

JellisCraig

ALBERT PARK

Suburb Report

Know your neighbourhood.



ALBERT PARK SUBURB REPORT

Median House Price*

Median

\$2.36m

Quarterly Price Change

2.60% ↑

Median Unit Price*

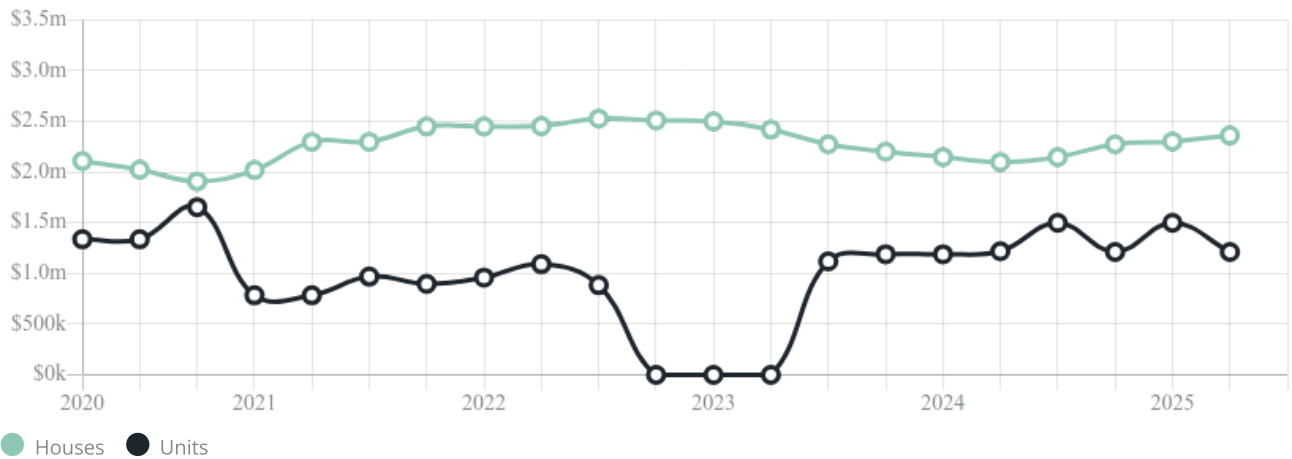
Median

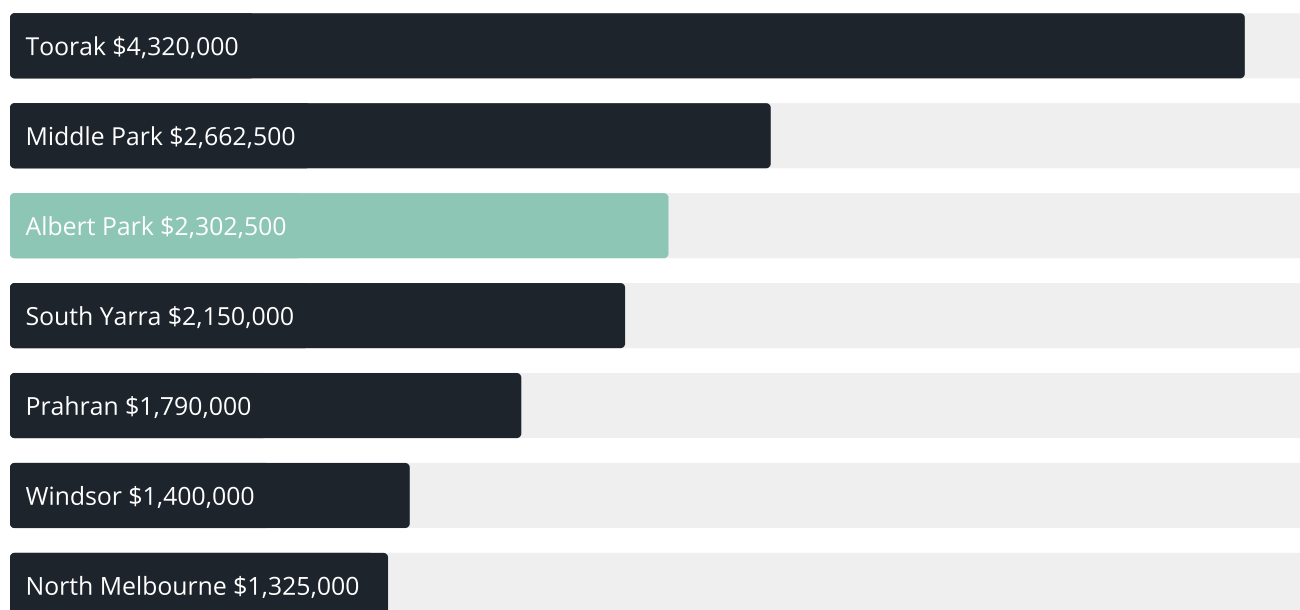
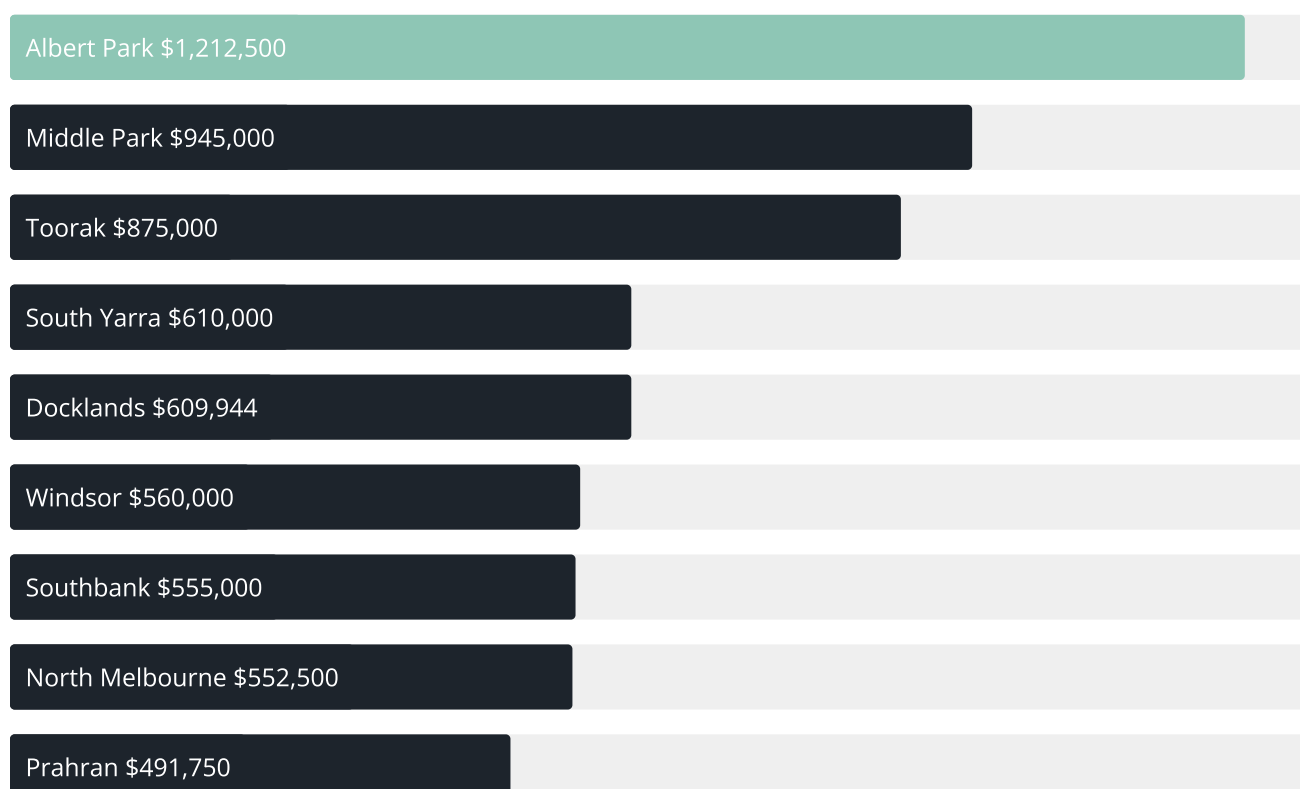
\$1.21m

Quarterly Price Change

-19.16% ↓

Quarterly Price Change*



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

ALBERT PARK SUBURB REPORT

Sale Method*



● Auction 74%
● Private 26%

Auction Clearance Rate*

93.1%

Median Days on Market^

23 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*

\$890

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
 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
 23 Merton St Albert Park	5	House	\$2,560,000	06 Sep 2025
 3/122 Beaconsfield Pde Albert Park	1	Apartment	\$528,000	30 Aug 2025
 29 Barrett St Albert Park	3	House	\$2,510,000	30 Aug 2025
 105 Victoria Av Albert Park	3	House	\$2,050,000	30 Aug 2025
 22 Little Graham St Albert Park	2	House	\$1,530,000	23 Aug 2025
 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

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Address	Bedrooms	Type	Price	Sold
 25 Herbert St Albert Park	2	House	\$1,484,000	12 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
 32 Hambleton St Albert Park	2	House	\$1,250,000	13 Jul 2025
 12 Danks St Albert Park	3	House	\$2,440,000	04 Jul 2025
 32 Mills St Albert Park	3	House - Terrace	\$1,900,000	03 Jul 2025
 5/140 Kerferd Rd Albert Park	2	Strata Flat - Single OYO Flat	\$700,000	24 Jun 2025
 62 Page St Albert Park	3	House	\$3,340,000	21 Jun 2025
 2 Erskine St Albert Park	2	Townhouse	\$1,810,000	21 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 5b Madden St Albert Park	3	House	\$2,800,000	19 Jun 2025
 38 Dinsdale St Albert Park	3	House	\$2,720,000	04 Jun 2025
 14 Madden St Albert Park	3	House	\$3,520,000	03 Jun 2025
 21 Bleakhouse La Albert Park	3	House	\$1,810,000	02 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
 364 Montague St Albert Park	2	House	\$1,670,000	26 May 2025
 4a Gatehouse La ALBERT PARK	3	House	\$1,905,000	24 May 2025
 14b Kerferd Pl Albert Park	3	Townhouse	\$2,160,000	24 May 2025
 77 Little Page St Albert Park	2	House	\$940,000	24 May 2025



Albert Park Office
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jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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