



Armstrong Creek

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

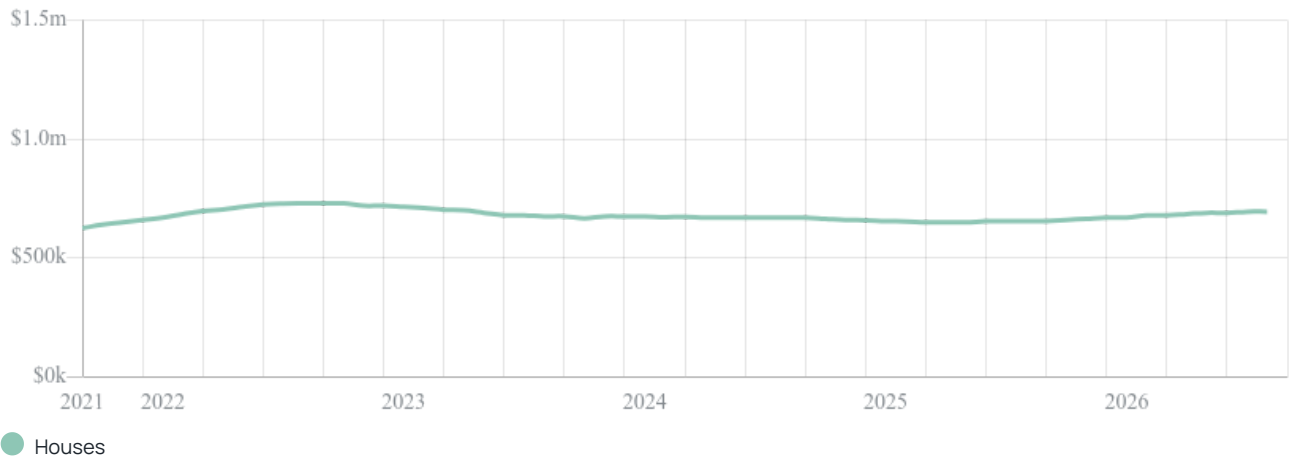
Median

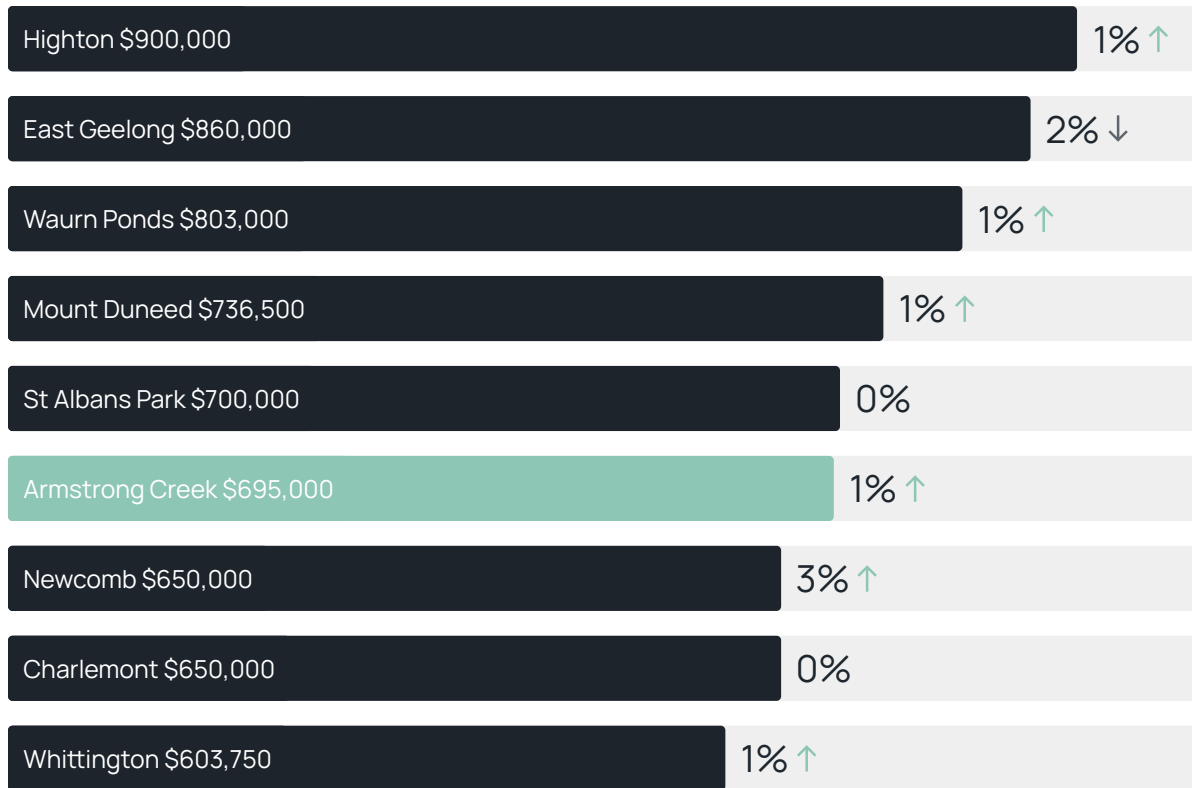
\$695k

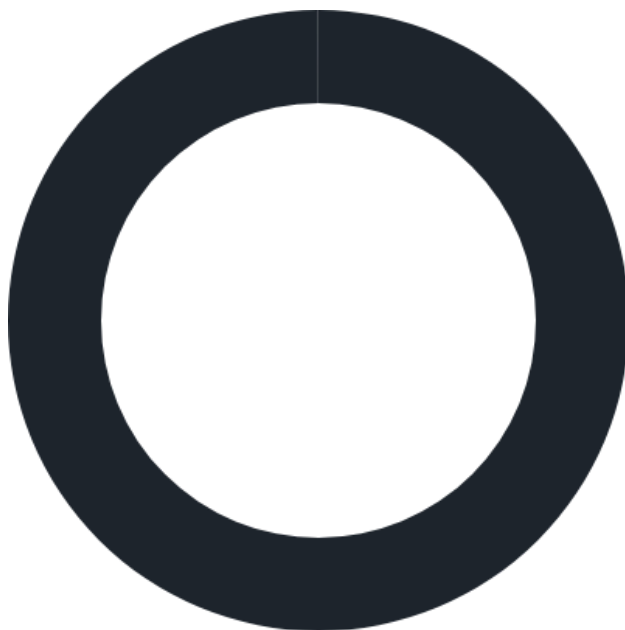
Quarterly price change

0.00% ↓

Armstrong Creek quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

House

Unit

34 days

48 days

Average hold period¹

House

4.6 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 11% ● Mortgaged 54% ● Rented 35%

Population⁵

11,247

Median asking rent per week¹

Unit

\$550

N/A

Median age⁵

30 years

Rental yield¹

House

Unit

4.16%

4.17%

Median household size⁵

2.9 people

Recent Armstrong Creek sales²

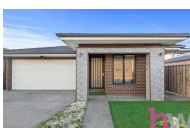
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 13 Duke Street Armstrong Creek	3	House	\$620,000	02 Sep 2026
 9 Koslow Street Armstrong Creek	4	House	Undisclosed	28 Aug 2026
 320 Charlemont Road Armstrong Creek	5	House	Undisclosed	28 Aug 2026
 261 Warralily Boulevard Armstrong Creek	4	House	\$709,000	27 Aug 2026
 51 Madeira Street Armstrong Creek	3	House	\$625,000	26 Aug 2026
 9 Avocet Way Armstrong Creek	4	House	\$650,000	26 Aug 2026
 48 Portrush Loop Armstrong Creek	4	House	\$700,000	25 Aug 2026
 Lot 3302 Gillieston Street	0	Residential_land	\$403,000	25 Aug 2026
 7 Raam Circuit Armstrong Creek	4	House	Undisclosed	24 Aug 2026
 20 Hammond Street Armstrong Creek	3	House	\$610,000	24 Aug 2026

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 Lot 926 15 Palustris Street (The Reserve)	0	Residential_land	Undisclosed	21 Aug 2026
 13 Deloraine Street Armstrong Creek	4	House	\$845,000	20 Aug 2026
 26 Conifer Street Armstrong Creek	3	House	\$675,000	20 Aug 2026
 22 Fistral Street Armstrong Creek	4	House	\$920,000	20 Aug 2026
 32 Flagstaff Street Armstrong Creek	4	House	\$760,000	18 Aug 2026
 112 Coastsides Drive Armstrong Creek	4	House	\$900,000	18 Aug 2026
 12 Amiable Parade Armstrong Creek	4	House	\$680,000	17 Aug 2026
 7 Abigail Court Armstrong Creek	3	House	\$635,000	14 Aug 2026
 10 Lance Drive Armstrong Creek	4	House	\$825,000	14 Aug 2026
 40 Beveridge Circuit Armstrong Creek	4	House	\$705,000	14 Aug 2026

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Nairn Drive Armstrong Creek	4	House	\$890,000	13 Aug 2026
 12 Romley Avenue Armstrong Creek	4	House	\$678,000	13 Aug 2026
 8 Prominence Boulevard Armstrong Creek	3	House	\$730,000	13 Aug 2026
 57 Atherton Street Armstrong Creek	3	House	\$625,000	12 Aug 2026
 19 Fleurieu Circuit Armstrong Creek	3	House	\$567,000	12 Aug 2026
 14 Ungud Way Armstrong Creek	4	House	Undisclosed	10 Aug 2026
 17 Sunshine Avenue Armstrong Creek	5	House	Undisclosed	08 Aug 2026
 14 Mallacoota Crescent Armstrong Creek	3	House	Undisclosed	08 Aug 2026
 8 Duke Street Armstrong Creek	4	House	\$638,000	07 Aug 2026
 105 Inglenook Circuit Armstrong Creek	4	House	\$665,000	07 Aug 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 06/09/2026

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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

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