

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

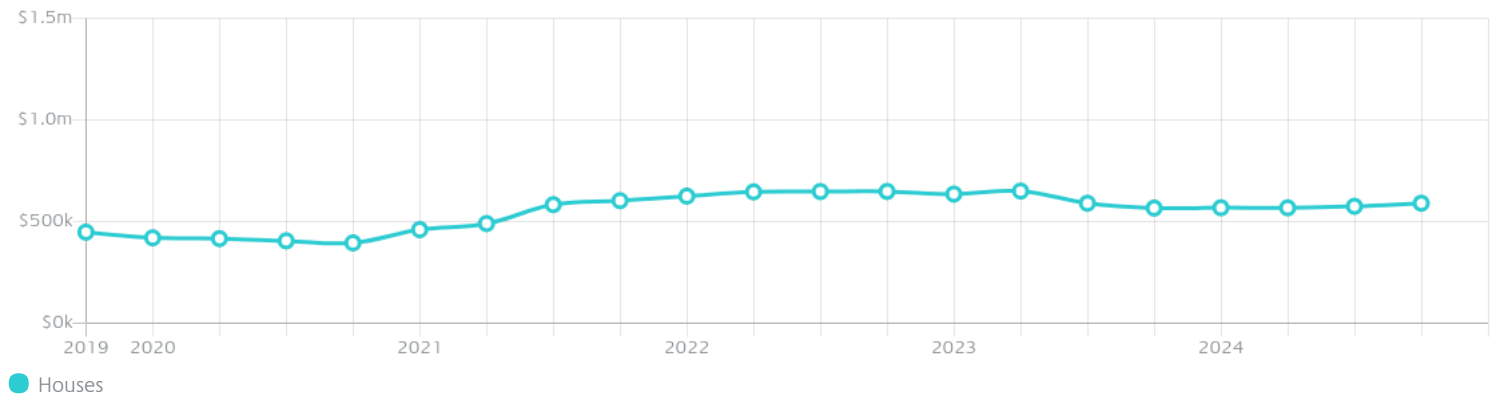
Median

**\$590k**

Quarterly Price Change

**2.60% ↑**

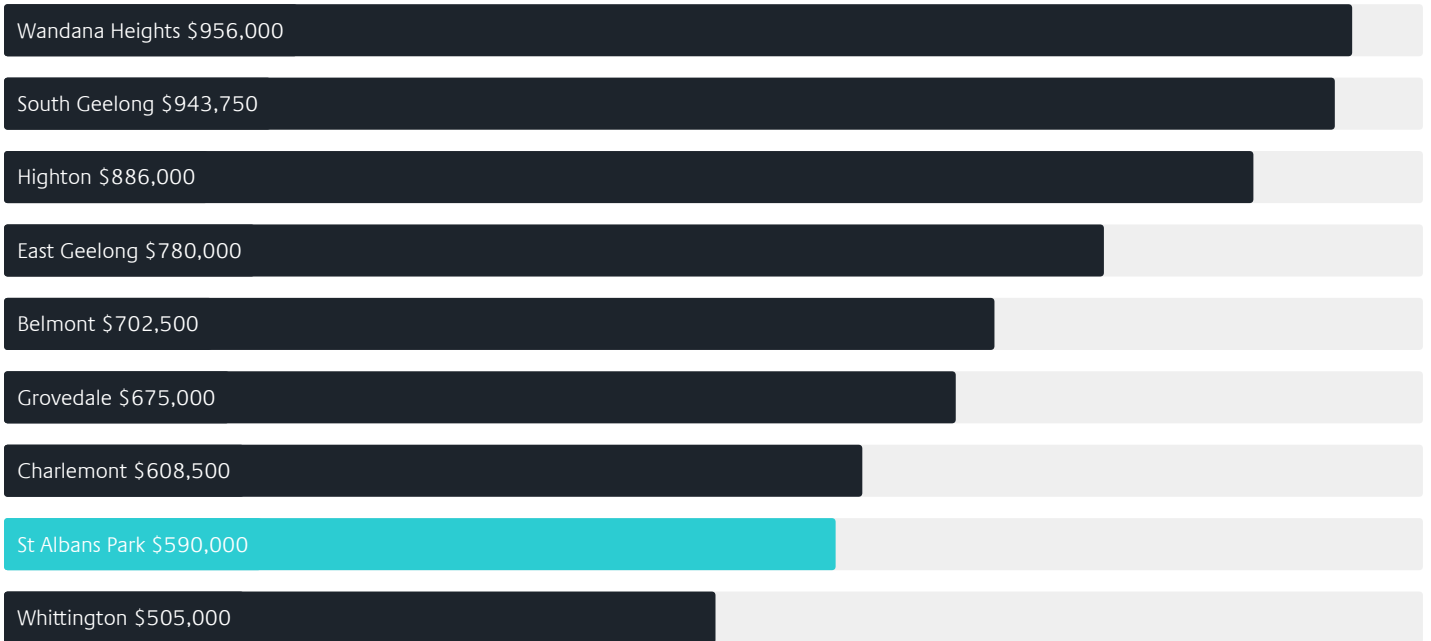
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Private 100%

## Median Days on Market<sup>^</sup>

31 days

## Average Hold Period<sup>\*</sup>

8.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 86% ● Units 14%

## Ownership<sup>^</sup>



● Owned Outright 41% ● Mortgaged 44% ● Rented 15%

## Population<sup>^</sup>

4,942

## Median Asking Rent per week<sup>\*</sup>

\$460

## Median Age<sup>^</sup>

46 years

## Rental Yield<sup>\*</sup>













4.14%

## Median Household Size<sup>^</sup>













2.3 people

# Sold Properties~










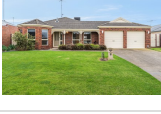
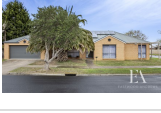

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 16 Aldershot Rd St Albans Park	3	House	\$558,000	17 Mar 2025
 6 Westmoreland St St Albans Park	4	House	\$648,000	06 Mar 2025
 58 St Albans St St Albans Park	3	House	\$565,000	20 Feb 2025
 12 Bradford St St Albans Park	4	House	\$735,000	18 Feb 2025
 46 Chandos Ct St Albans Park	3	House	\$498,000	09 Feb 2025
 2b Elizabeth St St Albans Park	2	Unit	\$487,000	31 Jan 2025
 1 Carbine Dr St Albans Park	3	House	\$625,000	20 Dec 2024
 26b Collins St St Albans Park	3	House	\$560,000	14 Dec 2024
 9 St James St St Albans Park	3	House	\$275,000	05 Dec 2024
 14 Gandross Pl ST ALBANS PARK	3	House	\$660,000	03 Dec 2024
 7 Newhaven Av St Albans Park	3	Townhouse	\$545,000	27 Nov 2024
 6/106-110 Townsend Rd St Albans Park	3	Unit	\$450,000	26 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/106 Townsend Rd St Albans Park	3	Flat/Unit/Apartment	\$450,000	25 Nov 2024
 9-11 Woods Rd St Albans Park	4	House	\$1,150,000	22 Nov 2024
 9 Woods Rd St Albans Park	4	House	\$1,150,000	22 Nov 2024
 35 Westmoreland St St Albans Park	3	House	\$600,000	19 Nov 2024
 56 Grafton St St Albans Park	3	House	\$640,000	18 Nov 2024
 60 Grafton St St Albans Park	3	House	\$645,000	13 Nov 2024
 12 Enfield Dr St Albans Park	4	House	\$600,000	12 Nov 2024
 1/264 Wilsons Rd St Albans Park	3	Strata Unit/Flat	\$465,000	10 Nov 2024
 2 Ranken La St Albans Park	2	House	\$626,888	01 Nov 2024
 42 Paratone Cr St Albans Park	4	House	\$655,000	30 Oct 2024
 11 St Albans St St Albans Park	3	House	\$547,500	29 Oct 2024
 3/164 Townsend Rd St Albans Park	3	Flat/Unit/Apartment	\$509,000	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Rimfire Cl St Albans Park	3	House	\$630,000	18 Oct 2024
 20 Enfield Dr St Albans Park	3	House	\$605,000	11 Oct 2024
 18 Enfield Dr St Albans Park	4	House	\$570,000	04 Oct 2024
 16 Mervyn Ct St Albans Park	3	House	\$570,000	03 Oct 2024
 1 / 10 Westmoreland St St Albans Park	3	Flat/Unit/Apartment	\$475,000	01 Oct 2024
 56 Aldershot Rd St Albans Park	2	House	\$530,000	27 Sep 2024
 1 / 17 St Albans St St Albans Park	2	Unit	\$380,000	26 Sep 2024
 273 Boundary Rd St Albans Park	3	House	\$420,000	26 Sep 2024
 3 Homestead Dr St Albans Park	3	House	\$630,000	23 Sep 2024
 3 Tresco Ct St Albans Park	3	House	\$645,000	19 Sep 2024
 63 Homestead Dr St Albans Park	3	House	\$641,000	18 Sep 2024
 300 Wilsons Rd St Albans Park	3	House	\$535,000	17 Sep 2024

# Jellis Craig

Geelong Office  
205 Pakington Street, Geelong West  
(03) 5222 7772

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

Data is current as of PDF generation date 01/04/2025

\* 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.