



Armstrong Creek Suburb Report

Your connection to property insights



Jellis Craig

Property Prices

ARMSTRONG CREEK SUBURB REPORT

Median house price¹

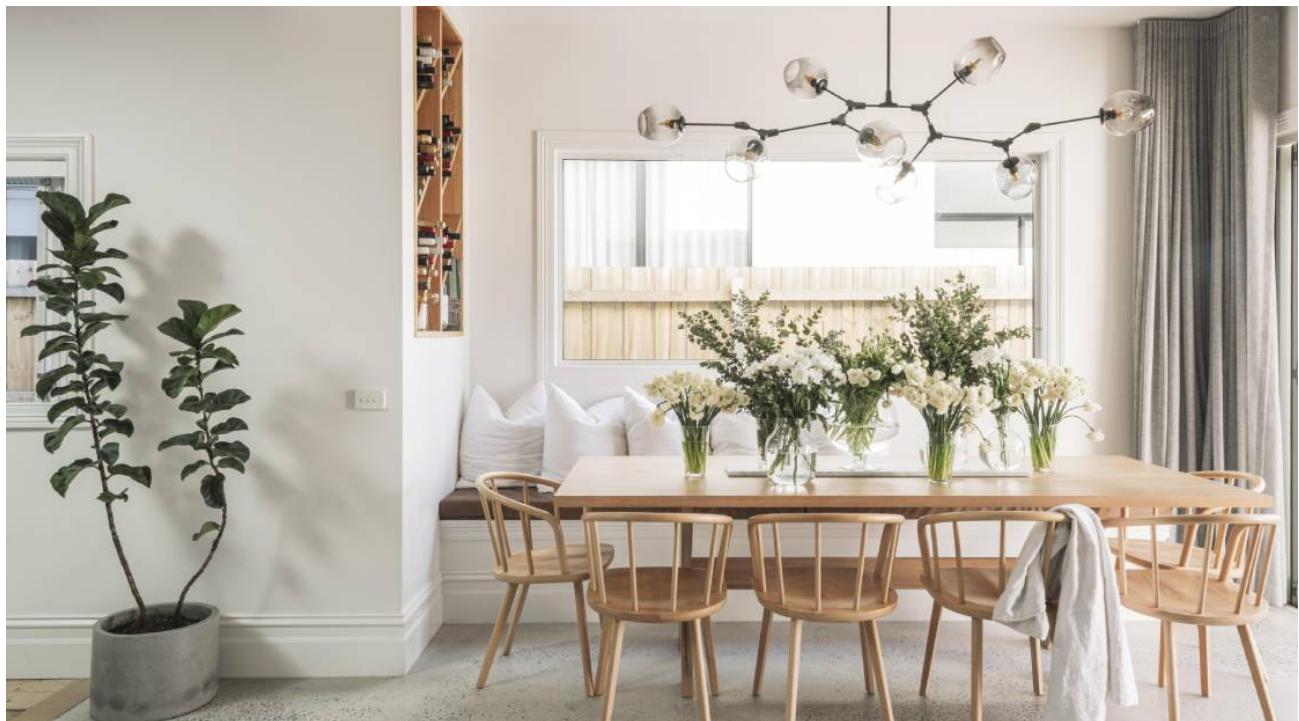
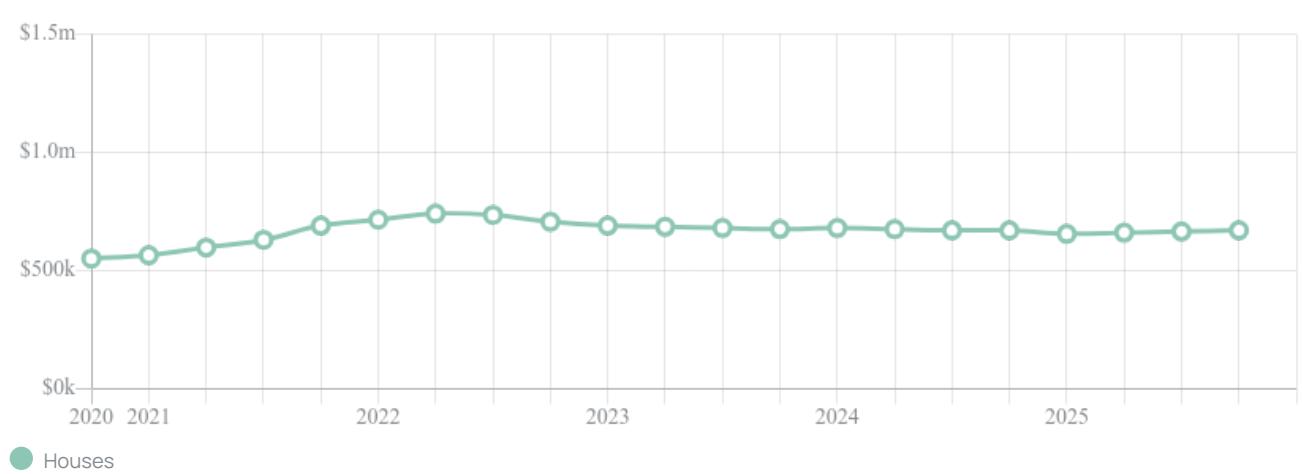
Median

\$670k

Quarterly price change

0.75% 

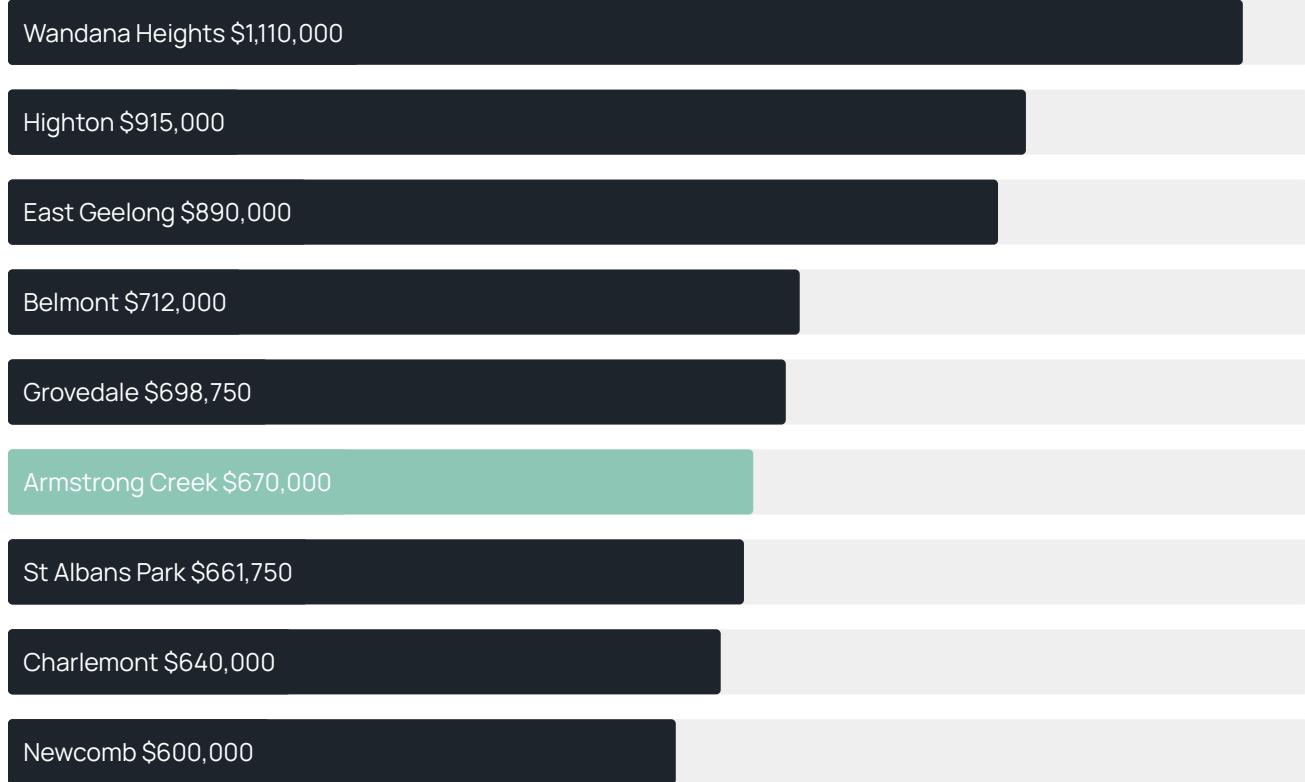
Quarterly price change¹



Surrounding Suburbs

ARMSTRONG CREEK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ARMSTRONG CREEK SUBURB REPORT

Sale method²



Median days on market³

39 days

Average hold period¹

3.4 years

Insights

Dwelling type⁵



● Houses 95% ● Units 5%

Ownership⁵



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

Population⁵

11,247

Median asking rent¹

\$535 per week

Median age⁵

30 years

Rental yield¹

4.05%

Median household size⁵

2.9 people

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 24 Cootamundra Dr Armstrong Creek	3	House	\$620,000	10 Feb 2026
 32 Sirrom Cr Armstrong Creek	4	House	\$700,000	23 Jan 2026
 13 Glide Way Armstrong Creek	4	House	\$665,000	22 Jan 2026
 3 Koslow St Armstrong Creek	4	House	\$890,000	22 Jan 2026
 21 Deloraine St Armstrong Creek	3	House	\$680,000	20 Jan 2026
 81 Iris Loop Armstrong Creek	3	House	\$700,000	20 Jan 2026
 62 Sanctuary Blvd Armstrong Creek	4	House	\$740,000	15 Jan 2026
 8 Element Cirt Armstrong Creek	3	House	\$645,000	15 Jan 2026
 26 Montagna Cirt Armstrong Creek	3	House	\$642,500	14 Jan 2026
 8 Serenity St Armstrong Creek	4	House	\$700,000	14 Jan 2026

Sold Properties

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Chamberlain Dr Armstrong Creek	3	House	\$680,000	13 Jan 2026
 12 Flagstaff St Armstrong Creek	4	House	\$920,000	13 Jan 2026
 17 Avocet Way Armstrong Creek	4	House	\$629,000	09 Jan 2026
 36 Southwinds Rd Armstrong Creek	3	House	\$710,000	08 Jan 2026
 18 Raleigh Cirt Armstrong Creek	3	House	\$714,500	08 Jan 2026
 21 Tenterfield St Armstrong Creek	4	House	\$840,000	06 Jan 2026
 12 Hudson St Armstrong Creek	3	House	\$335,000	05 Jan 2026
 41 Ambrosia Dr Armstrong Creek	4	House	\$1,350,000	03 Jan 2026
 47 Harriott Rd Armstrong Creek	3	House	\$632,000	24 Dec 2025
 241 Warralily Blvd Armstrong Creek	4	House	\$712,000	23 Dec 2025

Sold Properties

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Cardamon St Armstrong Creek	4	House	\$750,000	23 Dec 2025
 15 Fawkner Cr Armstrong Creek	5	House	\$1,160,000	19 Dec 2025
 40 Southwinds Rd Armstrong Creek	4	House	\$710,000	19 Dec 2025
 40 Lance Dr Armstrong Creek	4	House	\$675,000	18 Dec 2025
 30 Restful Way Armstrong Creek	4	House	\$700,000	18 Dec 2025
 14 Lyall St Armstrong Creek	4	House	\$830,000	17 Dec 2025
 3 Rockingham St Armstrong Creek	3	House	\$700,000	17 Dec 2025
 25-27 Galley Way Armstrong Creek	4	House	\$860,000	17 Dec 2025
 10 Hudson St Armstrong Creek	3	House	\$685,000	16 Dec 2025
 23 Cassava St Armstrong Creek	4	House	\$718,000	16 Dec 2025



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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 01/02/2026

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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