



Armstrong Creek

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

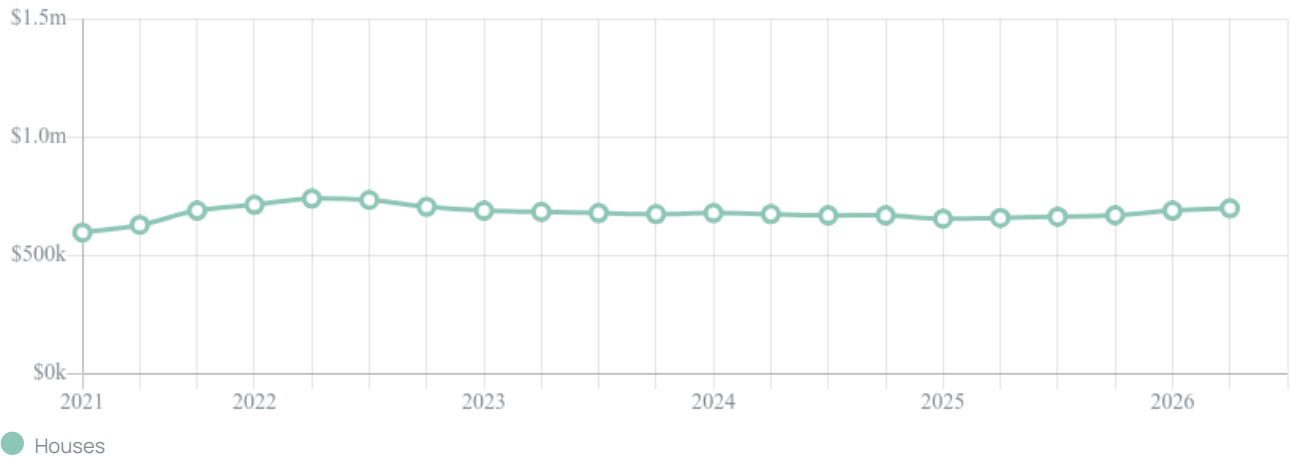
Median

\$700k

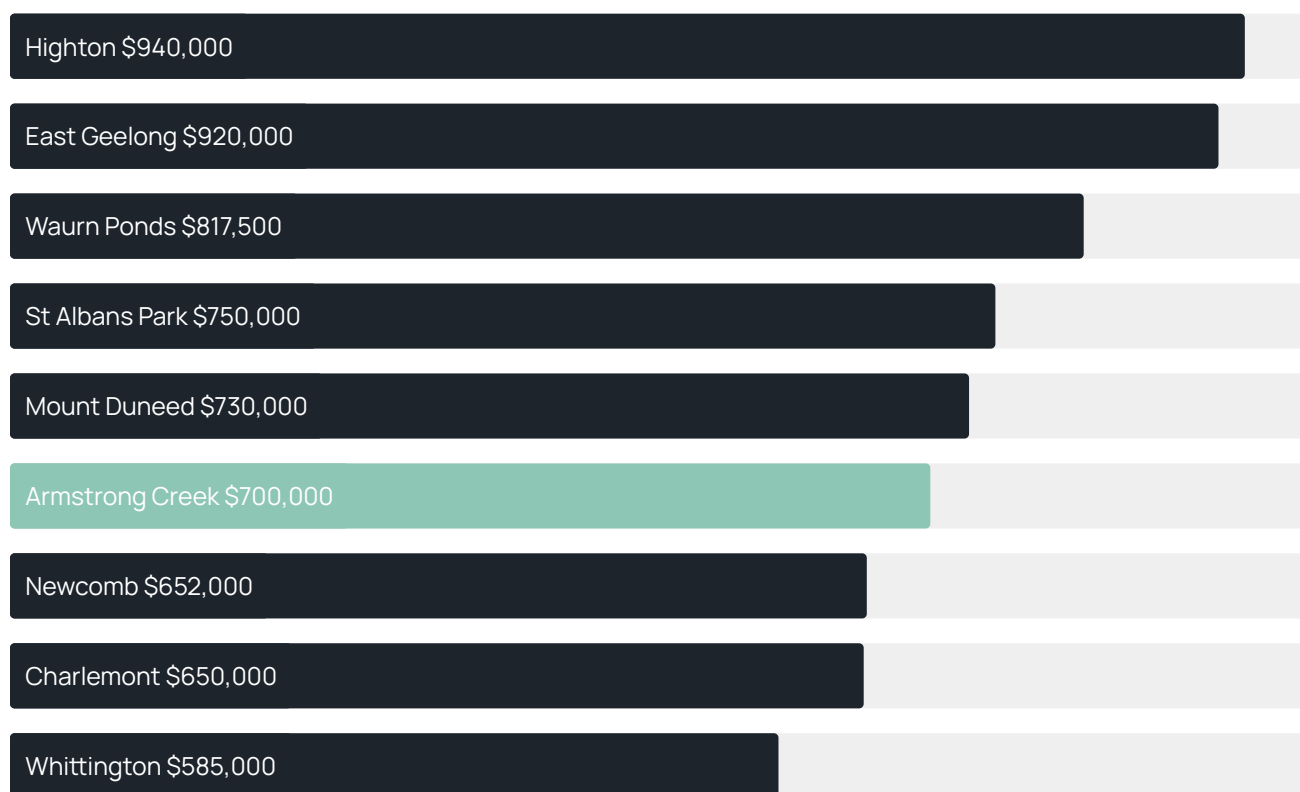
Quarterly price change

1.44% ↑

Quarterly price change¹



ARMSTRONG CREEK SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

35 days

Average hold period¹

3.4 years

Dwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

● Owned outright 11% ● Mortgaged 56% ● Rented 33%

Population⁵

11,247

Median asking rent¹

\$550 per week

Median age⁵

30 years

Rental yield¹

4.05%

Median household size⁵

2.9 people

ARMSTRONG CREEK SUBURB REPORT

Recent Armstrong Creek sales

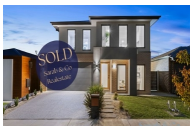
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 137 Warralily Blvd Armstrong Creek	5	House	\$880,000	19 Jul 2026
 49 Currumbin St Armstrong Creek	3	House	\$612,000	17 Jul 2026
 11 Canoe St Armstrong Creek	4	House	\$685,000	17 Jul 2026
 8 Keats Cirt Armstrong Creek	3	House	\$700,000	13 Jul 2026
 39 Raam Cirt Armstrong Creek	4	House	\$635,000	11 Jul 2026
 17 Decourcy Way Armstrong Creek	4	House	\$670,000	09 Jul 2026
 82 Mandalay Av Armstrong Creek	4	House	\$700,000	09 Jul 2026
 95 Coastside Dr Armstrong Creek	4	House	\$840,000	09 Jul 2026
 25 Raleigh Cirt Armstrong Creek	3	House	\$743,000	08 Jul 2026
 6 Habitat Way Armstrong Creek	3	House	\$630,000	07 Jul 2026

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 176 Warralily Blvd Armstrong Creek	4	House	\$705,000	06 Jul 2026
 23 Keats Cirt Armstrong Creek	4	House	\$813,500	04 Jul 2026
 199 Warralily Blvd Armstrong Creek	4	House	\$695,000	03 Jul 2026
 22 Chucklecreek La Armstrong Creek	3	House	\$650,000	02 Jul 2026
 10 Creekward Dr Armstrong Creek	3	House	\$710,000	02 Jul 2026
 7 Gahnia Dr Armstrong Creek	4	House	\$727,500	01 Jul 2026
 273 Warralily Blvd Armstrong Creek	4	House	\$695,000	30 Jun 2026
 44 Melaleuca St Armstrong Creek	4	House	\$675,000	25 Jun 2026
 32 Delta Dr Armstrong Creek	4	House	\$700,000	24 Jun 2026
 33 Montagna Cirt Armstrong Creek	3	House	\$720,000	24 Jun 2026

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Sunrise St Armstrong Creek	4	House	\$640,000	18 Jun 2026
 44 Blackwattle Dr Armstrong Creek	4	House	\$734,400	16 Jun 2026
 22 Larus Dr Armstrong Creek	2	Unit	\$665,000	16 Jun 2026
 42 Newport Dr Armstrong Creek	4	House	\$580,000	12 Jun 2026
 7-9 Cape Way Armstrong Creek	3	House	\$767,500	11 Jun 2026
 2237 Warralily Blvd Armstrong Creek	4	House	\$730,000	10 Jun 2026
 70 Inglenook Cirt Armstrong Creek	4	House	\$865,000	08 Jun 2026
 11 Madeira St Armstrong Creek	3	House	\$640,000	05 Jun 2026
 36 Snedden St Armstrong Creek	4	House	\$720,000	04 Jun 2026
 7 Whitewing St Armstrong Creek	4	House	\$740,000	04 Jun 2026



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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 01/08/2026

- 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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