



Armadaale

Suburb Report



Your connection to property insights



JellisCraig

ARMADALE SUBURB REPORT

Median house price¹

Median

\$2.30m

Quarterly price change

-1.92% ↓

Median unit price¹

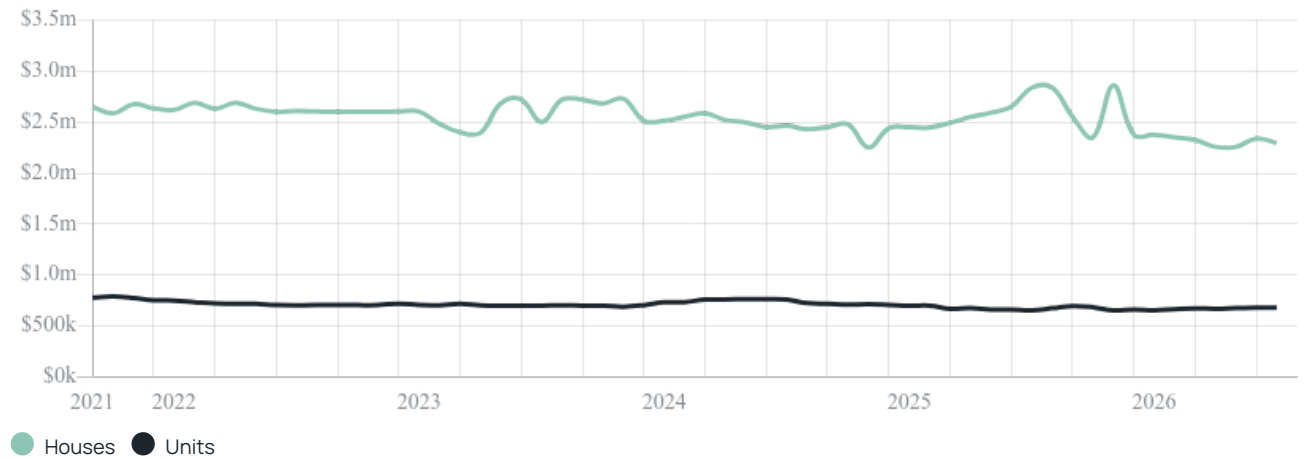
Median

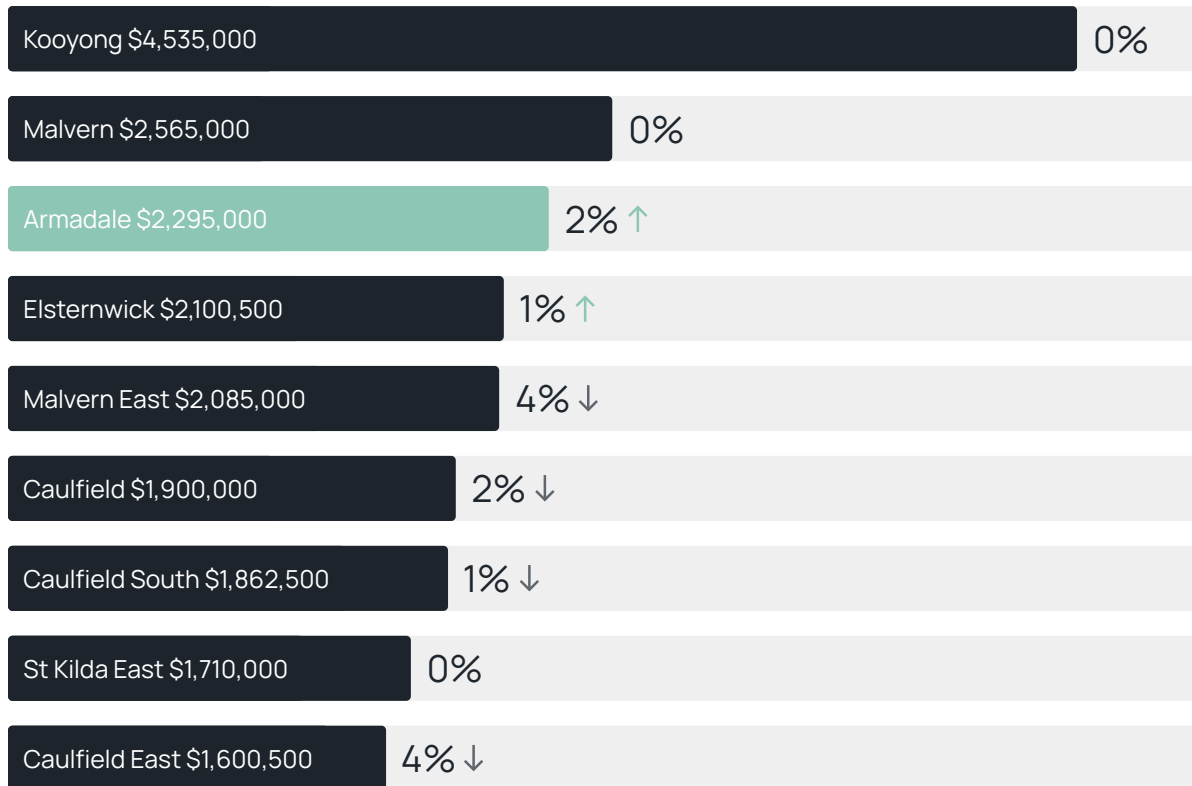
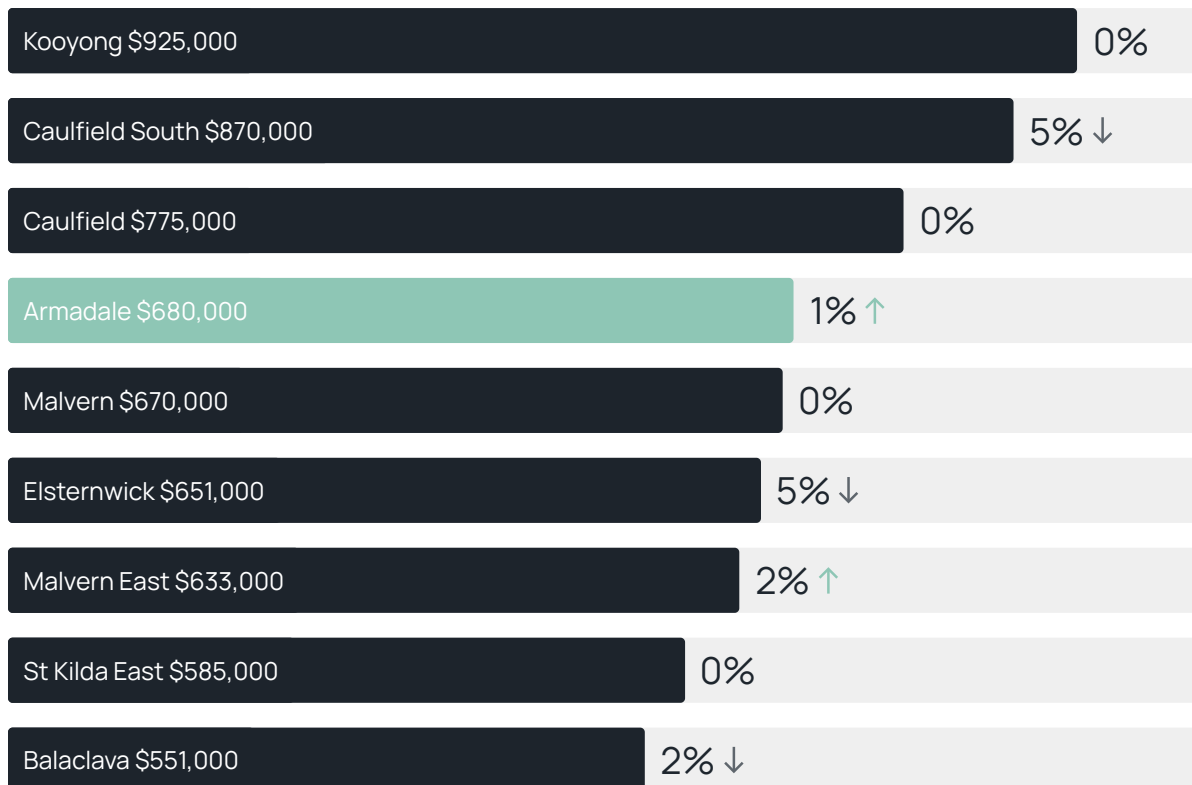
\$680k

Quarterly price change

0.00% ↓

Armadale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 36%
● Private 64%

Auction clearance rate³

46.43%

Median days on market³

House

Unit

26 days

26 days

Jellis Craig average inspection attendance per listing⁴

55 groups

Average hold period¹

House

Unit

13.7 years

11.1 years

Dwelling type⁵

● Houses 31% ● Units 69%

Ownership⁵

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

Population⁵

9,368

Median asking rent per week¹

Unit

\$1,050

\$615

Population growth⁵

3.47%

Rental yield¹

House

Unit

2.72%

4.83%

Median age⁵

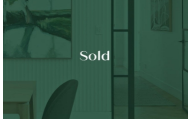
38 years

Median household size⁵

2.0 people

Recent Armadale sales²

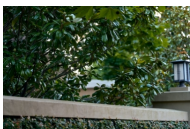
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12/77 Wattletree Road Armadale	2	Apartment	Undisclosed	31 Aug 2026
 1/55 Kooyong Road Armadale	3	Villa	\$1,585,000	29 Aug 2026
 29 Northcote Road Armadale	4	House	Undisclosed	29 Aug 2026
 5/29 Hampden Road Armadale	1	Apartment	Undisclosed	29 Aug 2026
 6/23 Kooyong Road Armadale	1	Apartment	\$385,000	18 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
 1/29A Hampden Road Armadale	3	Apartment	\$988,000	08 Aug 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Hume Street Armadale	3	House	Undisclosed	08 Aug 2026
 21 Railway Avenue Armadale	3	House	Undisclosed	04 Aug 2026
 8/58 Sutherland Road Armadale	2	Apartment	\$618,000	04 Aug 2026
 18/71 Denbigh Road Armadale	2	Apartment	Undisclosed	01 Aug 2026
 2/39 Wattletree Road Armadale	4	House	\$1,640,000	31 Jul 2026
 103/56 Wattletree Road Armadale	3	Apartment	Undisclosed	28 Jul 2026
 34B Wattletree Road Armadale	3	House	\$1,670,000	24 Jul 2026
 31 Adelaide Street Armadale	4	House	Undisclosed	24 Jul 2026
 22 Gladstone Avenue Armadale	4	House	Undisclosed	17 Jul 2026
 4/20 Bailey Avenue Armadale	1	Apartment	\$365,000	15 Jul 2026

ARMADALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16/62 Wattletree Road Armadale	1	Apartment	\$500,000	09 Jul 2026
 12/19 Mercer Road Armadale	2	Apartment	Undisclosed	09 Jul 2026
 13A Moorhouse Street Armadale	3	House	Undisclosed	05 Jul 2026
 11/20 Bailey Avenue Armadale	1	Apartment	\$360,000	04 Jul 2026
 40 Kooyong Road Armadale	3	House	Undisclosed	01 Jul 2026
 15/62 Wattletree Road Armadale	2	Apartment	\$730,000	30 Jun 2026
 1/28 St Georges Road Armadale	2	Unit	\$710,000	30 Jun 2026
 7/31-33 Armadale Street Armadale	2	Apartment	Undisclosed	27 Jun 2026
 89 Kooyong Road Armadale	3	House	\$1,730,000	27 Jun 2026
 102/527 Orrong Road Armadale	2	Apartment	Undisclosed	24 Jun 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 01/09/2026

Powered by  **PropTrack**

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

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).