

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$2.30m

Quarterly Price Change

1.20% ↑

## Median Unit Price\*

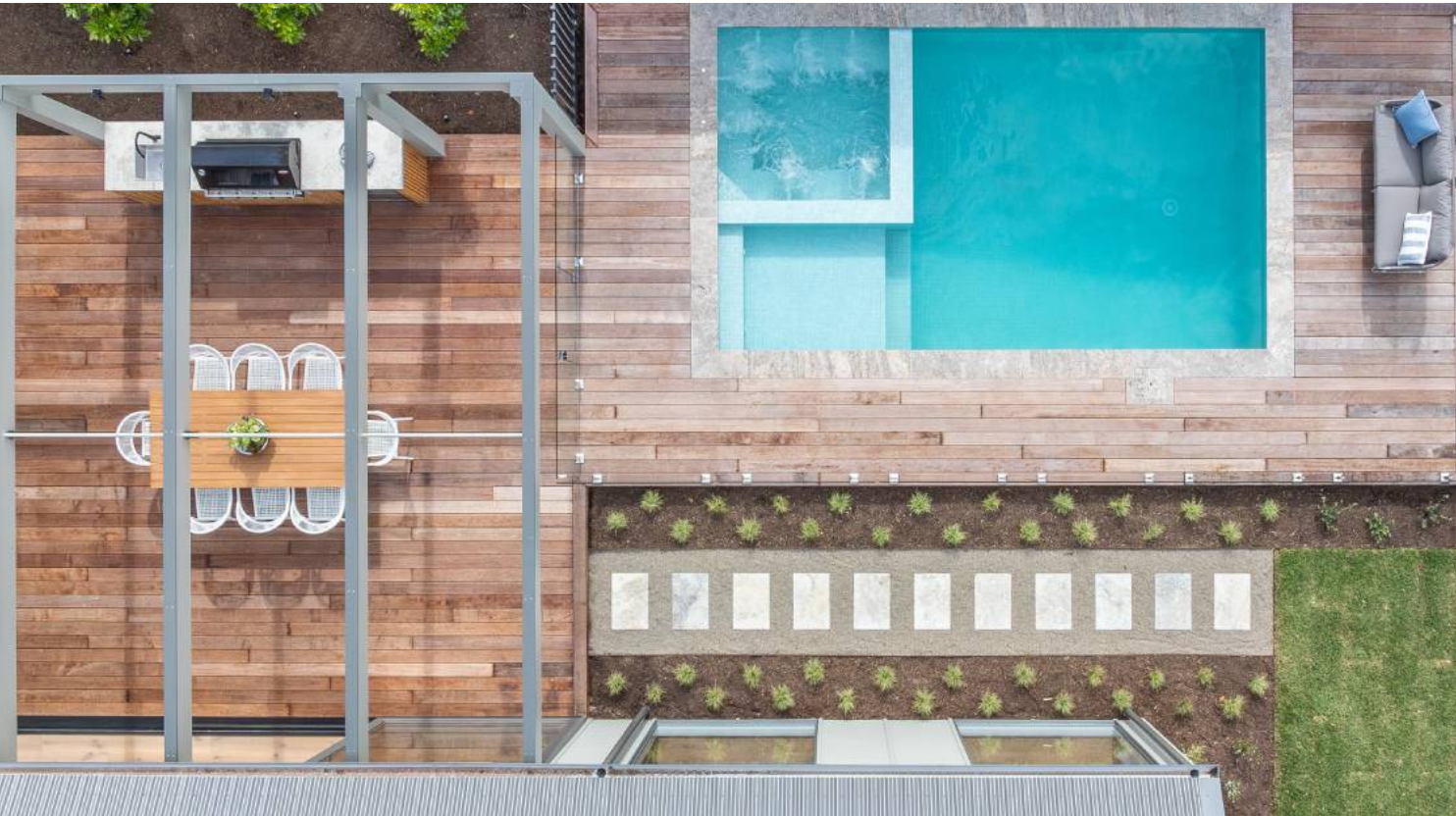
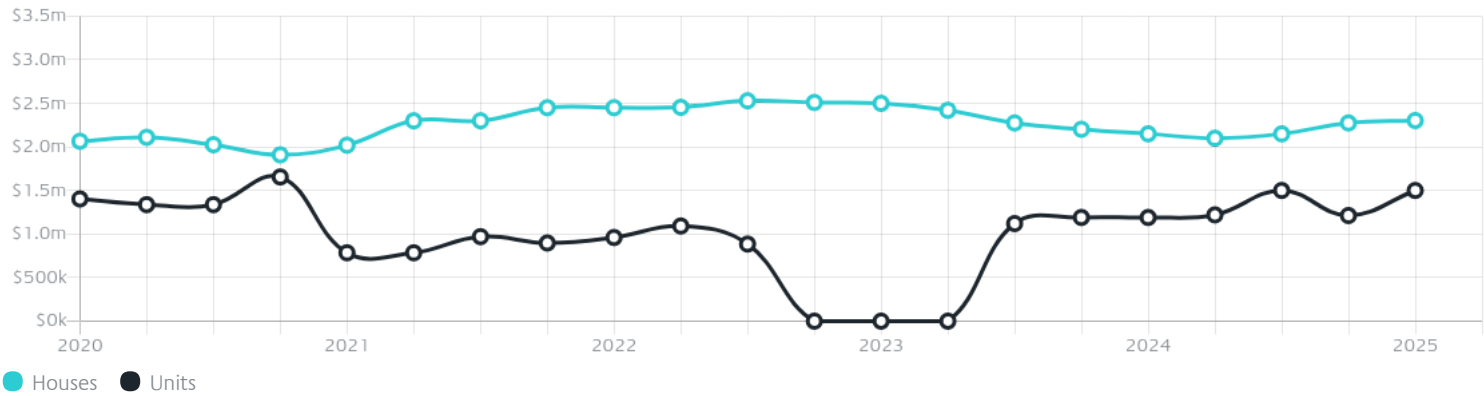
Median

\$1.50m

Quarterly Price Change

23.71% ↑

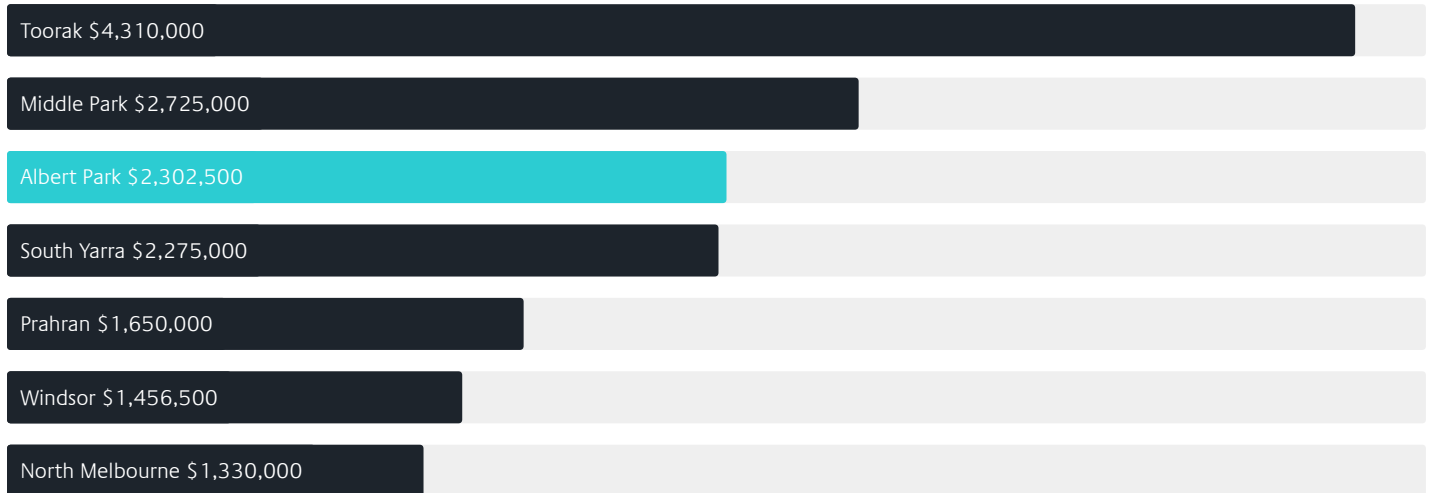
## Quarterly Price Change\*



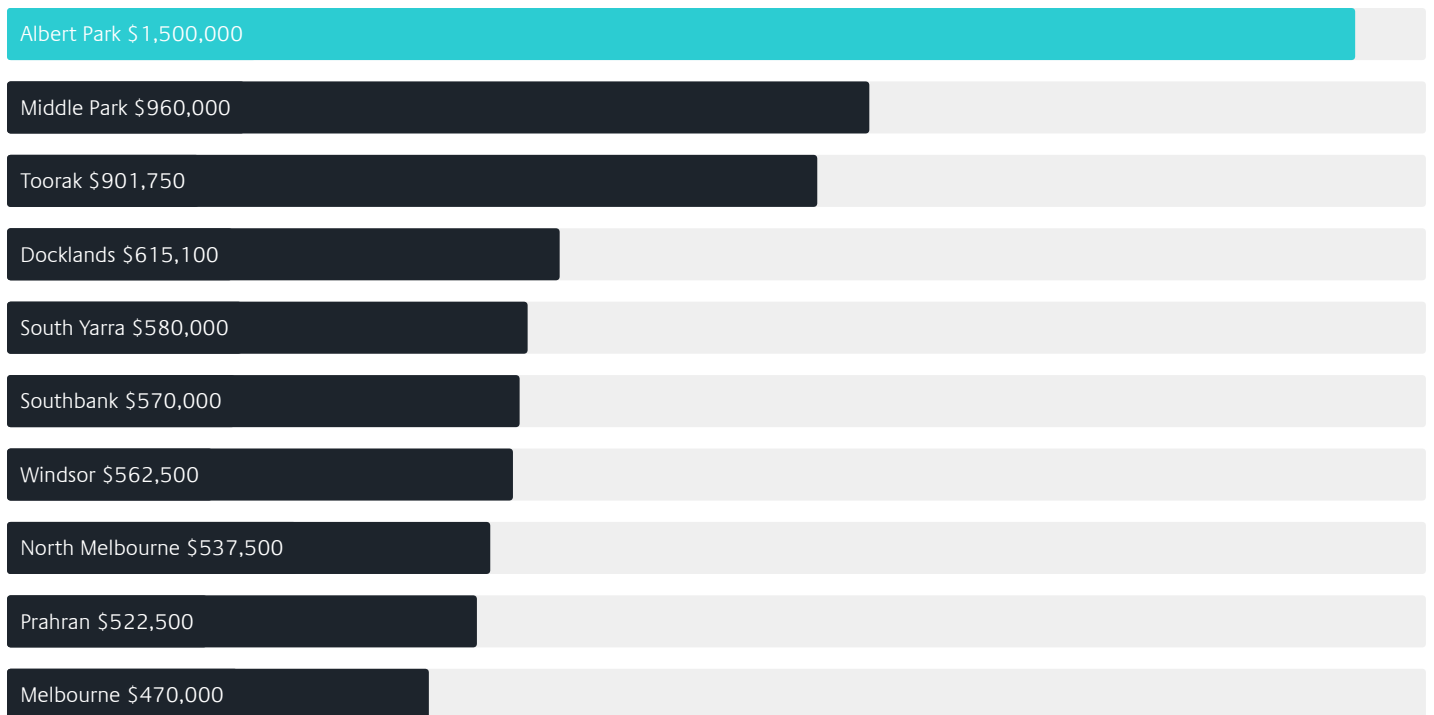
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 51%  
● Private 49%

## Auction Clearance Rate\*

77.78%

## Median Days on Market^

26 days

## Average Hold Period\*

7.0 years

# Insights

## Dwelling Type^



● Houses 19% ● Units 81%

## Ownership^



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

## Population^

6,044

## Median Asking Rent per week\*

\$920

## Population Growth^

-2.75%

## Rental Yield\*

2.2%

## Median Age^







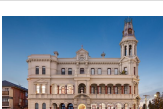




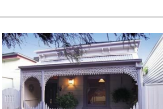
46 years

## Median Household Size^











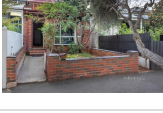

2.2 people

# Sold Properties~









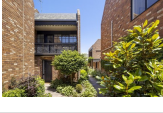



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 62 Page St Albert Park	3	House	\$3,340,000	21 Jun 2025
 3 Page St Albert Park	2	House	\$1,995,000	29 May 2025
 85 Richardson St Albert Park	3	House	\$2,675,000	26 May 2025
 4a Gatehouse La ALBERT PARK	3	House	\$1,905,000	24 May 2025
 77 Little Page St Albert Park	2	House	\$940,000	24 May 2025
 30 Finlay St Albert Park	3	House	\$1,420,000	17 May 2025
 4/123 Beaconsfield Pde Albert Park	3	Subdivided Flat - Single OYO Flat	\$810,000	16 May 2025
 5/227 Bridport St.W ALBERT PARK	2	Apartment	\$590,000	12 May 2025
 36 Little Page St Albert Park	2	House	\$1,155,000	10 May 2025
 5/223 Bridport St Albert Park	2	Strata Unit/Flat	\$590,000	29 Apr 2025
 116 Graham St Albert Park	2	House	\$1,592,000	25 Apr 2025
 96 Graham St Albert Park	1	House	\$1,350,000	15 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/56 St Vincent Pl.N ALBERT PARK	1	Apartment	\$820,000	08 Apr 2025
 62 Victoria Av Albert Park	3	House	\$3,730,000	05 Apr 2025
 24/82 Beaconsfield Pde Albert Park	2	Strata Flat - Single OYO Flat	\$375,000	25 Mar 2025
 46 OGrady St Albert Park	3	House	\$3,350,000	24 Mar 2025
 46 Dinsdale St Albert Park	4	House	\$3,650,000	22 Mar 2025
 94 Danks St Albert Park	2	House	\$1,700,000	22 Mar 2025
 95 St Vincent St Albert Park	2	House	\$1,210,000	22 Mar 2025
 1 Moubray St Albert Park	3	House	\$1,800,000	14 Mar 2025
 10 Dundas Pl Albert Park	4	House - Terrace	\$2,850,000	12 Mar 2025
 61 Barrett St Albert Park	2	House	\$1,630,000	10 Mar 2025
 75 Graham St Albert Park	2	House	\$1,217,000	01 Mar 2025
 44 Carter St ALBERT PARK	3	House	\$2,100,000	01 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Little Page St Albert Park	2	House	\$1,300,000	01 Mar 2025
 161 Kerferd Rd Albert Park	4	House	\$3,750,000	01 Mar 2025
 220 Danks St Albert Park	5	House	\$11,000,000	25 Feb 2025
 26 Foote St Albert Park	3	House	\$1,992,000	16 Feb 2025
 32 Finlay St Albert Park	3	House	\$420,000	15 Feb 2025
 28 Page St Albert Park	2	House	\$1,800,000	12 Feb 2025
 104/88 Beaconsfield Pde Albert Park	2	Apartment	\$1,550,000	10 Feb 2025
 70 Merton St Albert Park	3	House	\$2,200,000	05 Feb 2025
 5/370 Montague St Albert Park	2	House	\$1,180,000	10 Jan 2025
 21/156 Beaconsfield Pde Albert Park	3	Apartment	\$1,825,000	23 Dec 2024
 131 Beaconsfield Pde ALBERT PARK	3	Unit	\$4,015,000	23 Dec 2024
 4/146 Mills St Albert Park	2	Subdivided Flat - Single OYO Flat	\$665,000	19 Dec 2024





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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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