



Armstrong Creek Suburb Report



Your connection to property insights



JellisCraig

ARMSTRONG CREEK SUBURB REPORT

Median house price¹

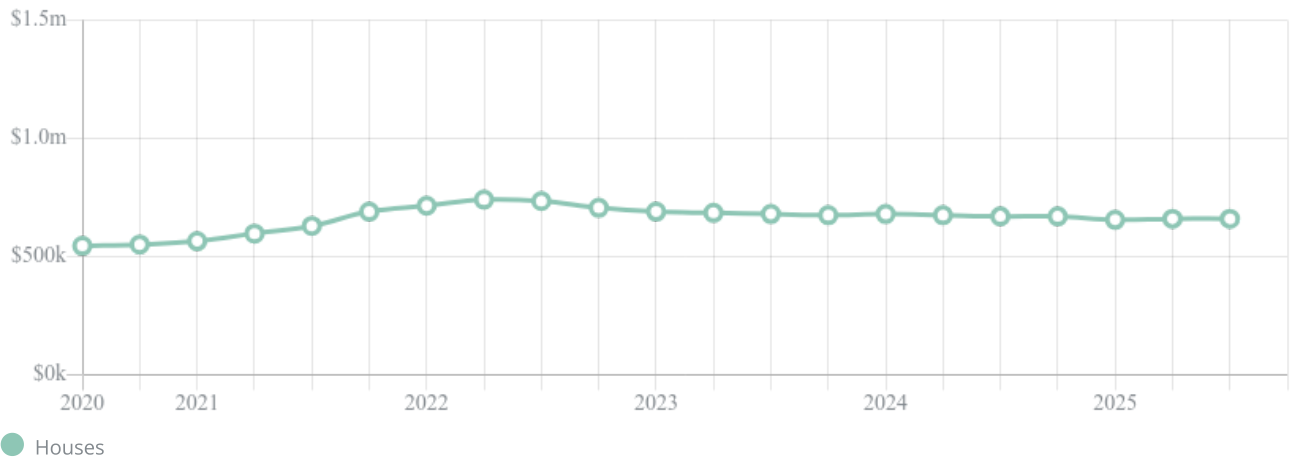
Median

\$660k

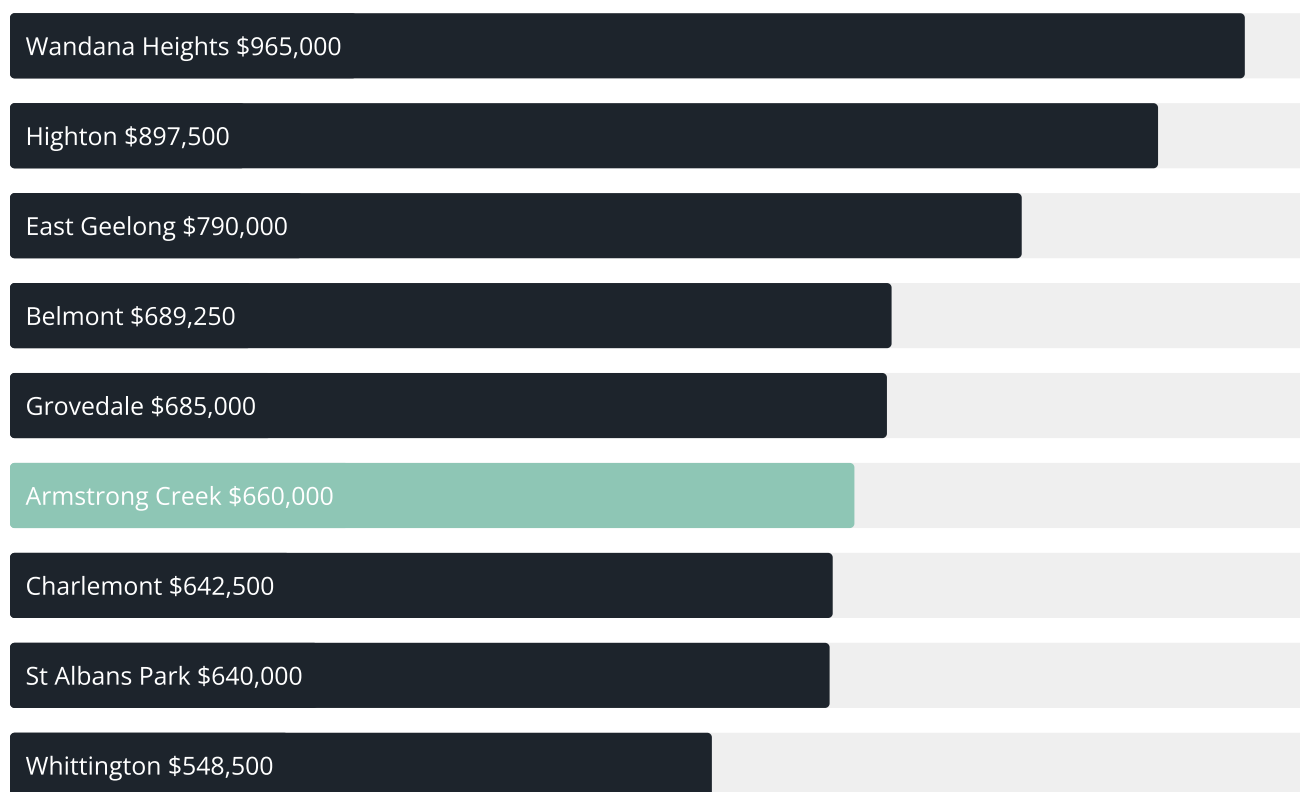
Quarterly price change

0.00% ↓

Quarterly price change¹



ARMSTRONG CREEK SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

30 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

\$530 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 241 Warralily Blvd Armstrong Creek	4	House	\$712,000	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
 23 Cassava St Armstrong Creek	4	House	\$718,000	16 Dec 2025
 97 Inglenook Cirt Armstrong Creek	4	House	\$680,000	11 Dec 2025

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

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



Jellis Craig Geelong

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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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