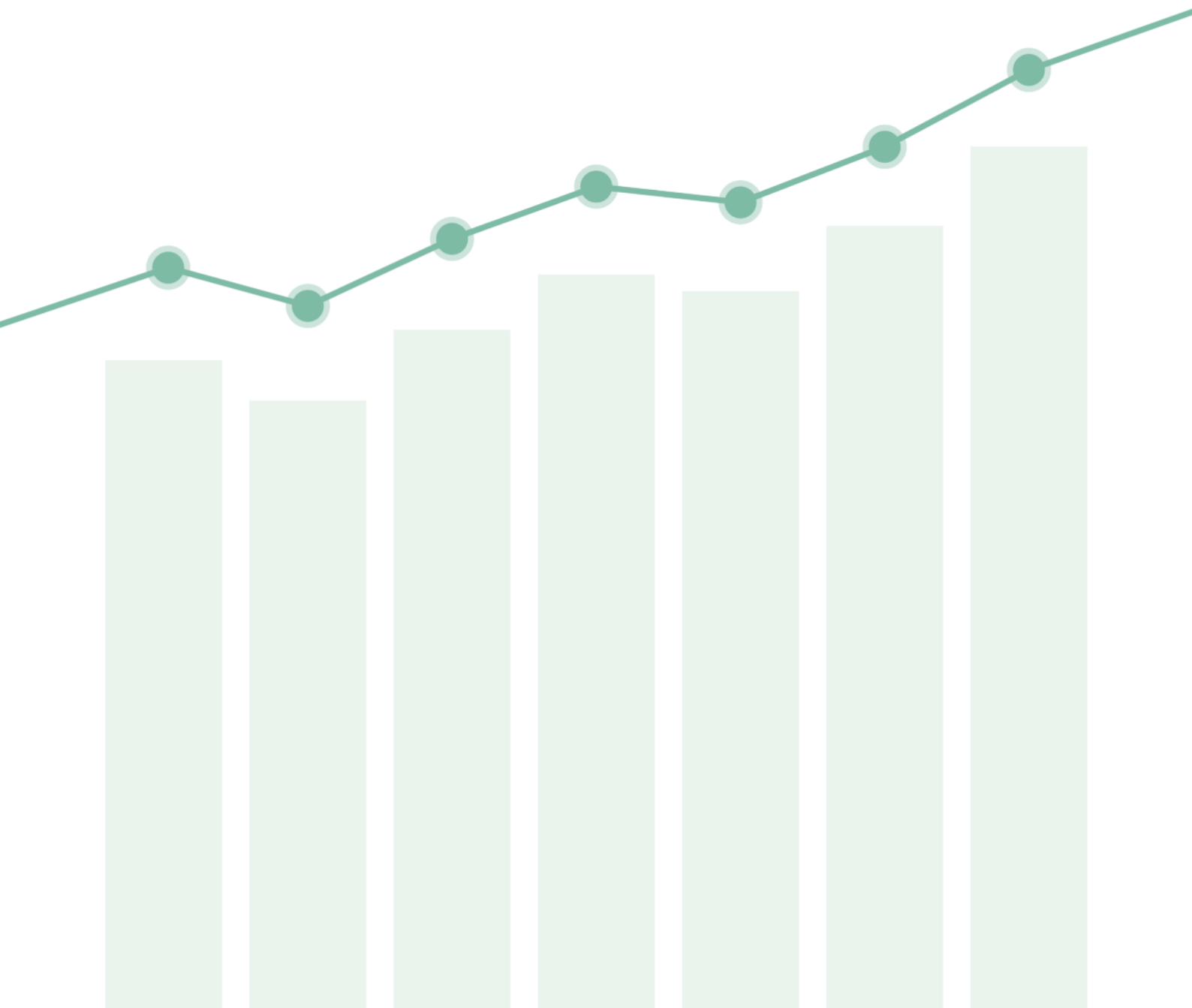


JellisCraig

ALBERT PARK

Suburb Report

Know your neighbourhood.



ALBERT PARK SUBURB REPORT

Median House Price*

Median

\$2.43m

Quarterly Price Change

0.20% ↑

Median Unit Price*

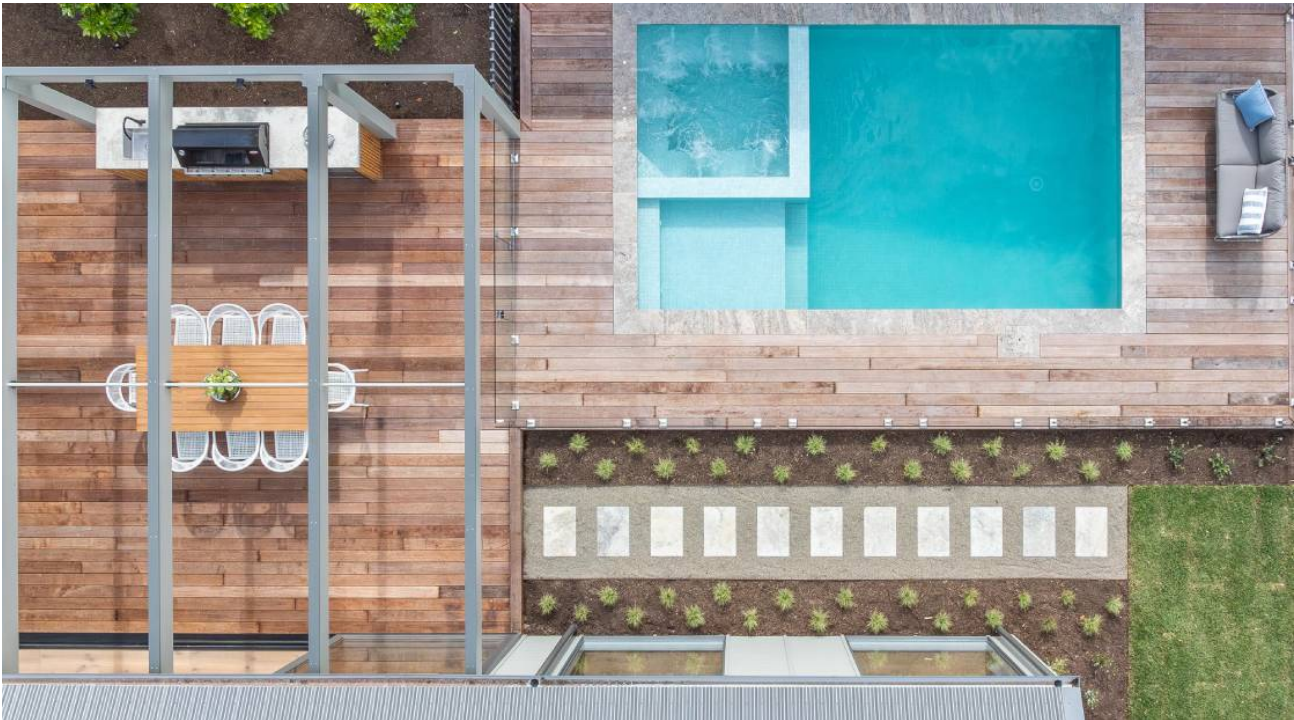
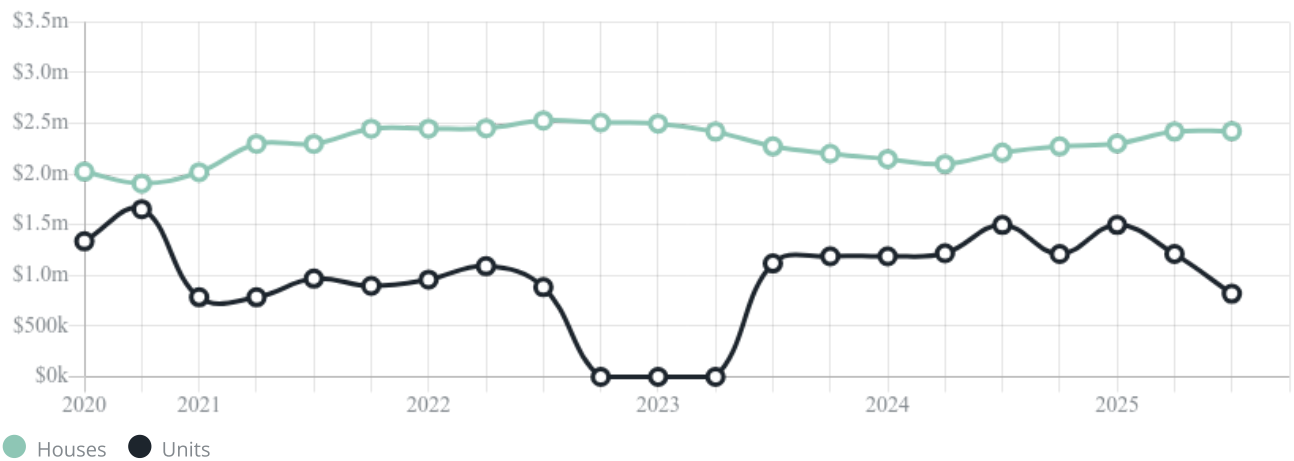
Median

\$820k

Quarterly Price Change

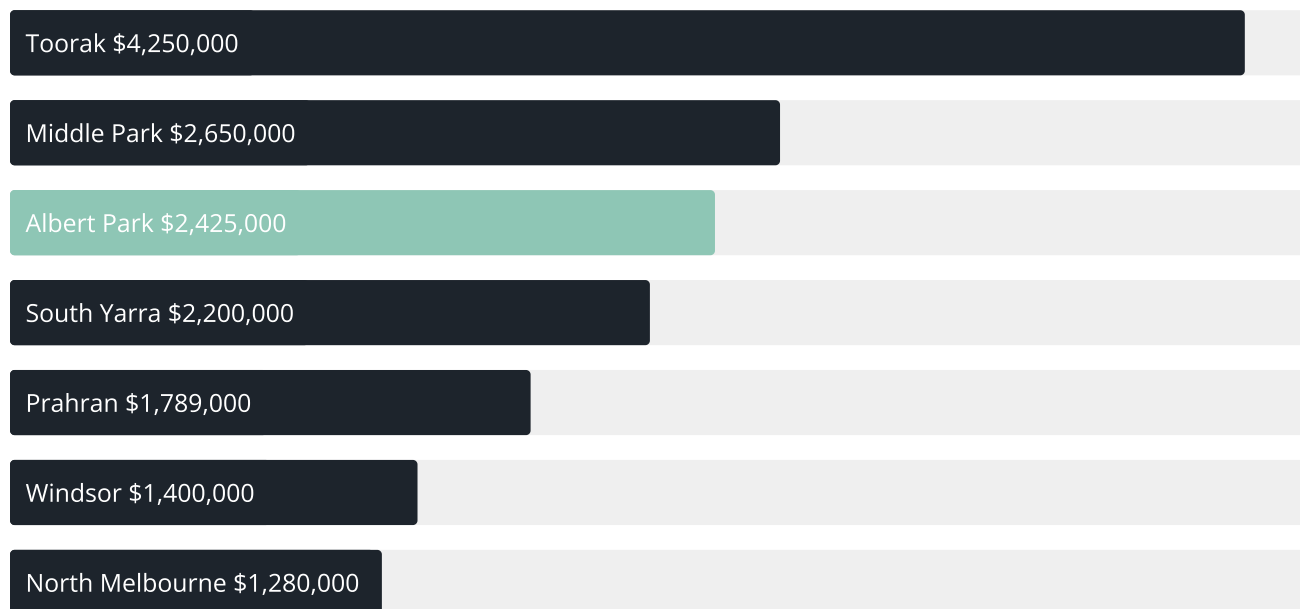
-32.37% ↓

Quarterly Price Change*

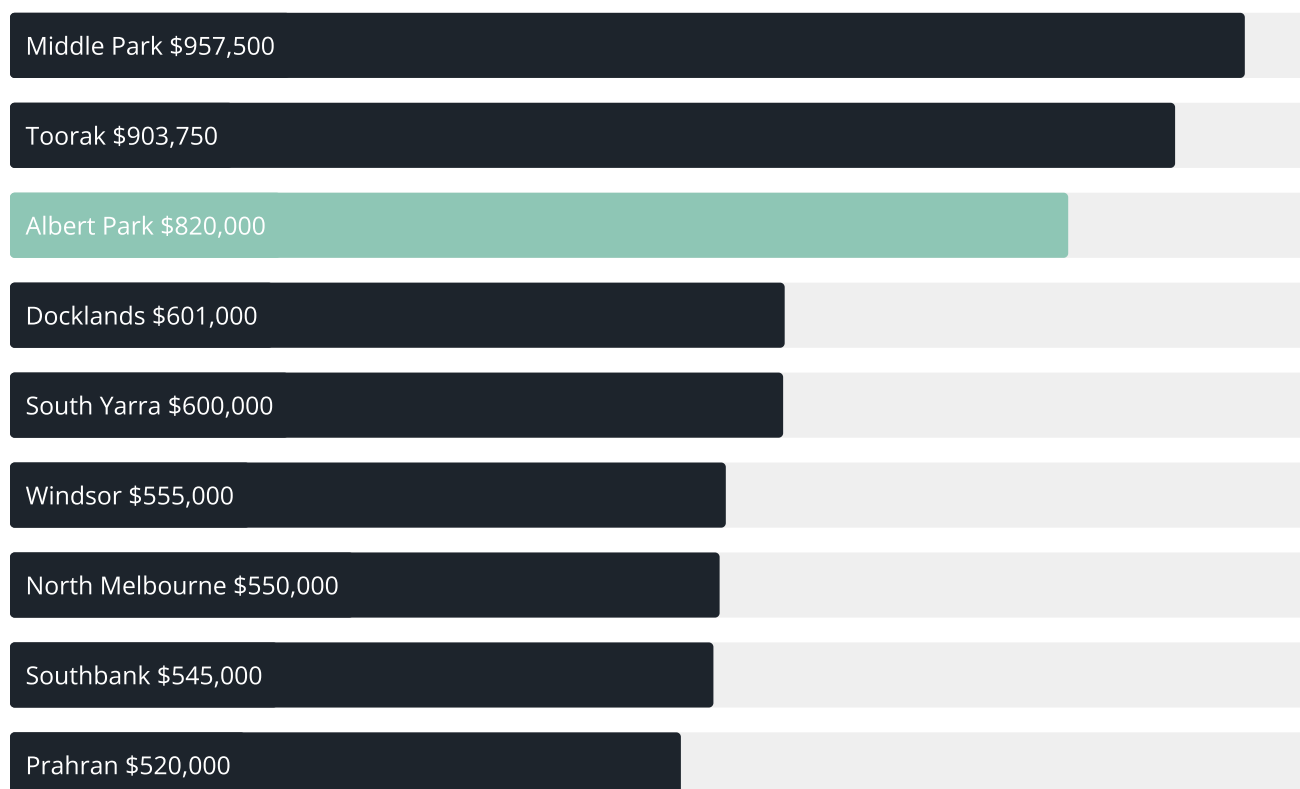


ALBERT PARK SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



ALBERT PARK SUBURB REPORT

Sale Method^{*}

● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

79.55%

Median Days on Market[^]

25 days

Average Hold Period^{*}

7.0 years

Dwelling Type[^]

● Houses 19% ● Units 81%

Ownership[^]

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

Population[^]

6,044

Median Asking Rent per week^{*}

\$885

Population Growth[^]

-2.75%

Rental Yield^{*}

2.2%

Median Age[^]

46 years

Median Household Size[^]

2.2 people

ALBERT PARK SUBURB REPORT

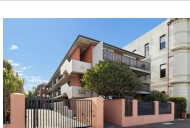
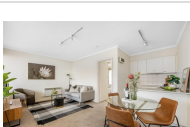
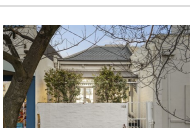
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 31B Barrett St Albert Park	3	House	\$2,505,000	29 Nov 2025
 186 Danks St Albert Park	3	House	\$2,080,000	28 Nov 2025
 56 Page St Albert Park	3	House	\$3,100,000	11 Nov 2025
 11/156 Beaconsfield Pde Albert Park	2	Apartment	\$1,550,000	03 Nov 2025
 79 Graham St Albert Park	3	House	\$2,695,000	25 Oct 2025
 268 Bridport St Albert Park	3	House	\$2,150,000	24 Oct 2025
 26 Dinsdale St Albert Park	4	House	\$3,100,000	23 Oct 2025
 3 Little Withers St Albert Park	2	House	\$1,622,000	18 Oct 2025
 65 Ogrady St Albert Park	2	House	\$1,500,000	11 Oct 2025
 97 St Vincent St Albert Park	2	House	\$1,790,000	11 Oct 2025

ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Canterbury Rd Albert Park	4	House	\$5,500,000	09 Oct 2025
 41 Ashworth St Albert Park	2	House	\$600,000	01 Oct 2025
 4/78 Kerferd Rd Albert Park	2	Apartment	\$700,000	30 Sep 2025
 15 Danks St Albert Park	3	House	\$2,600,000	27 Sep 2025
 66 Page St Albert Park	3	House	\$2,705,000	20 Sep 2025
 41 Barrett St Albert Park	4	House	\$3,800,000	18 Sep 2025
 32 Page St Albert Park	3	House	\$3,130,000	13 Sep 2025
 134 Richardson St Albert Park	3	House	\$2,550,000	13 Sep 2025
 69 Merton St Albert Park	3	House	\$3,476,000	08 Sep 2025
 23 Merton St Albert Park	5	House	\$2,560,000	06 Sep 2025

ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 170 Danks St Albert Park	3	House	\$1,800,000	06 Sep 2025
 14 Barrett St Albert Park	3	House	\$2,510,000	05 Sep 2025
 99 Merton St Albert Park	3	House	\$3,200,000	03 Sep 2025
 29 Barrett St Albert Park	3	House	\$2,510,000	30 Aug 2025
 8/152 Bridport St Albert Park	2	Apartment	\$1,950,000	30 Aug 2025
 9/122 Beaconsfield Pde Albert Park	1	Subdivided Flat - Single OYO Flat	\$450,000	30 Aug 2025
 3/122 Beaconsfield Pde Albert Park	1	Apartment	\$528,000	30 Aug 2025
 14/122 Beaconsfield Pde Albert Park	1	Subdivided Flat - Single OYO Flat	\$500,000	30 Aug 2025
 105 Victoria Av Albert Park	3	House	\$2,050,000	30 Aug 2025
 133 Kerferd Rd Albert Park	3	House	\$1,825,000	28 Aug 2025



Albert Park Office
332 Montague Street, Albert Park
03 8644 5500

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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