



# Armstrong Creek Suburb Report

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Your connection to property insights



**Jellis Craig**

# Property Prices

ARMSTRONG CREEK SUBURB REPORT

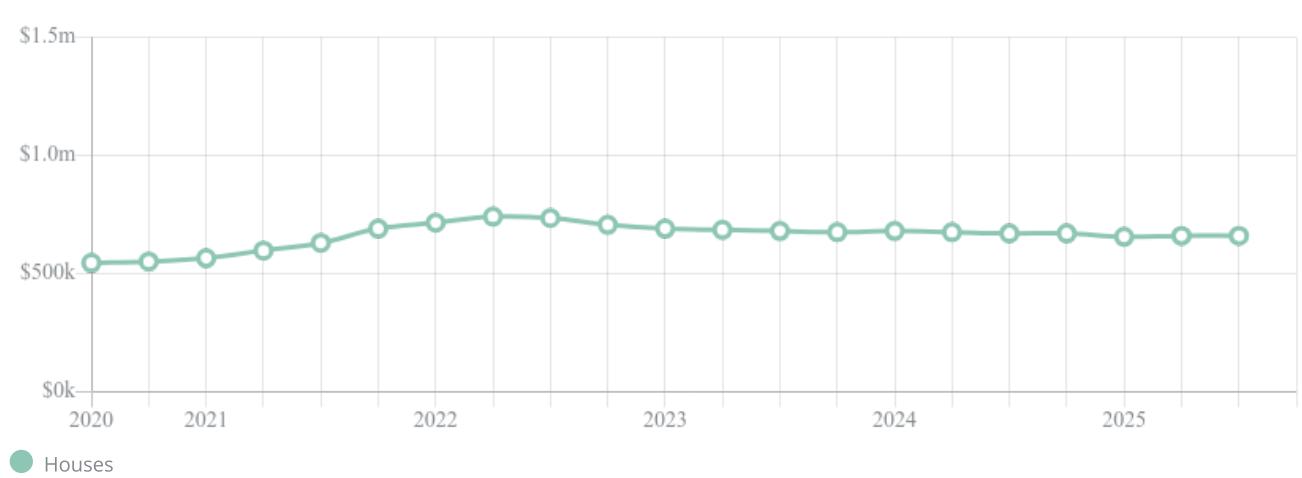
## Median house price<sup>1</sup>

Median  
\$660k

Quarterly price change

0.00% ↓

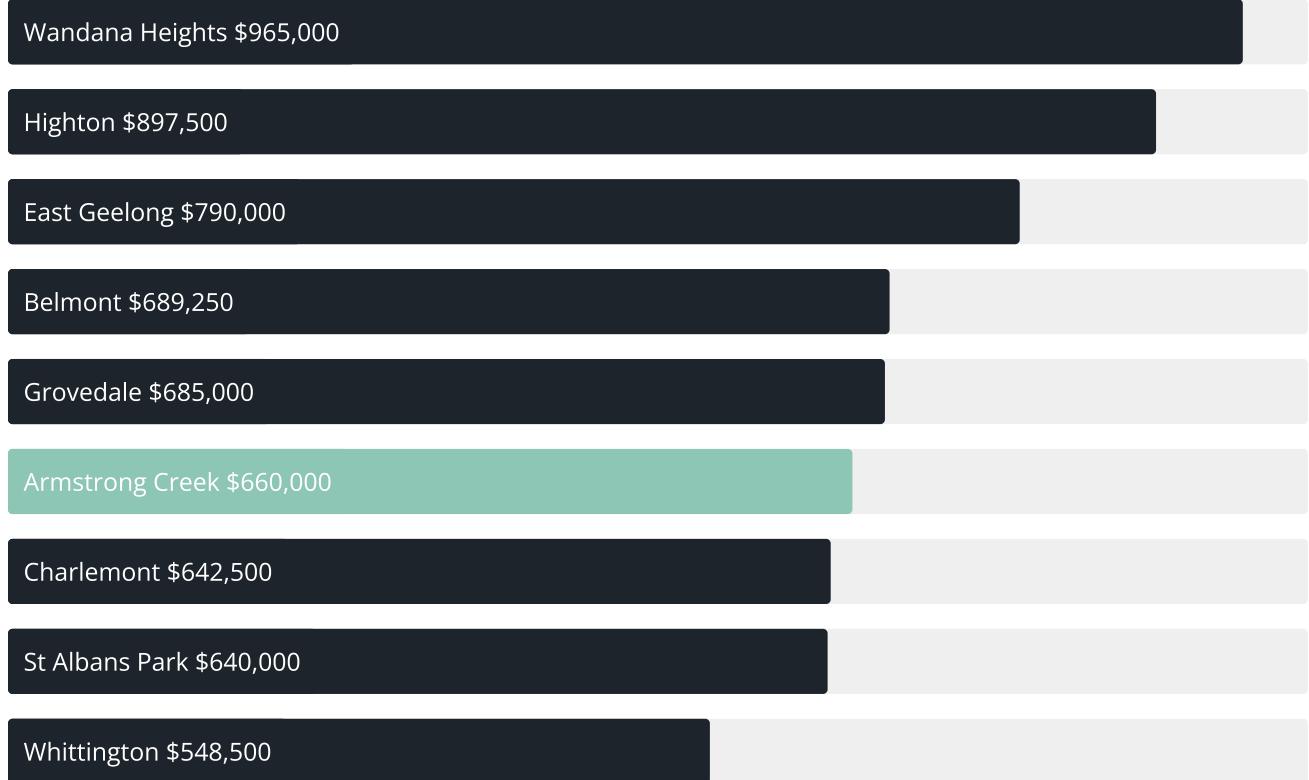
## Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## ARMSTRONG CREEK SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

ARMSTRONG CREEK SUBURB REPORT

## Sale method<sup>2</sup>



Median days on market<sup>3</sup>

30 days

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Average hold period<sup>1</sup>

3.4 years

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# Insights

## Dwelling type<sup>5</sup>



## Ownership<sup>5</sup>



## Population<sup>5</sup>

11,247

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## Median asking rent<sup>1</sup>

\$530 per week

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## Median age<sup>5</sup>

30 years

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## Rental yield<sup>1</sup>

4.05%

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## Median household size<sup>5</sup>

2.9 people

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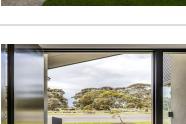
### Recent Armstrong Creek sales

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](http://jelliscraig.com.au/suburb-reports)

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  241 Warralily Blvd<br>Armstrong Creek  | 4        | House | \$712,000   | 23 Dec 2025 |
|  15 Fawkner Cr<br>Armstrong Creek       | 5        | House | \$1,160,000 | 19 Dec 2025 |
|  40 Southwinds Rd<br>Armstrong Creek    | 4        | House | \$710,000   | 19 Dec 2025 |
|  40 Lance Dr<br>Armstrong Creek        | 4        | House | \$675,000   | 18 Dec 2025 |
|  30 Restful Way<br>Armstrong Creek    | 4        | House | \$700,000   | 18 Dec 2025 |
|  14 Lyall St<br>Armstrong Creek       | 4        | House | \$830,000   | 17 Dec 2025 |
|  3 Rockingham St<br>Armstrong Creek   | 3        | House | \$700,000   | 17 Dec 2025 |
|  25-27 Galley Way<br>Armstrong Creek  | 4        | House | \$860,000   | 17 Dec 2025 |
|  23 Cassava St<br>Armstrong Creek     | 4        | House | \$718,000   | 16 Dec 2025 |
|  97 Inglenook Cirt<br>Armstrong Creek | 4        | House | \$680,000   | 11 Dec 2025 |

# Sold Properties

## ARMSTRONG CREEK SUBURB REPORT

| Address   | Bedrooms | Type  | Price     | Sold        |
|---|----------|-------|-----------|-------------|
|  18 Buchanan Blvd<br>Armstrong Creek   | 4        | House | \$880,000 | 11 Dec 2025 |
|  20 Vienet Av<br>Armstrong Creek       | 3        | House | \$584,000 | 10 Dec 2025 |
|  15 Brady St<br>Armstrong Creek        | 4        | House | \$910,000 | 10 Dec 2025 |
|  323 Charlemont Rd<br>Armstrong Creek  | 4        | House | \$667,000 | 08 Dec 2025 |
|  7 Beverly Way<br>Armstrong Creek     | 3        | House | \$595,000 | 08 Dec 2025 |
|  15 Prevelly Cirt<br>Armstrong Creek | 5        | House | \$690,000 | 07 Dec 2025 |
|  35 Prevelly Cirt<br>Armstrong Creek | 4        | House | \$860,000 | 04 Dec 2025 |
|  5 Evergreen St<br>Armstrong Creek   | 4        | House | \$710,000 | 04 Dec 2025 |
|  86 Ashbury Blvd<br>Armstrong Creek  | 4        | House | \$835,000 | 04 Dec 2025 |
|  14 Batlow St<br>Armstrong Creek     | 3        | House | \$623,000 | 04 Dec 2025 |

# Sold Properties

## ARMSTRONG CREEK SUBURB REPORT

| Address  | Bedrooms | Type  | Price     | Sold        |
|--|----------|-------|-----------|-------------|
|  26 Eucalypt St<br>Armstrong Creek      | 4        | House | \$650,000 | 03 Dec 2025 |
|  53 Snedden St<br>Armstrong Creek       | 4        | House | \$675,000 | 28 Nov 2025 |
|  11 Rise Av<br>Armstrong Creek          | 4        | House | \$865,000 | 27 Nov 2025 |
|  24 Ambarella Way<br>Armstrong Creek    | 3        | House | \$615,000 | 27 Nov 2025 |
|  13 Languid St<br>Armstrong Creek      | 4        | House | \$780,000 | 26 Nov 2025 |
|  9 Hutton Cl<br>Armstrong Creek       | 3        | House | \$640,000 | 26 Nov 2025 |
|  16 Coastsid Dr<br>Armstrong Creek    | 2        | House | \$650,000 | 26 Nov 2025 |
|  17 Brady St<br>Armstrong Creek       | 3        | House | \$755,000 | 26 Nov 2025 |
|  3 Ackland St<br>Armstrong Creek      | 3        | House | \$585,000 | 25 Nov 2025 |
|  30 Inglenook Cirt<br>Armstrong Creek | 3        | House | \$630,000 | 24 Nov 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 08/01/2026

- 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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