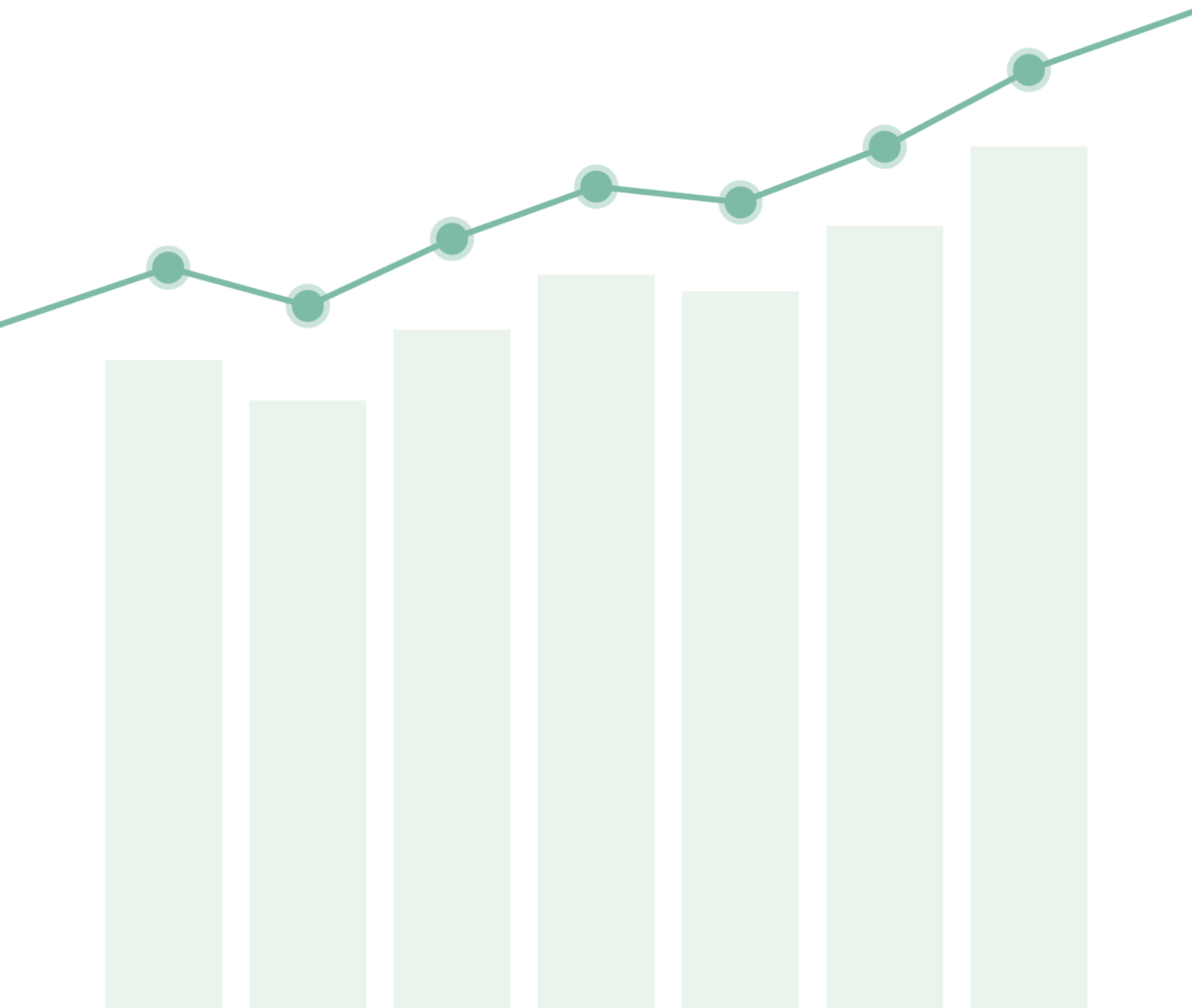


JellisCraig

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*

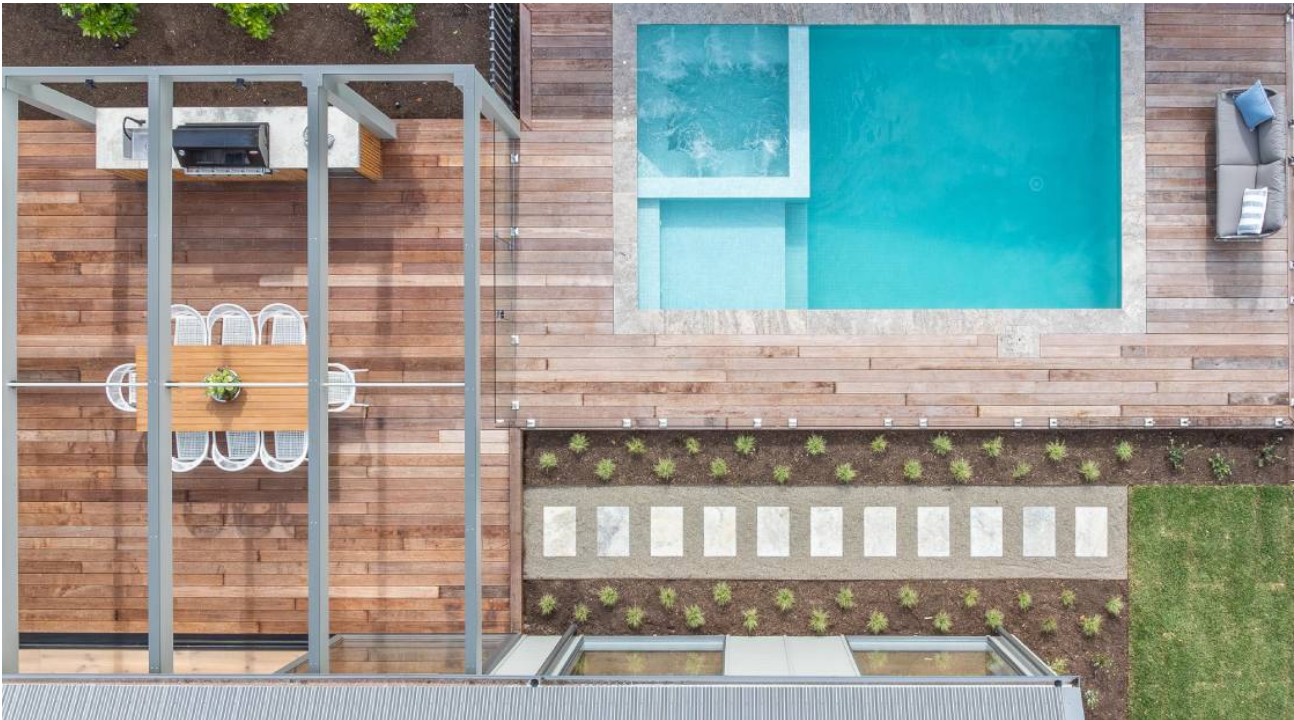
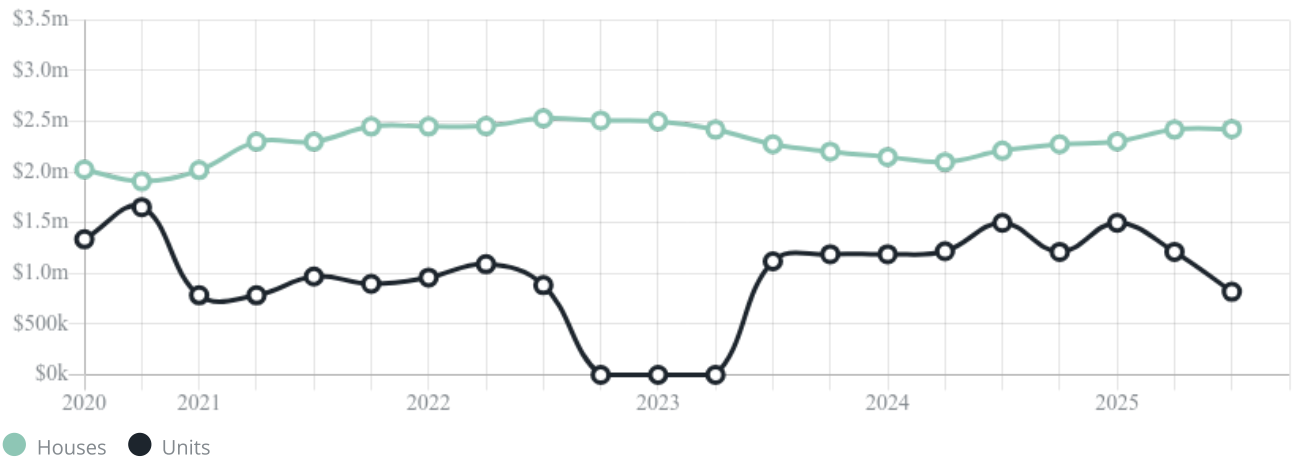
Median

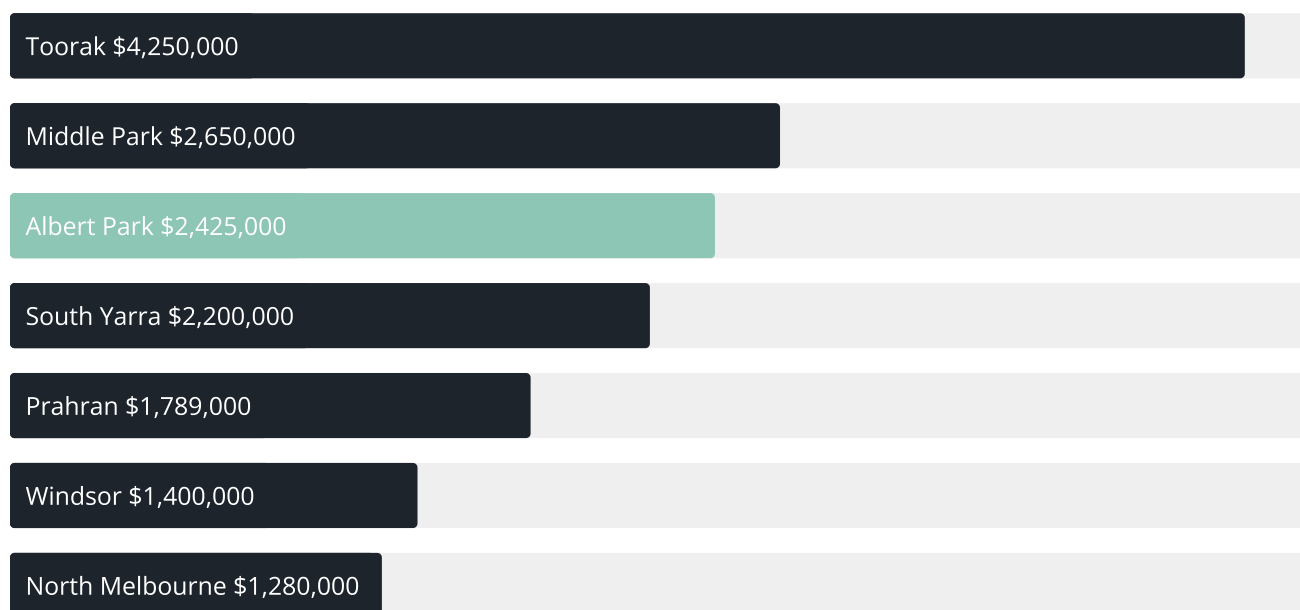
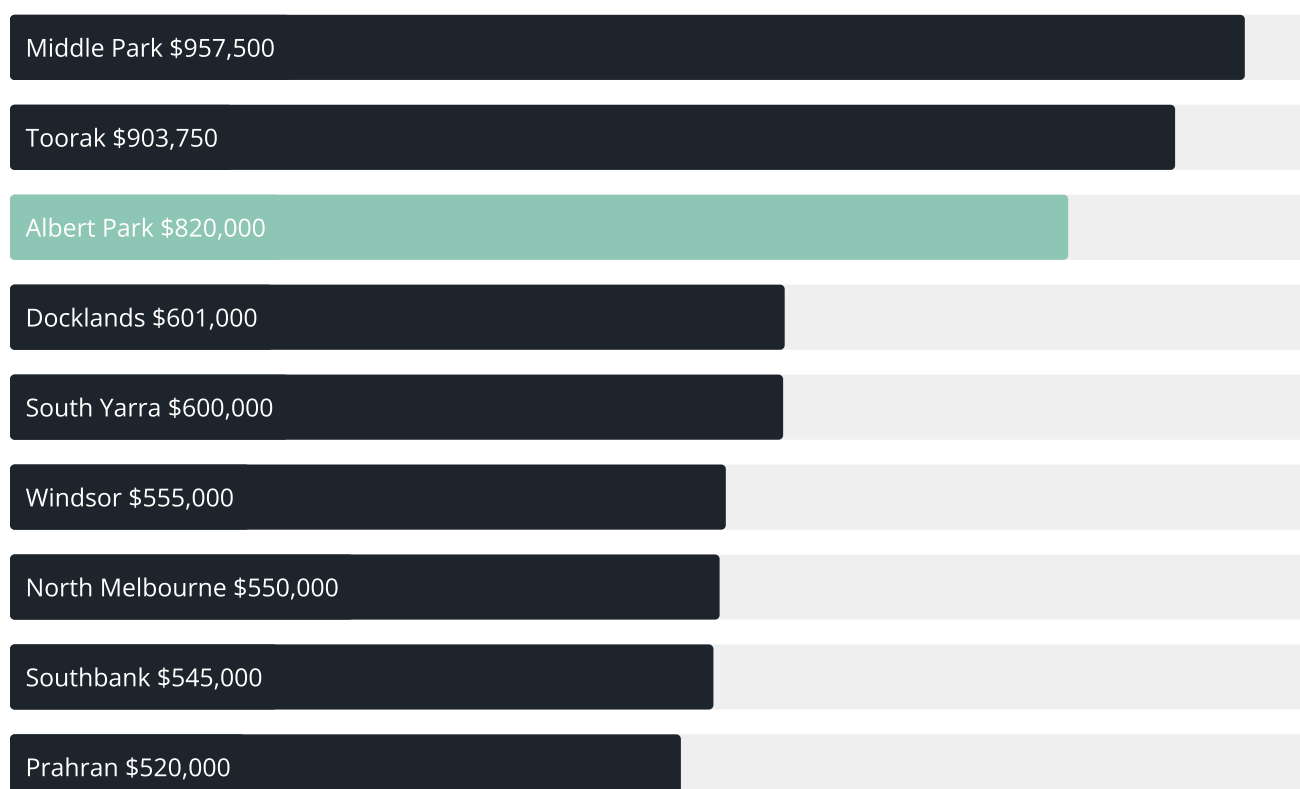
\$820k

Quarterly Price Change

-32.37% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ALBERT PARK SUBURB REPORT

Sale Method*



● Auction 79%
● Private 21%

Auction Clearance Rate*

83.33%

Median Days on Market^

24 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 14 Barrett St Albert Park	3	House	\$2,510,000	05 Sep 2025

ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 105 Victoria Av Albert Park	3	House	\$2,050,000	30 Aug 2025
 103/88 Beaconsfield Pde Albert Park	2	Apartment	\$1,624,000	26 Aug 2025
 22 Little Graham St Albert Park	2	House	\$1,530,000	23 Aug 2025
 54 OGrady St Albert Park	3	House	\$2,430,000	23 Aug 2025
 13 Durham St Albert Park	2	House	\$1,549,000	23 Aug 2025
 26 Mills St Albert Park	2	House	\$1,388,000	21 Aug 2025

ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Finlay St Albert Park	3	House	\$2,012,000	19 Aug 2025
 11 Mills St Albert Park	3	House	\$2,350,000	18 Aug 2025
 25 Dinsdale St ALBERT PARK	3	House	\$2,765,000	17 Aug 2025
 23 Finlay St Albert Park	4	House	\$2,830,000	16 Aug 2025
 11/56 St Vincent Pl.N Albert Park	1	Strata Flat - Single OYO Flat	\$586,500	14 Aug 2025
 25 Herbert St Albert Park	2	House	\$1,484,000	12 Aug 2025
 3 Kerferd Rd Albert Park	3	House - Terrace	\$3,450,000	07 Aug 2025
 64 Page St Albert Park	3	House	\$2,600,000	31 Jul 2025
 48 St Vincent St Albert Park	2	House	\$1,000,000	16 Jul 2025
 78 Victoria Av Albert Park	4	House	\$3,310,000	14 Jul 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.