

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.30m

Quarterly Price Change

1.20% ↑

Median Unit Price*

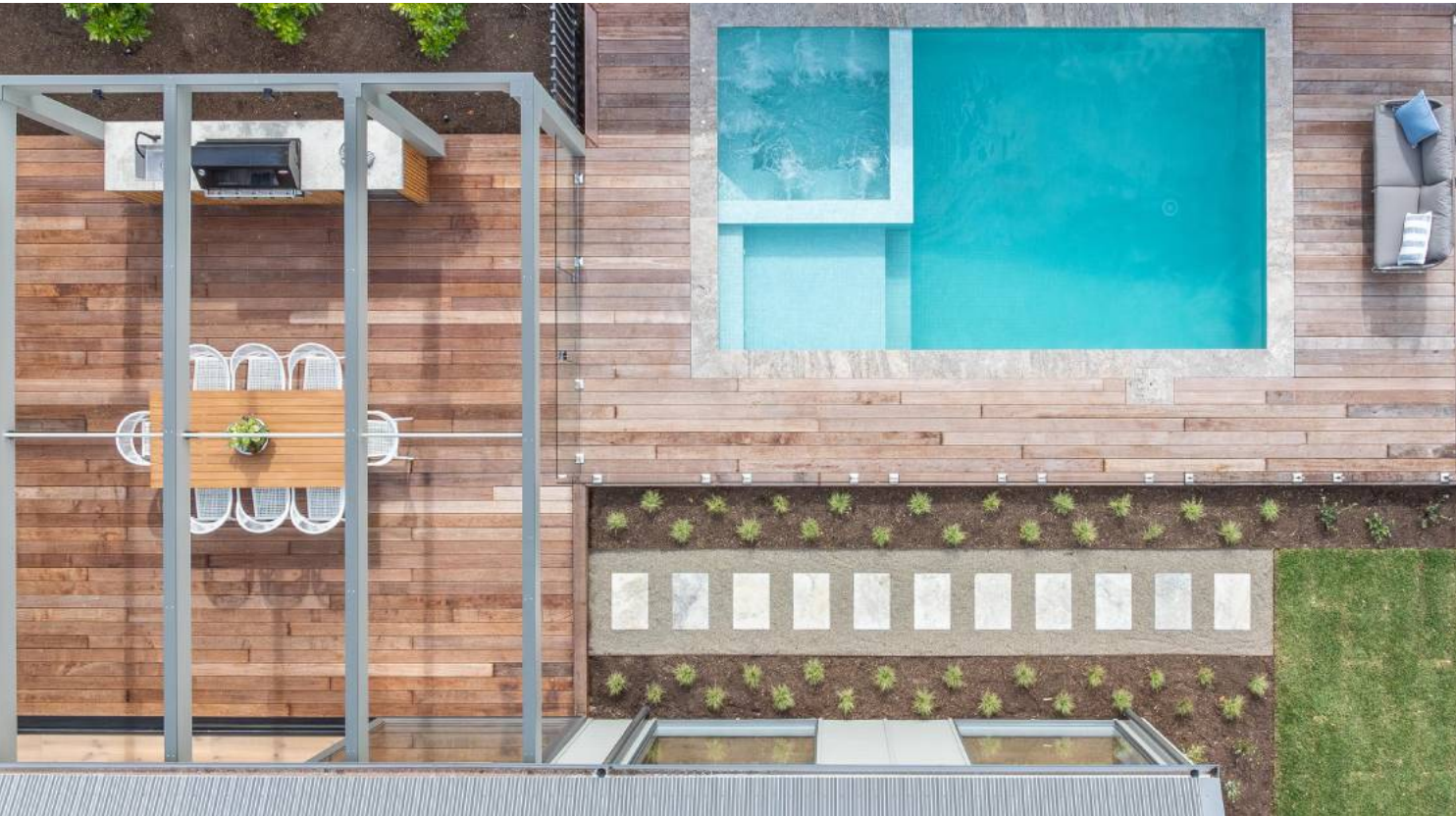
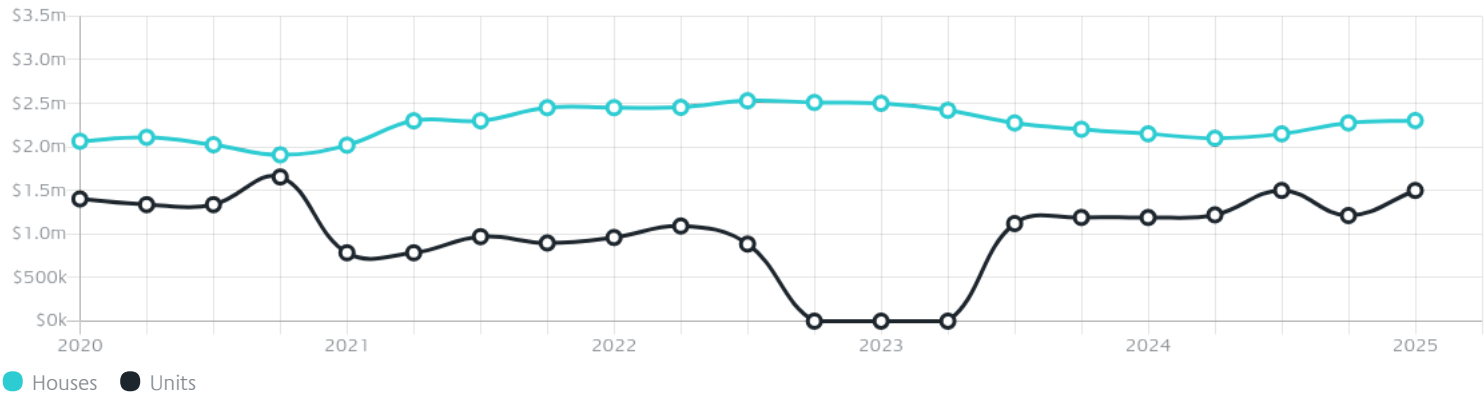
Median

\$1.50m

Quarterly Price Change

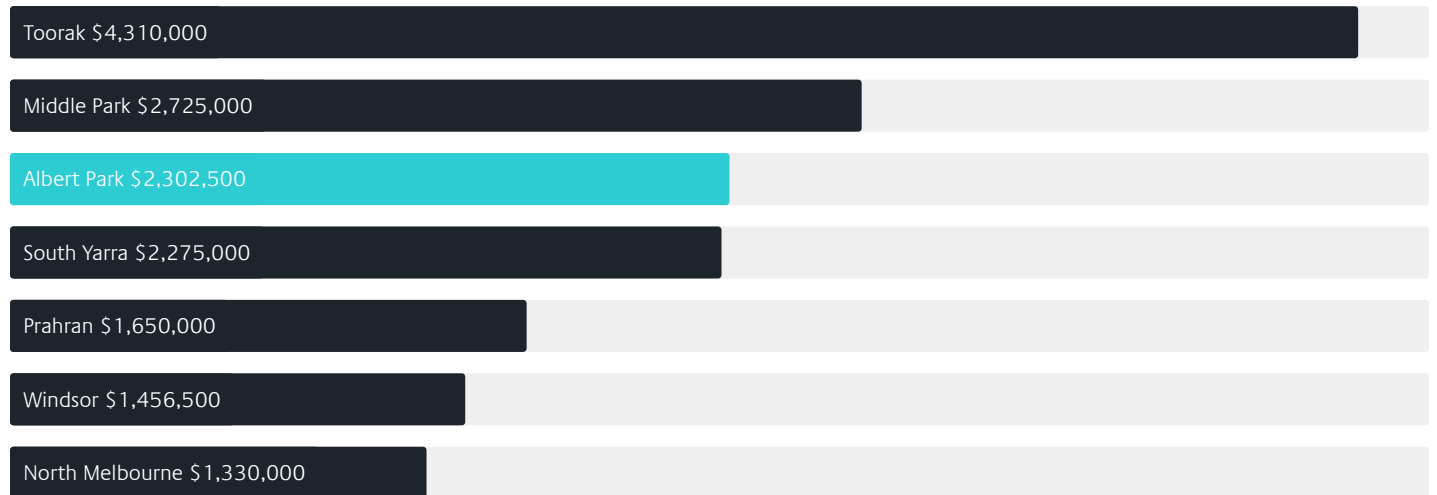
23.71% ↑

Quarterly Price Change*

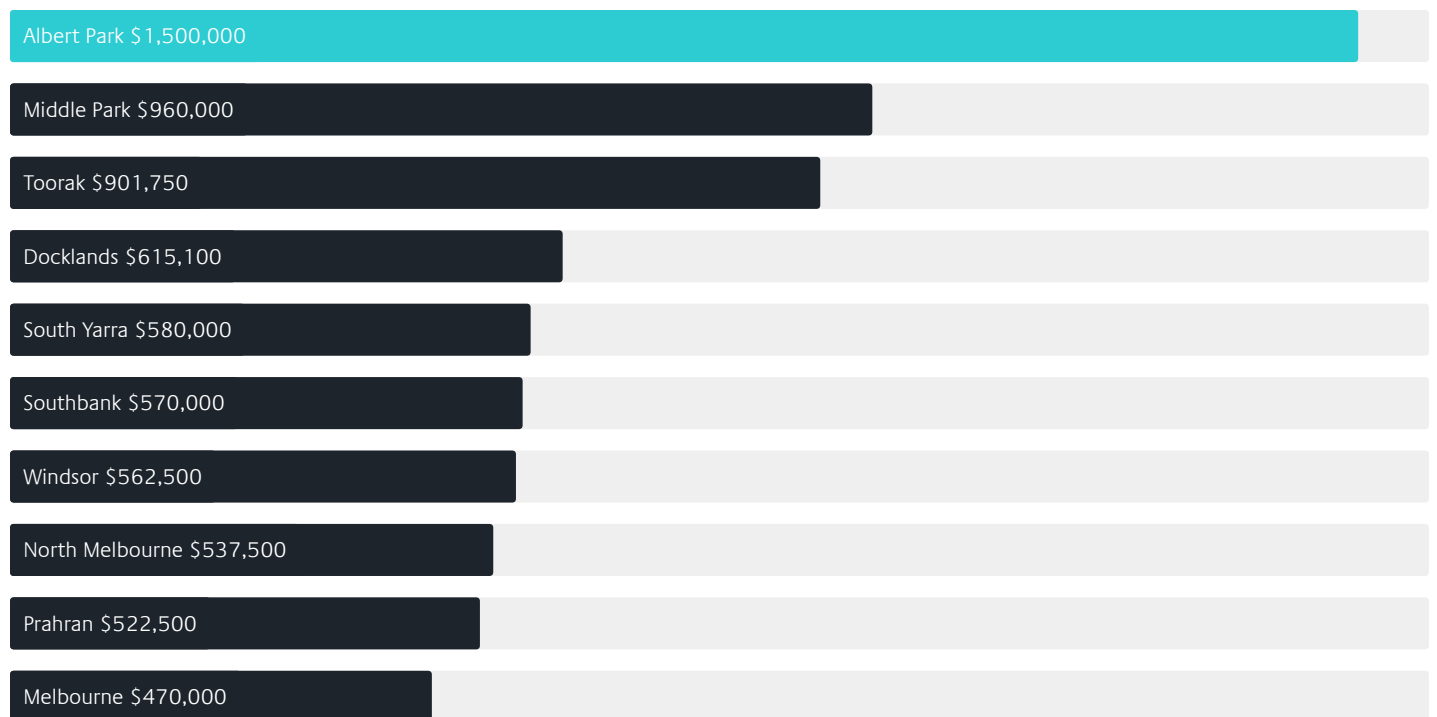


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 71%
● Private 29%

Auction Clearance Rate*

77.78%

Median Days on Market^

24 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^











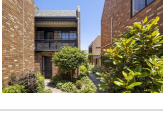

2.2 people

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

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 62 Victoria Av Albert Park	3	House	\$3,730,000	05 Apr 2025
 3/56 St Vincent Pl.N ALBERT PARK	1	Strata Flat - Single OYO Flat	\$820,000	29 Mar 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 220 Danks St Albert Park	5	House	\$11,000,000	25 Feb 2025
 32 Finlay St Albert Park	3	House	\$420,000	15 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/146 Mills St Albert Park	2	Subdivided Flat - Single OYO Flat	\$665,000	19 Dec 2024
 104/87 Dundas Pl Albert Park	1	Subdivided Flat - Single OYO Flat	\$580,000	17 Dec 2024
 251 Bridport St Albert Park	2	House	\$1,385,000	16 Dec 2024
 33 Kerferd Rd Albert Park	4	House	\$5,050,000	14 Dec 2024
 68 Danks St ALBERT PARK	3	House	\$1,595,000	14 Dec 2024
 14 Canterbury Rd Albert Park	4	House	\$2,450,000	14 Dec 2024
 4 Faussett St ALBERT PARK	3	House	\$2,000,000	12 Dec 2024
 394 Montague St Albert Park	3	House	\$1,250,000	07 Dec 2024
 18 Herbert St Albert Park	3	House	\$2,890,000	07 Dec 2024
 41 Reed St Albert Park	3	House	\$2,405,000	07 Dec 2024
 43 Kerferd Rd Albert Park	3	House	\$1,800,000	07 Dec 2024
 17 Dinsdale St Albert Park	2	House	\$2,230,000	06 Dec 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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