



Armadaale

Suburb Report



Your connection to property insights



JellisCraig

ARMADALE SUBURB REPORT

Median house price¹

Median

\$2.33m

Quarterly price change

0.32% ↑

Median unit price¹

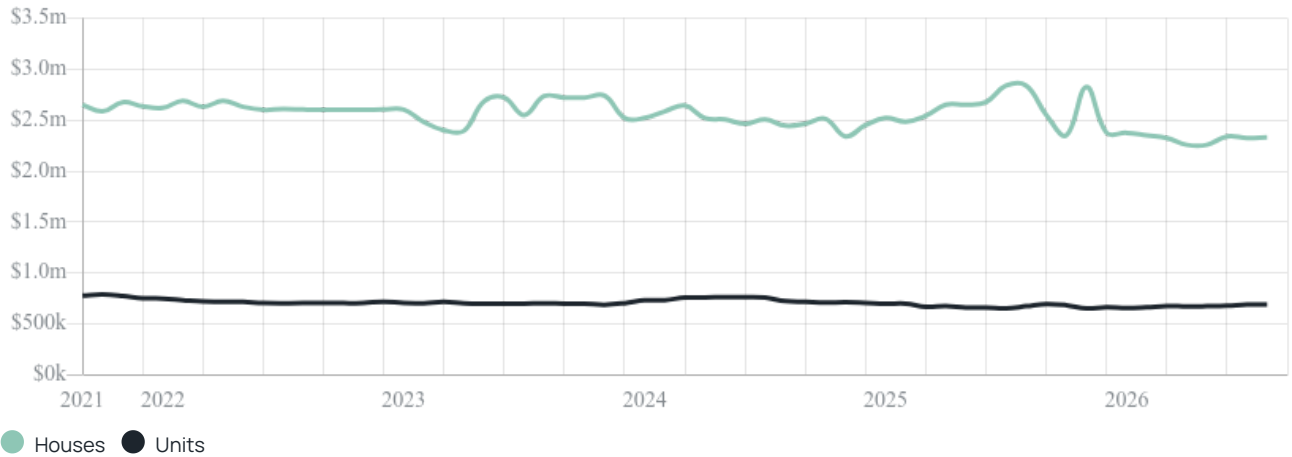
Median

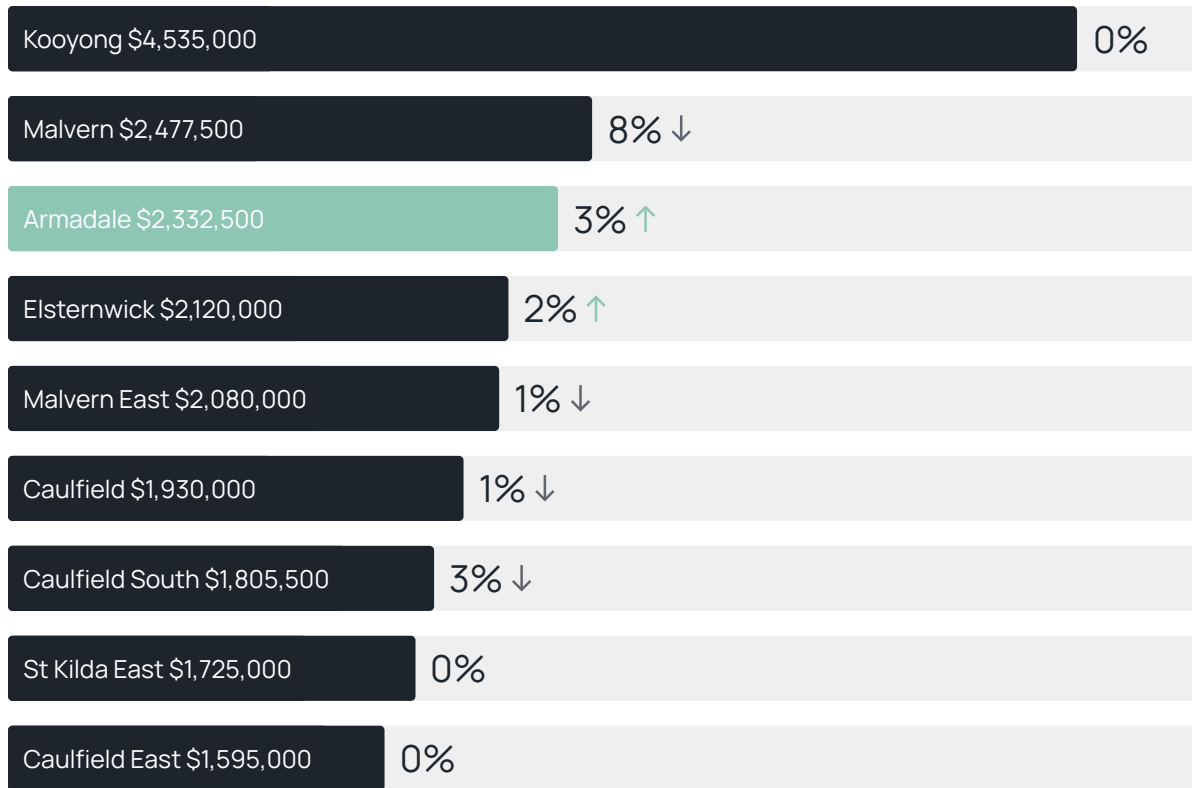
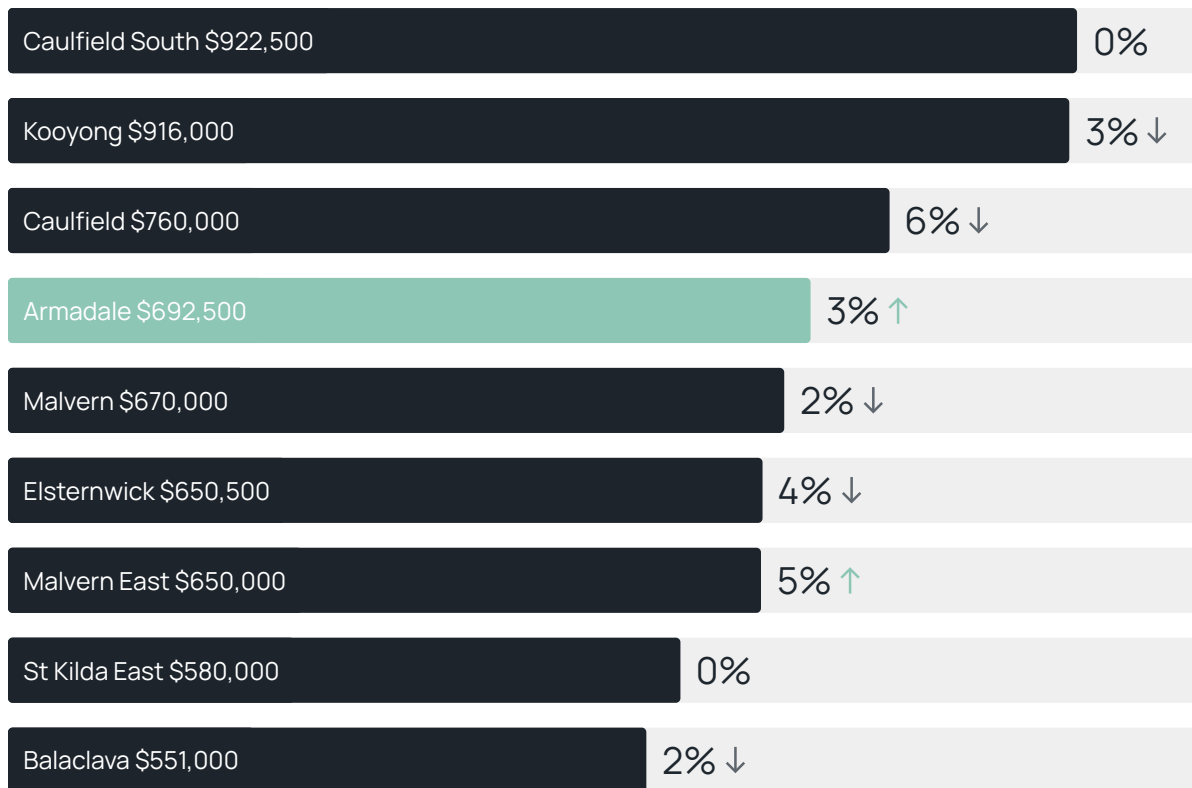
\$693k

Quarterly price change

0.07% ↑

Armadale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 33%
● Private 67%

Auction clearance rate³

53.57%

Median days on market³

House

Unit

26 days

26 days

Jellis Craig average inspection attendance per listing⁴

54 groups

Average hold period¹

House

Unit

13.6 years

11.5 years

Dwelling type⁵

● Houses 31% ● Units 69%

Ownership⁵

● Owned outright 30% ● Mortgaged 24% ● Rented 46%

Population⁵

9,368

Median asking rent per week¹

Unit

\$1,100

\$620

Population growth⁵

3.47%

Rental yield¹

House

Unit

2.76%

4.63%

Median age⁵

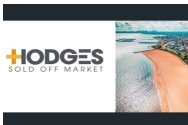
38 years

Median household size⁵

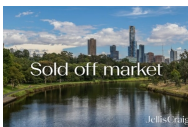
2.0 people

Recent Armadale sales²

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
 7/515 Dandenong Road Armadale	3	Townhouse	Undisclosed	22 Sep 2026
 113/881 High Street Armadale	3	Apartment	Undisclosed	22 Sep 2026
 5/33 Sutherland Road Armadale	1	Apartment	\$445,000	21 Sep 2026
 G07/527 Orrong Road Armadale	2	Apartment	Undisclosed	16 Sep 2026
 8/5 Denbigh Road Armadale	2	Apartment	Undisclosed	16 Sep 2026
 4/7 Denbigh Road Armadale	2	Apartment	Undisclosed	16 Sep 2026
 604/6A Evergreen Mews Armadale	2	Apartment	Undisclosed	15 Sep 2026
 5/50 Sutherland Road Armadale	2	Apartment	\$635,000	15 Sep 2026
 Sub Penthouse 1177 High Street	3	Apartment	Undisclosed	12 Sep 2026
 3 Glassford Street Armadale	3	House	\$2,900,000	12 Sep 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/16 Fulton Street Armadale	2	Apartment	\$575,000	08 Sep 2026
 3/22 Denbigh Road Armadale	2	Apartment	Undisclosed	07 Sep 2026
 81/503 Orrong Road Armadale	3	Apartment	Undisclosed	07 Sep 2026
 55 Barkly Avenue Armadale	2	House	Undisclosed	05 Sep 2026
 5 Mt Pleasant Grove Armadale	3	House	Undisclosed	05 Sep 2026
 3 Clarendon Street Armadale	3	House	Undisclosed	05 Sep 2026
 5 Hampden Road Armadale	4	House	Undisclosed	03 Sep 2026
 32 Stanhope Street Armadale	3	House	Undisclosed	02 Sep 2026
 12/77 Wattletree Road Armadale	2	Apartment	Undisclosed	31 Aug 2026
 1/55 Kooyong Road Armadale	3	Villa	\$1,585,000	29 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 29 Northcote Road Armadale	4	House	Undisclosed	29 Aug 2026
 5/29 Hampden Road Armadale	1	Apartment	Undisclosed	29 Aug 2026
 804/8C Evergreen Mews Armadale	2	Apartment	Undisclosed	24 Aug 2026
 6/23 Kooyong Road Armadale	1	Apartment	\$385,000	18 Aug 2026
 505/7 Evergreen Mews Armadale	3	Apartment	\$1,100,000	17 Aug 2026
 2/3 Kooyong Road Armadale	1	Apartment	Undisclosed	17 Aug 2026
 3A Hume Street Armadale	4	Townhouse	Undisclosed	15 Aug 2026
 23 Egerton Road Armadale	4	House	Undisclosed	15 Aug 2026
 3/597 Orrong Road Armadale	1	Apartment	\$410,000	12 Aug 2026
 2/558 Orrong Road Armadale	3	Townhouse	\$1,980,000	08 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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