

# *Suburb* **INSIGHTS**

3206  
ALBERT PARK



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$2.13m**

Quarterly Price Change

**1.19% ↑**

## Median Unit Price\*

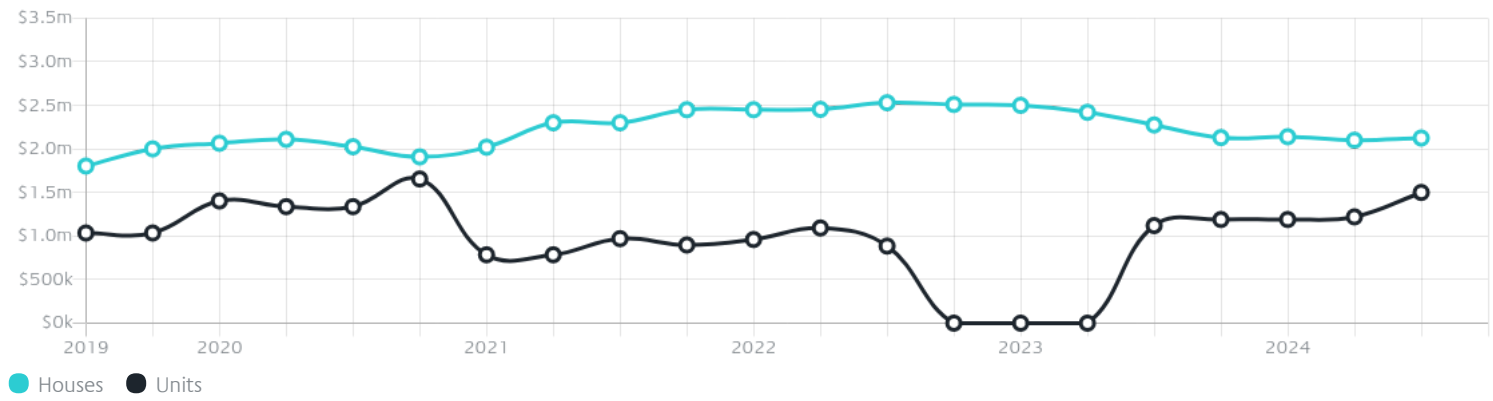
Median

**\$1.50m**

Quarterly Price Change

**22.95% ↑**

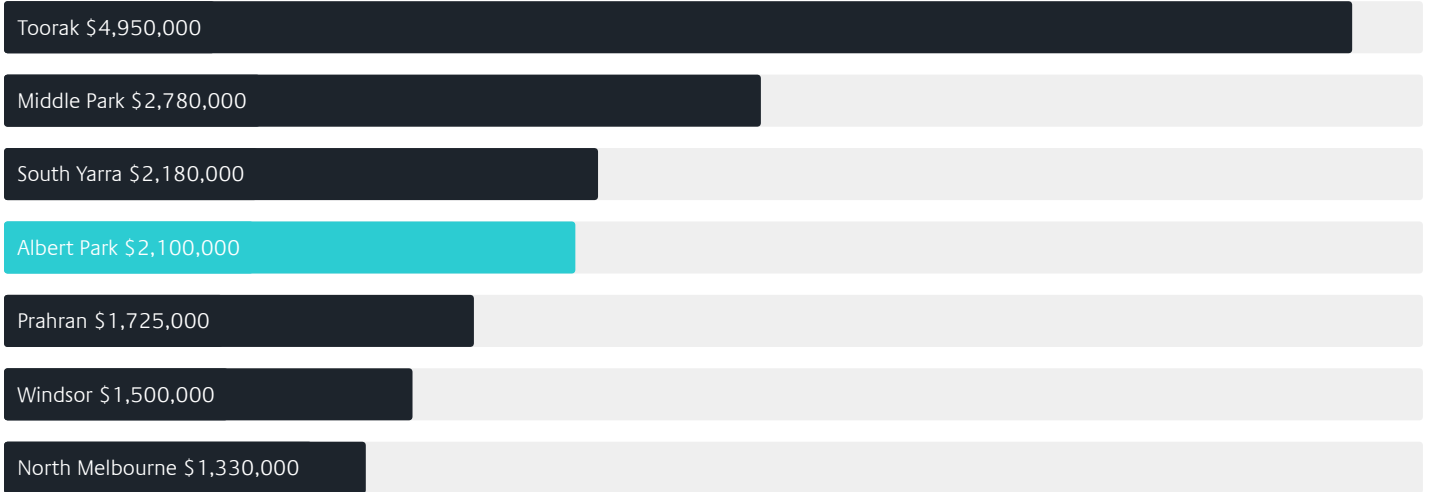
## Quarterly Price Change\*



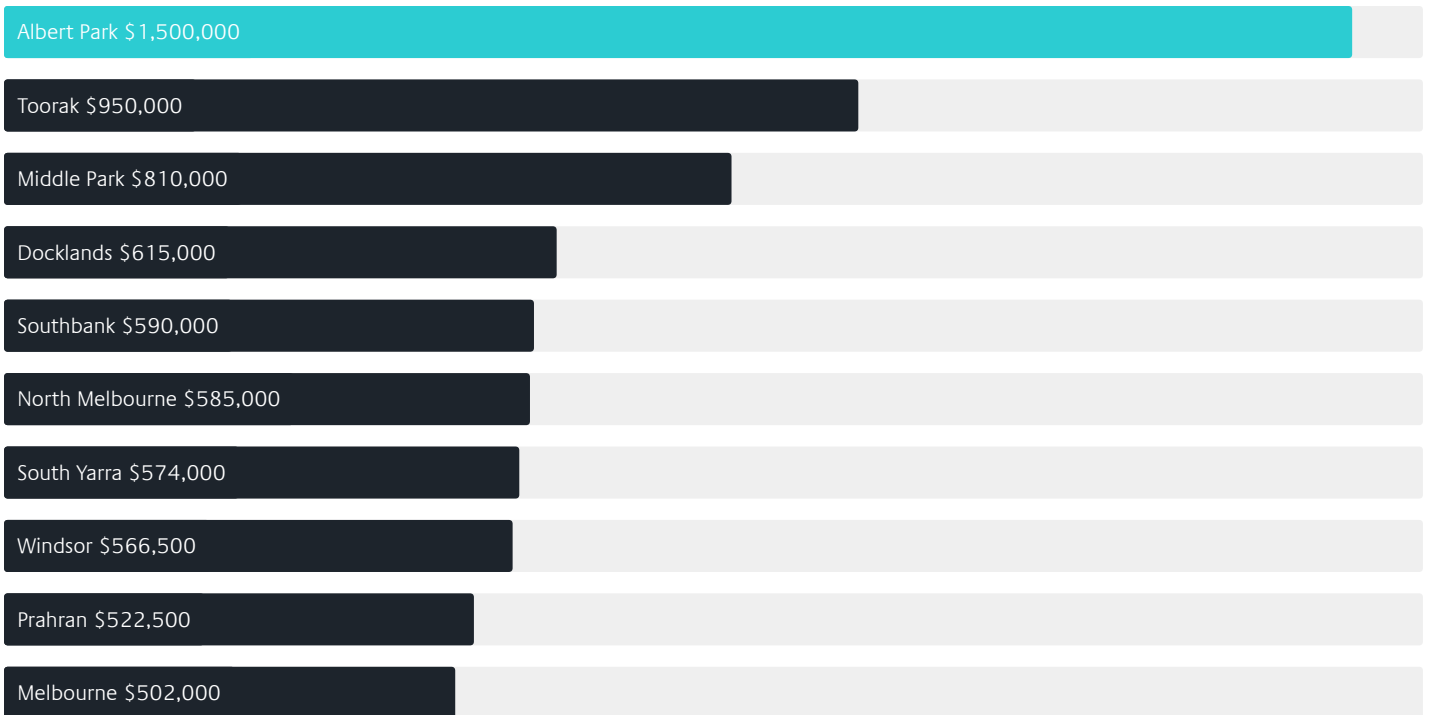
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 87%  
● Private 13%

## Auction Clearance Rate<sup>\*</sup>

73.17%

## Median Days on Market<sup>^</sup>

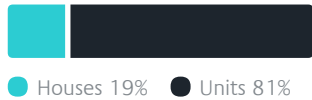
24 days

## Average Hold Period<sup>\*</sup>

7.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 19% ● Units 81%

## Ownership<sup>^</sup>



● Owned Outright 41% ● Mortgaged 26% ● Rented 33%

## Population<sup>^</sup>

6,044

## Median Asking Rent per week<sup>\*</sup>

\$898

## Population Growth<sup>^</sup>

-2.75%

## Rental Yield<sup>\*</sup>

2.2%

## Median Age<sup>^</sup>













46 years

## Median Household Size<sup>^</sup>













2.2 people

# Sold Properties~













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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 388 Ferrars St Albert Park	3	House	\$1,220,000	30 Nov 2024
 29 Moubay St Albert Park	1	House	\$2,000,000	16 Nov 2024
 33 Beaconsfield Pde Albert Park	4	House	\$8,198,000	06 Nov 2024
 107 Kerferd Rd Albert Park	2	House	\$1,200,000	31 Oct 2024
 2 Little Graham St Albert Park	1	House	\$1,225,000	26 Oct 2024
 24 Brooke St Albert Park	2	House	\$1,280,000	26 Oct 2024
 42 Kerferd Rd Albert Park	3	House	\$2,000,000	26 Oct 2024
 169 Kerferd Rd Albert Park	4	House	\$2,750,000	26 Oct 2024
 35 Richardson St ALBERT PARK	4	House	\$2,302,500	26 Oct 2024
 4/13 Young St Albert Park	1	Subdivided Flat - Single OYO Flat	\$700,000	20 Oct 2024
 48 Dinsdale St Albert Park	3	House	\$2,800,000	05 Oct 2024
 14 Little OGrady St Albert Park	2	House	\$1,355,000	05 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Erskine St Albert Park	4	House	\$1,830,000	02 Oct 2024
 27 Richardson St Albert Park	3	House	\$1,685,000	23 Sep 2024
 28 Little Page St Albert Park	2	House	\$1,315,000	21 Sep 2024
 49 Kerferd Rd Albert Park	2	House	\$1,290,000	14 Sep 2024
 55 Moubray St ALBERT PARK	4	House	\$2,700,000	14 Sep 2024
 11 Hambleton St Albert Park	3	House	\$2,435,000	07 Sep 2024
 373 Montague St Albert Park	2	House	\$1,895,000	07 Sep 2024
 102 Kerferd Rd Albert Park	4	House	\$6,250,000	07 Sep 2024
 5 Boyd St Albert Park	4	House	\$3,200,000	30 Aug 2024
 10/64 Victoria Av Albert Park	3	Townhouse	\$2,330,000	15 Aug 2024
 17 Mills St Albert Park	3	House	\$2,480,000	10 Aug 2024
 118 Victoria Av Albert Park	3	House	\$2,900,000	09 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/36 Philipson St Albert Park	2	Apartment	\$925,000	07 Aug 2024
 39 Carter St Albert Park	2	House	\$1,000,000	03 Aug 2024
 24 Kerferd Pl Albert Park	3	House	\$2,060,000	02 Aug 2024
 88 Victoria Av Albert Park	3	House	\$3,935,000	27 Jul 2024
 165 Kerferd Rd Albert Park	4	House	\$2,670,000	27 Jul 2024
 66 Mills St Albert Park	3	House	\$2,335,000	26 Jul 2024
 120 Richardson St Albert Park	2	House	\$1,500,000	23 Jul 2024
 6 Reed St ALBERT PARK	3	House	\$2,450,000	08 Jul 2024
 206/88 Beaconsfield Pde Albert Park	2	Unit	\$1,500,000	01 Jul 2024
 69 Moubray St Albert Park	2	House	\$1,715,000	01 Jul 2024
 32 Brooke St Albert Park	2	House	\$1,510,000	25 Jun 2024
 20 Boyd St Albert Park	2	House	\$1,645,000	24 Jun 2024

# Jellis Craig

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Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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