

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.30m

Quarterly Price Change

1.20% ↑

Median Unit Price*

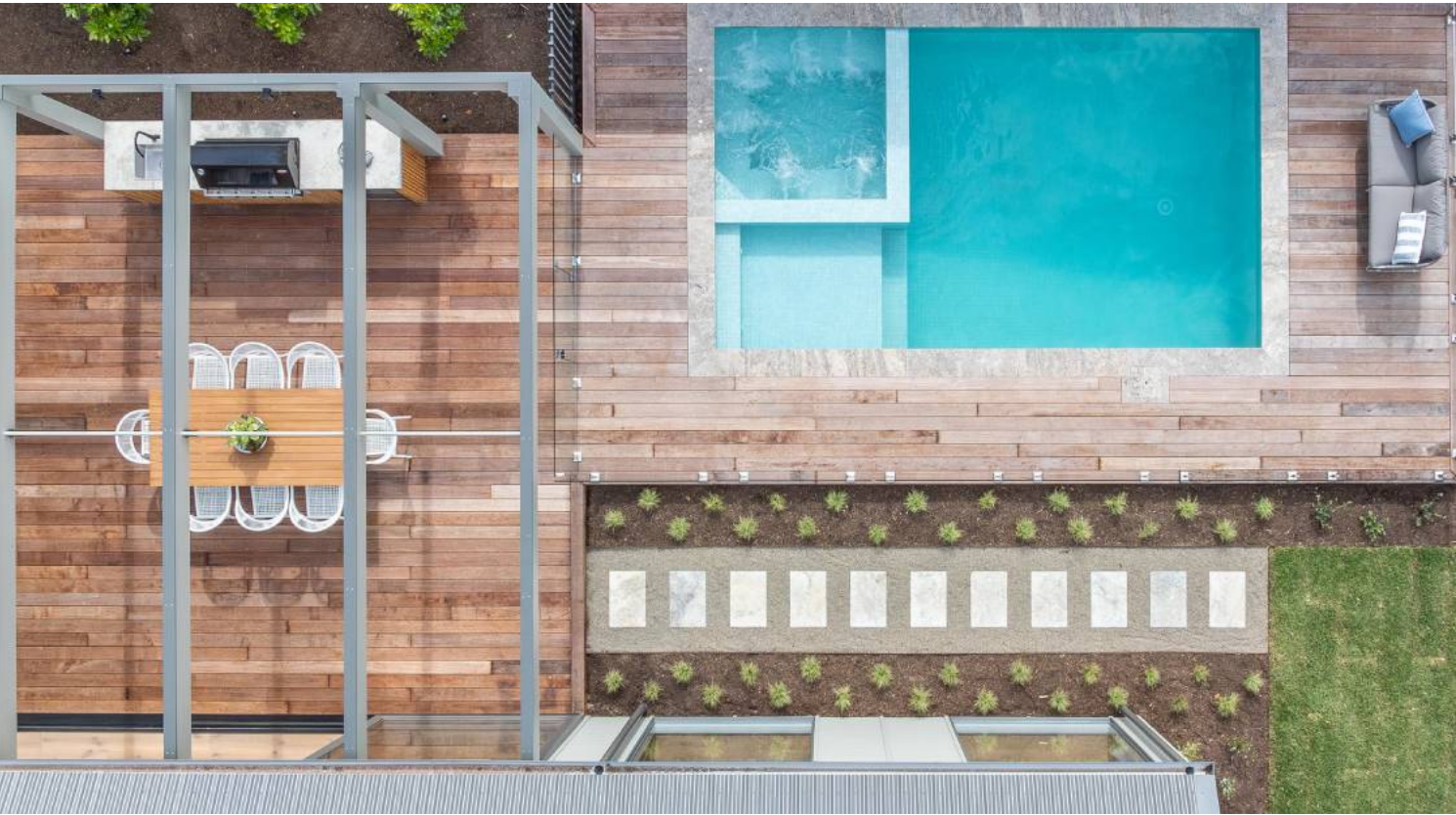
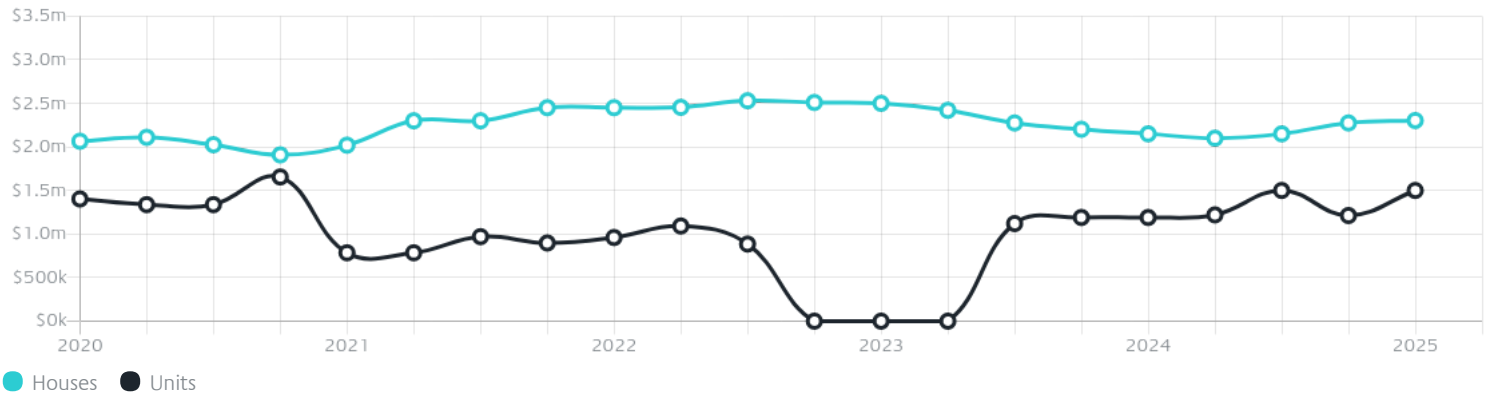
Median

\$1.50m

Quarterly Price Change

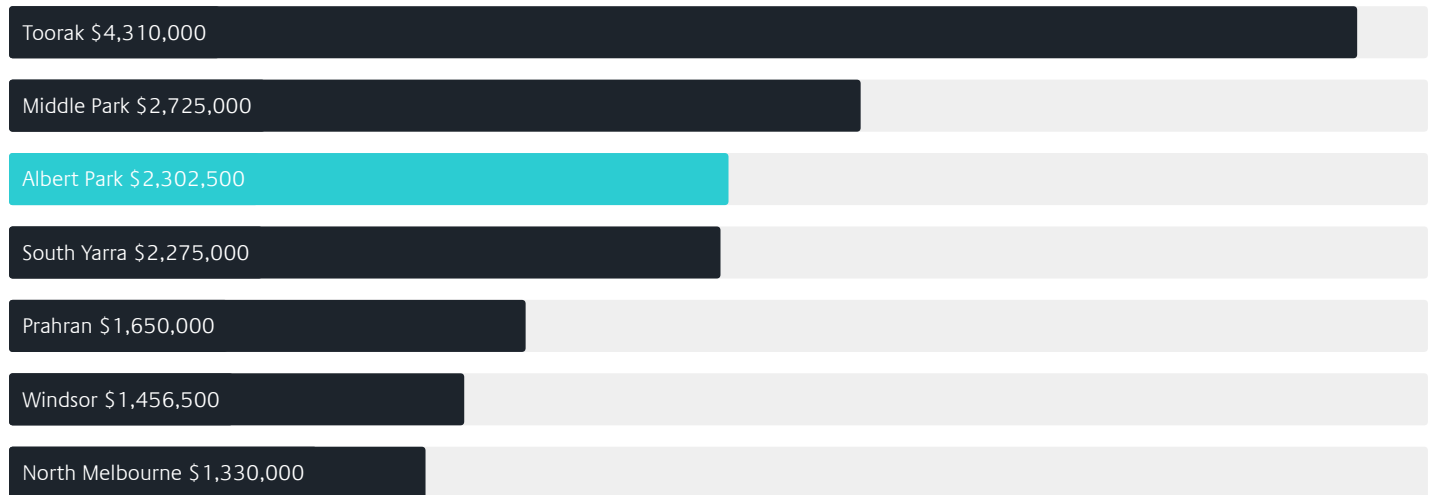
23.71% ↑

Quarterly Price Change*

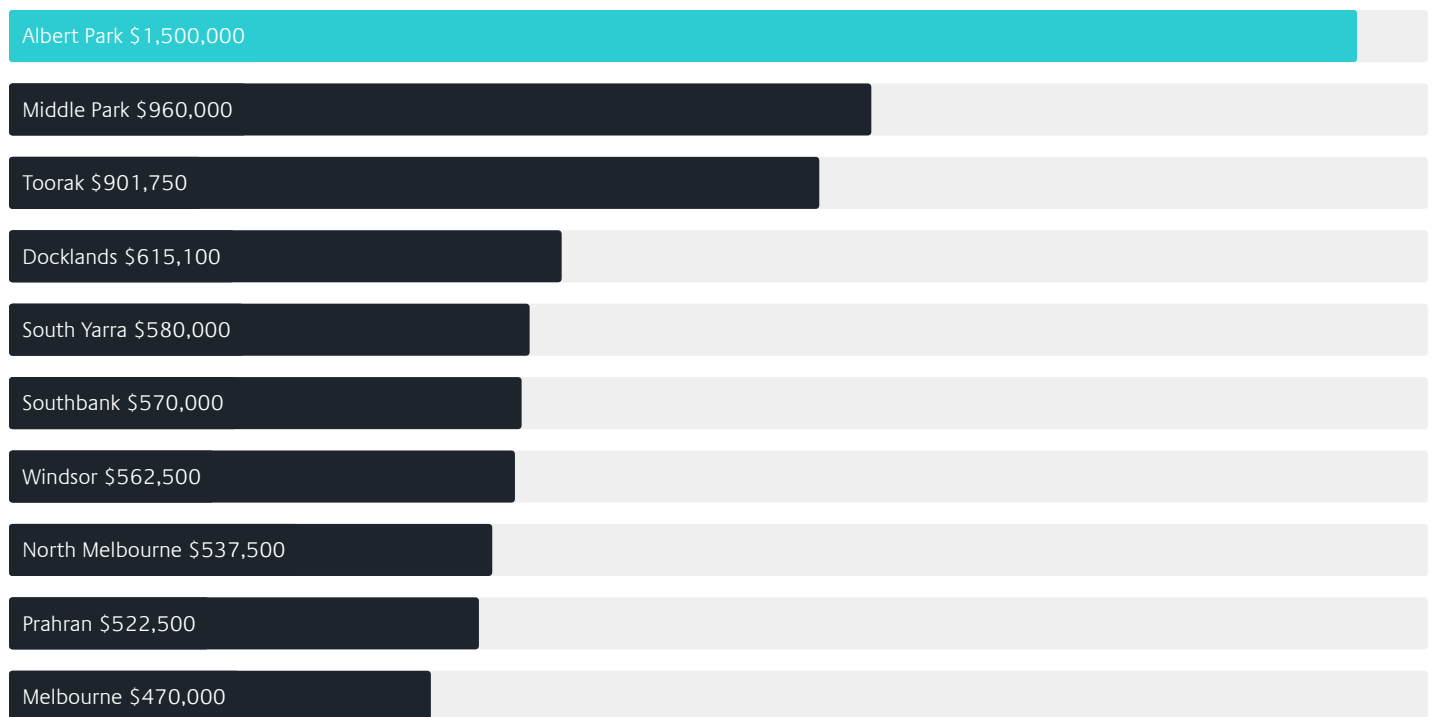


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 69%
● Private 31%

Auction Clearance Rate^{*}

85%

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[^]






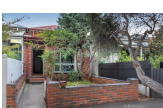
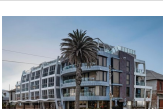

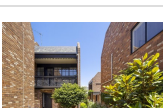

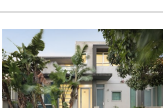

46 years

Median Household Size[^]













2.2 people

Sold Properties~










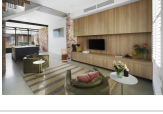
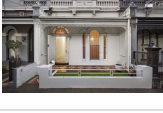

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 116 Graham St Albert Park	2	House	\$1,592,000	25 Apr 2025
 62 Victoria Av Albert Park	3	House	\$3,730,000	05 Apr 2025
 46 OGrady St Albert Park	3	House	\$3,350,000	24 Mar 2025
 95 St Vincent St Albert Park	2	House	\$1,210,000	22 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 11 / 217 Bridport St Albert Park	3	Flat / Unit / Apartment	\$425,000	03 Dec 2024
 388 Ferrars St Albert Park	3	House	\$1,220,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 28 Young St Albert Park	3	House	\$2,785,000	30 Nov 2024
 8 Kerferd Pl Albert Park	3	House	\$3,420,000	30 Nov 2024
 99 Beaconsfield Pde ALBERT PARK	3	House	\$3,725,000	30 Nov 2024
 8 Graham St ALBERT PARK	4	House	\$3,000,000	30 Nov 2024
 14 Ashworth St Albert Park	2	House	\$1,800,000	26 Nov 2024
 8 Greig St Albert Park	4	House	\$2,710,000	25 Nov 2024
 28 Herbert Pl Albert Park	2	House	\$1,120,000	22 Nov 2024
 68 Richardson St Albert Park	3	House	\$2,680,000	16 Nov 2024
 91 Merton St Albert Park	4	House	\$4,440,000	16 Nov 2024
 29 Moubray St Albert Park	1	House	\$2,000,000	16 Nov 2024
 166 Mills St Albert Park	3	House	\$2,020,000	14 Nov 2024
 6 Little Finlay St Albert Park	2	House	\$1,070,000	13 Nov 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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