

# Suburb Profile Report

## Armadale WA 6112

Prepared on 16 February 2024 for Srijan

Prepared by Ka-ching Finance | [info@kachfin.com.au](mailto:info@kachfin.com.au) | 0401399025



**CoreLogic**<sup>®</sup>







**26km**  
 Distance from GPO

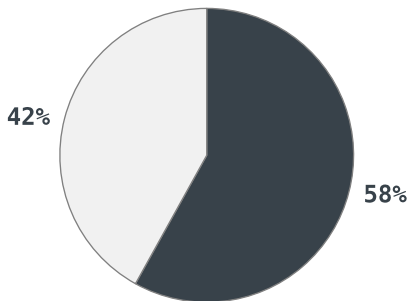


**13.6k**  
 Population

**↑ 5.9%**  
 5 year population change



**11 years**  
 Average length of ownership



■ Owner Occupiers    □ Renters



The size of Armadale is approximately 8.3 square kilometres. It has 38 parks covering nearly 8.1% of total area. The population of Armadale in 2011 was 12,853 people. By 2016 the population was 13,607 showing a population growth of 5.9% in the area during that time. The predominant age group in Armadale is 20-29 years. Households in Armadale are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Armadale work in a trades occupation. In 2011, 57.3% of the homes in Armadale were owner-occupied compared with 54.8% in 2016. Currently the median sales price of houses in the area is \$370,000.

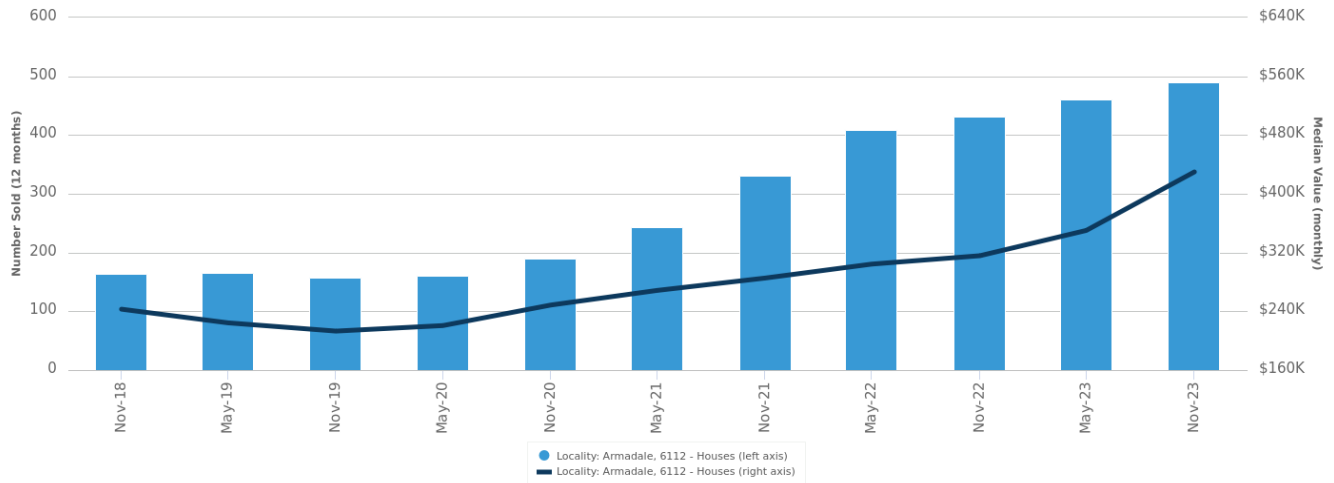
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,227	366	\$453,140	120
	970	138	\$339,445	40

\*Total number of unique properties listed for sale over the past 12 months.

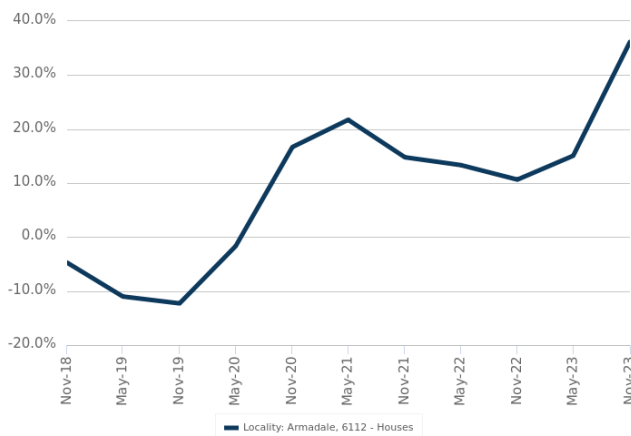


## Houses: For Sale

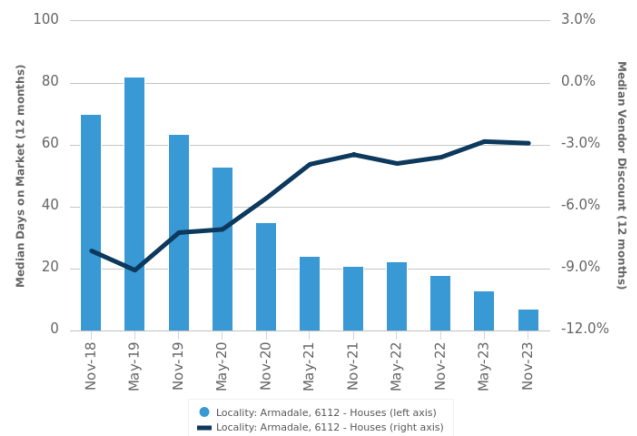
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$425,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$370,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$319,250

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

0

2  
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

0

3  
BEDROOMS

There are no 3 bedroom Houses on the market in this suburb

0

4  
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

## Recently Sold

10



**5 Brixey Court Armadale WA 6112**

Sold on 13 Jan 2024  
 \$300,000\*

-  
 1  
 320m<sup>2</sup>



**73 Fifth Road Armadale WA 6112**

Sold on 04 Jan 2024  
 \$380,000

1  
 1  
 358m<sup>2</sup>

129



**19 Windarra Way Armadale WA 6112**

Sold on 05 Feb 2024  
 \$470,000\*

1  
 1  
 708m<sup>2</sup>



**16 Benjamin Street Armadale WA 6112**

Sold on 29 Jan 2024  
 \$501,000\*

-  
 1  
 817m<sup>2</sup>

42



**15 Tuck Street Armadale WA 6112**

Sold on 13 Jan 2024  
 \$590,000\*

1  
 1  
 1,012m<sup>2</sup>



**224 Streich Avenue Armadale WA 6112**

Sold on 06 Jan 2024  
 \$504,000\*

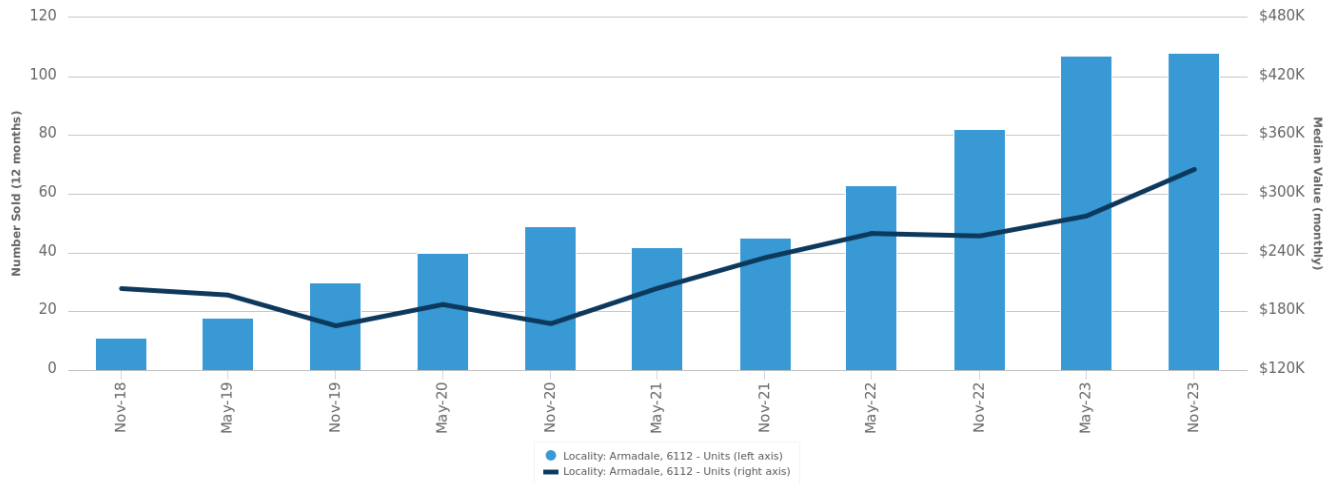
1  
 2  
 855m<sup>2</sup>

= number of houses currently On the Market or Sold within the last 6 months

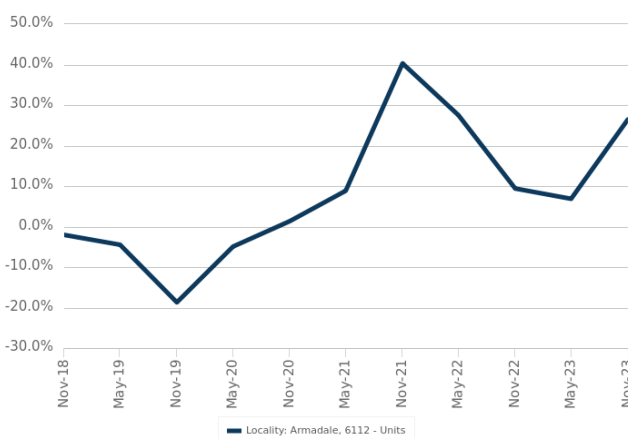
\*Agent advised

## Units: For Sale

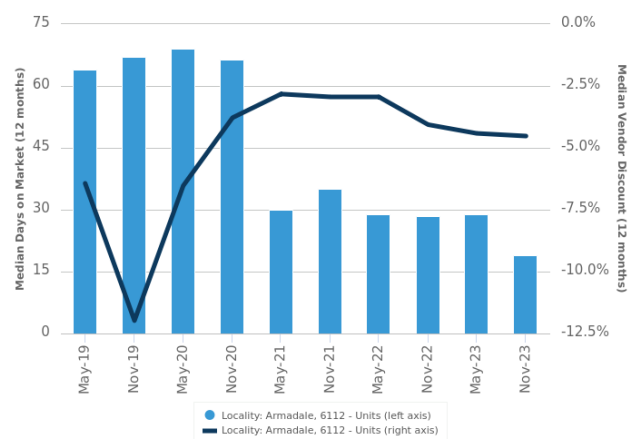
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$342,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$315,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$270,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market

0

1  
 BEDROOMS

There are no 1 bedroom Units on the market in this suburb

## Recently Sold

3



**3/1 Gladstone Road  
 Armadale WA 6112**

Sold on 19 Oct 2023  
 \$240,000

1  
 1  
 123m<sup>2</sup>



**4/2 Benjamin Street  
 Armadale WA 6112**

Sold on 06 Oct 2023  
 \$240,000

1  
 2  
 128m<sup>2</sup>

0

2  
 BEDROOMS

There are no 2 bedroom Units on the market in this suburb

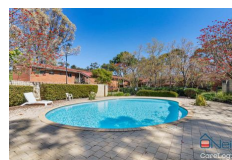
18



**22/2 Benjamin Street  
 Armadale WA 6112**

Sold on 18 Dec 2023  
 \$215,000

1  
 1  
 95m<sup>2</sup>



**21/2 Benjamin Street  
 Armadale WA 6112**

Sold on 14 Dec 2023  
 \$247,000

1  
 1  
 96m<sup>2</sup>

1

3  
 BEDROOMS

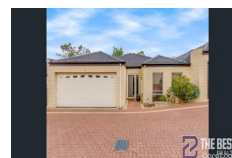
44



**7 Nyran Place Armadale  
 WA 6112**

Listed on 16 Feb 2024  
 AUCTION

1  
 1  
 71m<sup>2</sup>



**3/3071 Albany Highway  
 Armadale WA 6112**

Sold on 08 Feb 2024  
 \$400,000\*

2  
 2  
 202m<sup>2</sup>



**7/13 Devonshire Terrace  
 Armadale WA 6112**

Sold on 07 Feb 2024  
 \$402,000\*

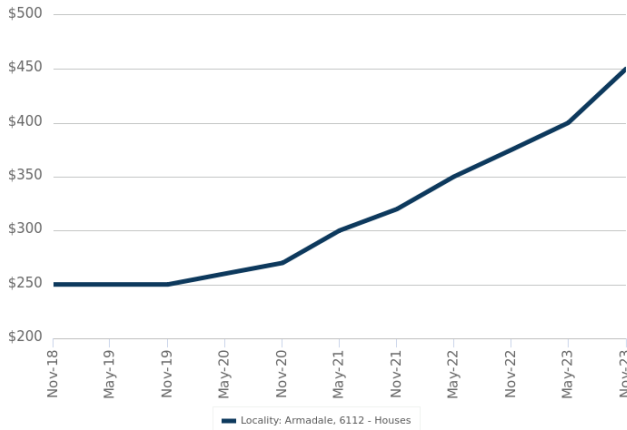
2  
 2  
 214m<sup>2</sup>

= number of units currently On the Market or Sold within the last 6 months

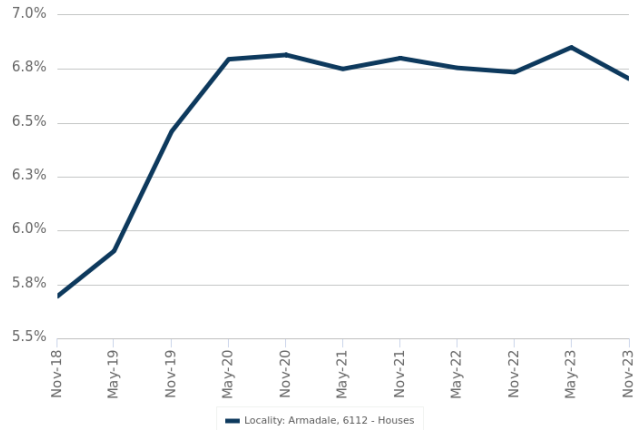
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

2

2  
BEDROOMS



**16 Sherbourne Way  
 Armadale WA 6112**

Listed on 19 Jan 2024  
 \$500/W

2

1

735m<sup>2</sup>



**57a Fifth Road Armadale  
 WA 6112**

Listed on 07 Dec 2023  
 \$380/W

1

1

58m<sup>2</sup>

22

3  
BEDROOMS



**4/21 Brackley Road  
 Armadale WA 6112**

Listed on 16 Feb 2024  
 \$560/W

2

2

220m<sup>2</sup>



**18 Cabarita Road Armadale  
 WA 6112**

Listed on 16 Feb 2024  
 \$500/W

1

1

698m<sup>2</sup>

11

4  
BEDROOMS



**8 Newton Court Armadale  
 WA 6112**

Listed on 16 Feb 2024  
 \$620/W

1

2

728m<sup>2</sup>



**27 Fourth Road Armadale  
 WA 6112**

Listed on 15 Feb 2024  
 \$590/W

1

1

758m<sup>2</sup>

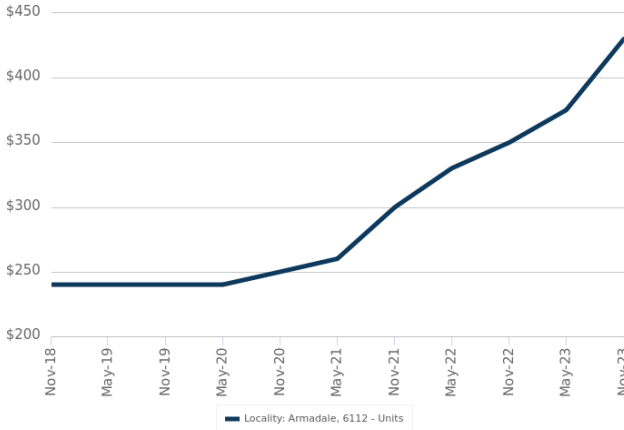


= number of houses observed as On the Market for Rent within the last month

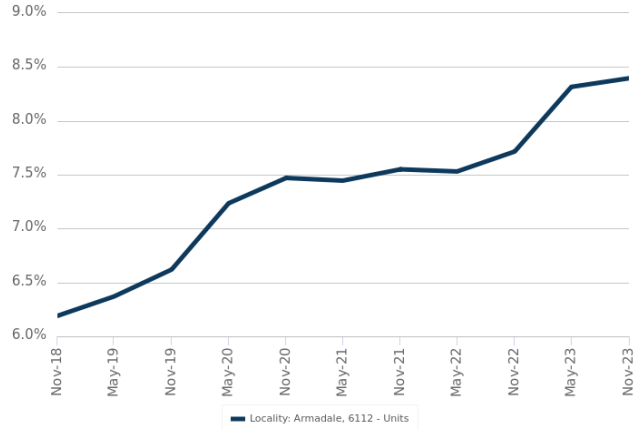


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

7

2  
BEDROOMS



**10/338 Streich Avenue**  
 Armadale WA 6112

Listed on 16 Feb 2024  
 \$450/W



70m<sup>2</sup>



**19 Baryna Street Armadale**  
 WA 6112

Listed on 15 Feb 2024  
 \$400/W



617m<sup>2</sup>

13

3  
BEDROOMS



**132b Braemore Street**  
 Armadale WA 6112

Listed on 16 Feb 2024  
 \$520/W



82m<sup>2</sup>



**8/39 Little John Road**  
 Armadale WA 6112

Listed on 16 Feb 2024  
 \$520/W



222m<sup>2</sup>



= number of units observed as On the Market for Rent within the last month



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Within Australia: **1300 734 318**  
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