REPORT

Median house price

Median[1]

$2.45m

Monthly median price change[2]

5.04% ↑

Median unit price

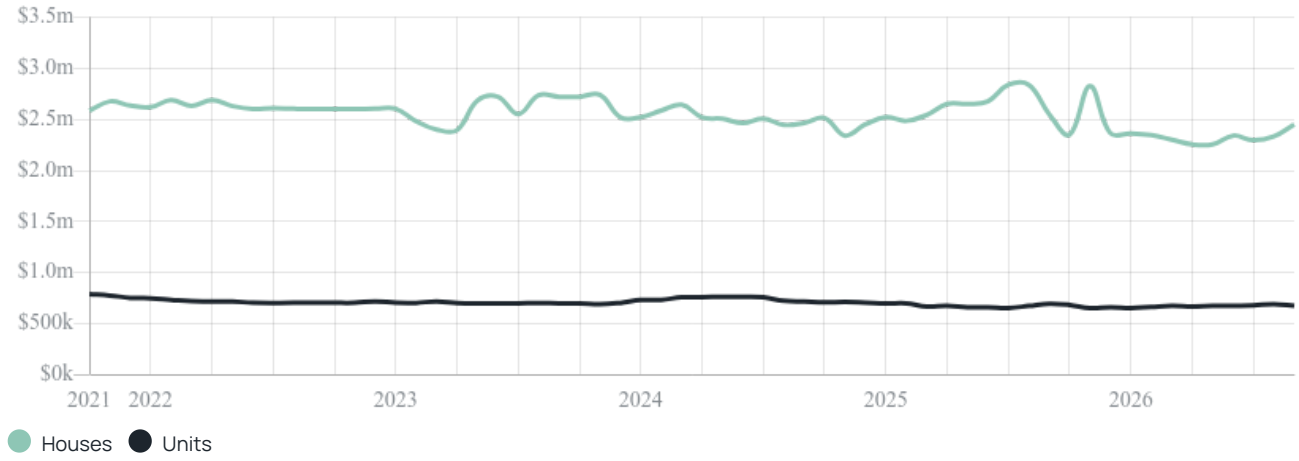
Median[1]

$675k

Monthly median price change[2]

-2.60% ↓

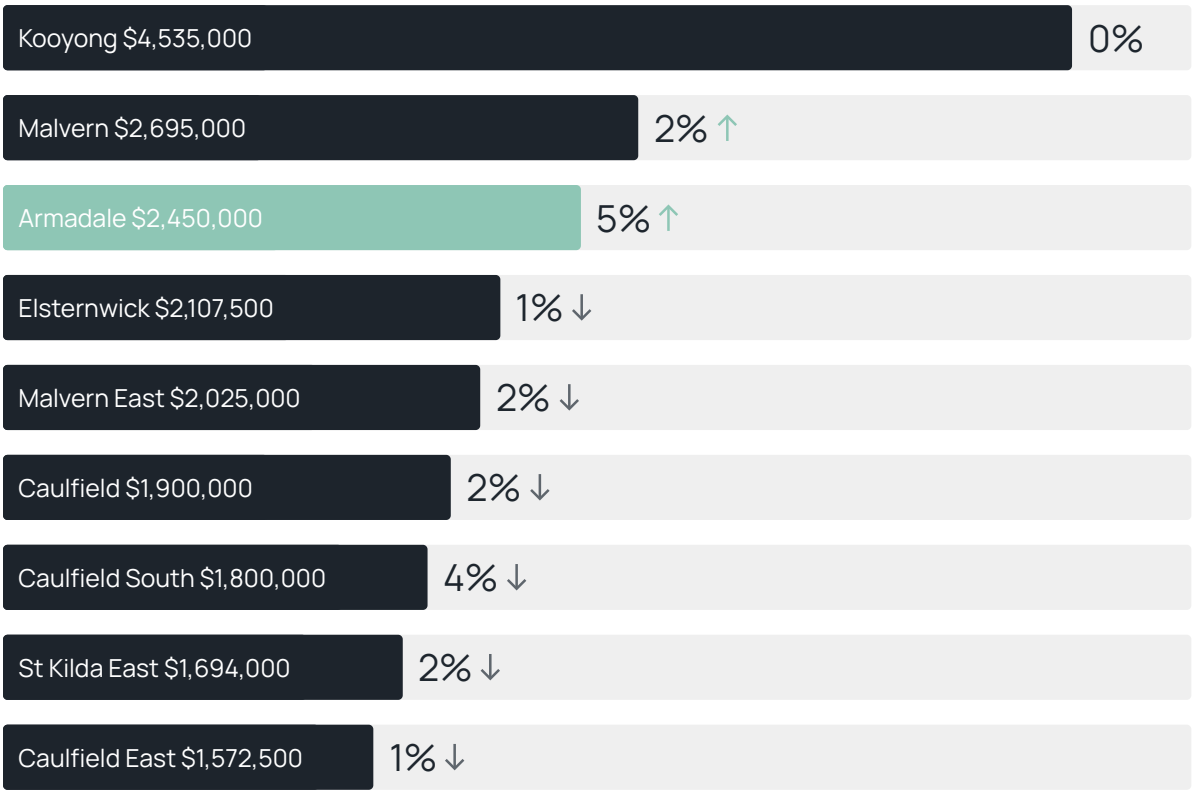
Armadale monthly median property prices[3]



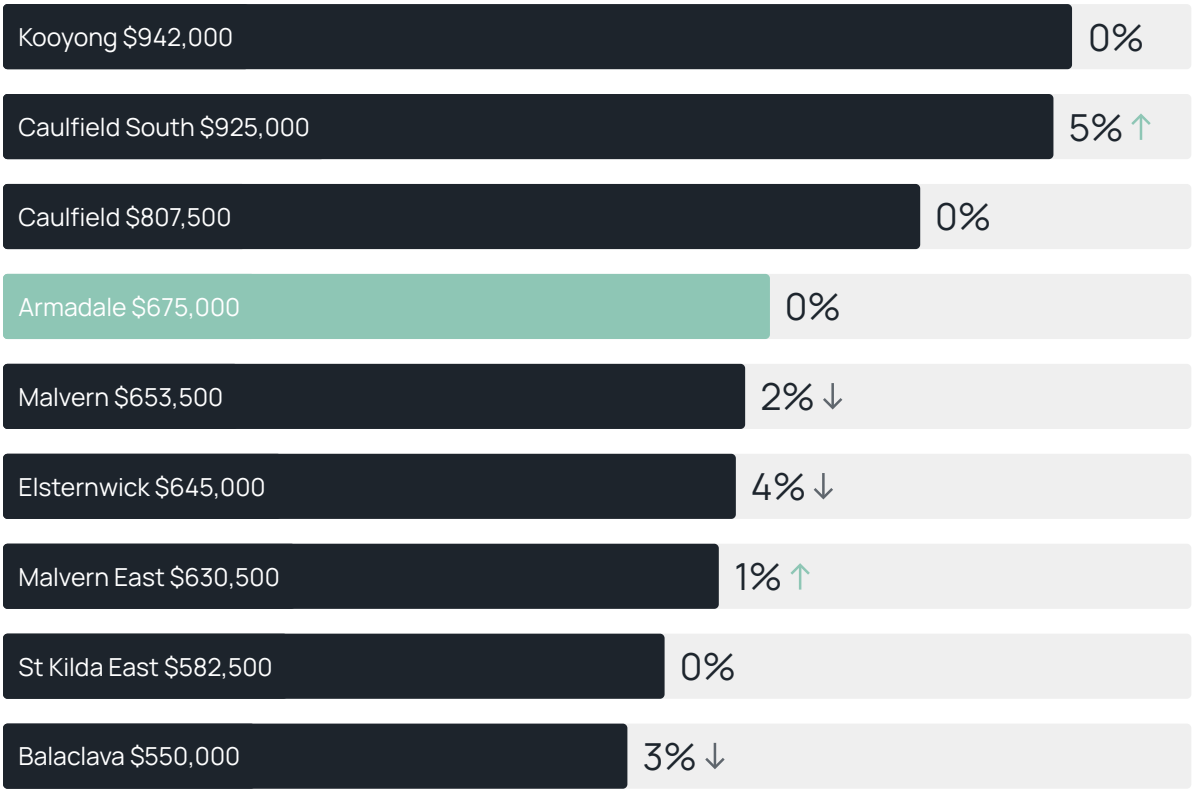


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

67%

Median days on market[5]

House	Unit
26 days	28 days

Jellis Craig average inspection attendance per listing[6]

52 groups

Average hold period[1]

House	Unit
15.5 years	12.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

9,368

Population growth[7]

3.47%

Median age[7]

38 years

Median household size[7]

2.0 people

Median asking rent per week[1]

House	Unit
$1,100	$625

Rental yield[8]

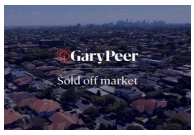
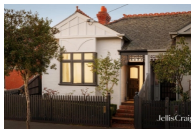
House	Unit
2.73%	4.88%

Sold Properties

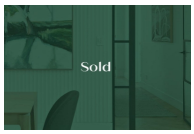
Recent Armadale sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	3/10 Denbigh Road Armadale	2	Apartment	$560,000	29 Oct 2026
	12/26 Armadale Street Armadale	2	Apartment	$720,000	27 Oct 2026
	2/501 Orrong Road Armadale	2	Apartment	$782,500	24 Oct 2026
	11/9 Denbigh Road Armadale	2	Apartment	$550,000	23 Oct 2026
	70 Kooyong Road Armadale	3	House	$1,650,000	22 Oct 2026
	24/48 Sutherland Road Armadale	1	Apartment	$406,500	22 Oct 2026
	10/405 Dandenong Road Armadale	1	Apartment	$220,000	21 Oct 2026
	7/70 Denbigh Road Armadale	2	Apartment	$845,000	20 Oct 2026
	307/1 Evergreen Mews Armadale	2	Apartment	$830,000	19 Oct 2026
	2/33 Armadale Street Armadale	2	Apartment	$750,000	17 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	22 Stuart Street Armadale	3	House	$2,162,500	17 Oct 2026
	905/8C Evergreen Mews Armadale	2	Apartment	$700,000	13 Oct 2026
	4/74 Denbigh Road Armadale	1	Apartment	$370,000	13 Oct 2026
	18 Horsburgh Grove Armadale	0	Residential_land	Undisclosed	13 Oct 2026
	7/1 Evergreen Mews Armadale	2	Apartment	Undisclosed	12 Oct 2026
	10/50 Sutherland Road Armadale	2	Apartment	$580,000	12 Oct 2026
	10/26 Denbigh Road Armadale	2	Apartment	$671,000	10 Oct 2026
	5 Stanhope Street Armadale	3	House	Undisclosed	10 Oct 2026
	5/34 Denbigh Road Armadale	2	Apartment	$560,000	10 Oct 2026
	204/37 Gladstone Avenue Armadale	3	Apartment	Undisclosed	09 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	37 Hume Street Armadale	4	House	Undisclosed	08 Oct 2026
	5/38 Wattletree Road Armadale	1	Apartment	$412,500	07 Oct 2026
	501/8C Evergreen Mews Armadale	1	Apartment	$530,000	06 Oct 2026
	102 Wattletree Road Armadale	3	House	$1,350,000	03 Oct 2026
	3/15 Egerton Road Armadale	2	Unit	$475,000	02 Oct 2026
	45 Northcote Road Armadale	3	House	$1,600,000	02 Oct 2026
	202/527 Orrong Road Armadale	2	Apartment	Undisclosed	01 Oct 2026
	2/38 Northcote Road Armadale	2	Apartment	$675,000	30 Sep 2026
	1/26 Gladstone Avenue Armadale	2	Apartment	$522,000	30 Sep 2026
	7/515 Dandenong Road Armadale	3	Townhouse	Undisclosed	22 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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