

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

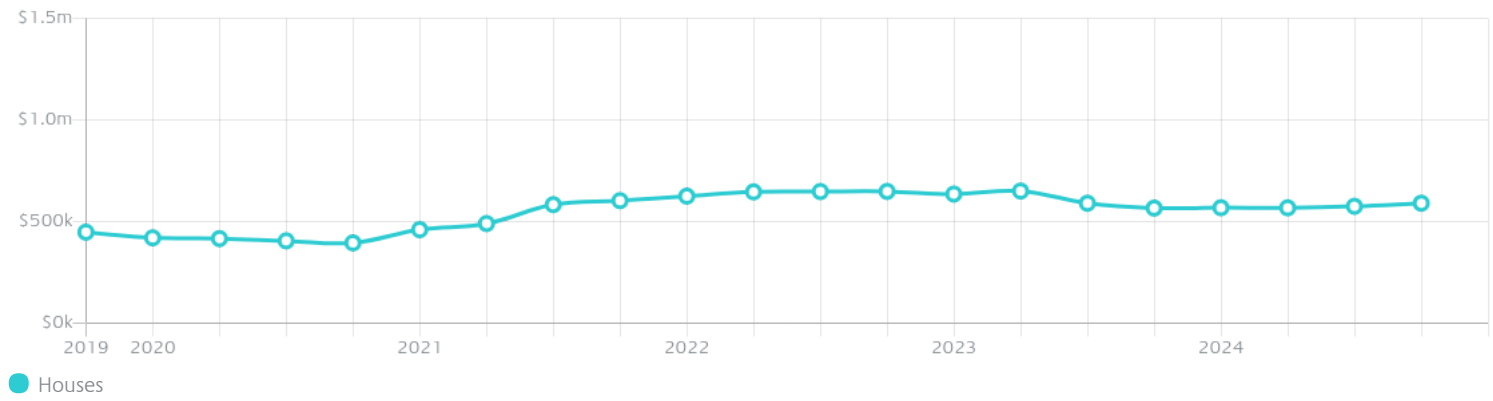
Median

**\$590k**

Quarterly Price Change

**2.60% ↑**

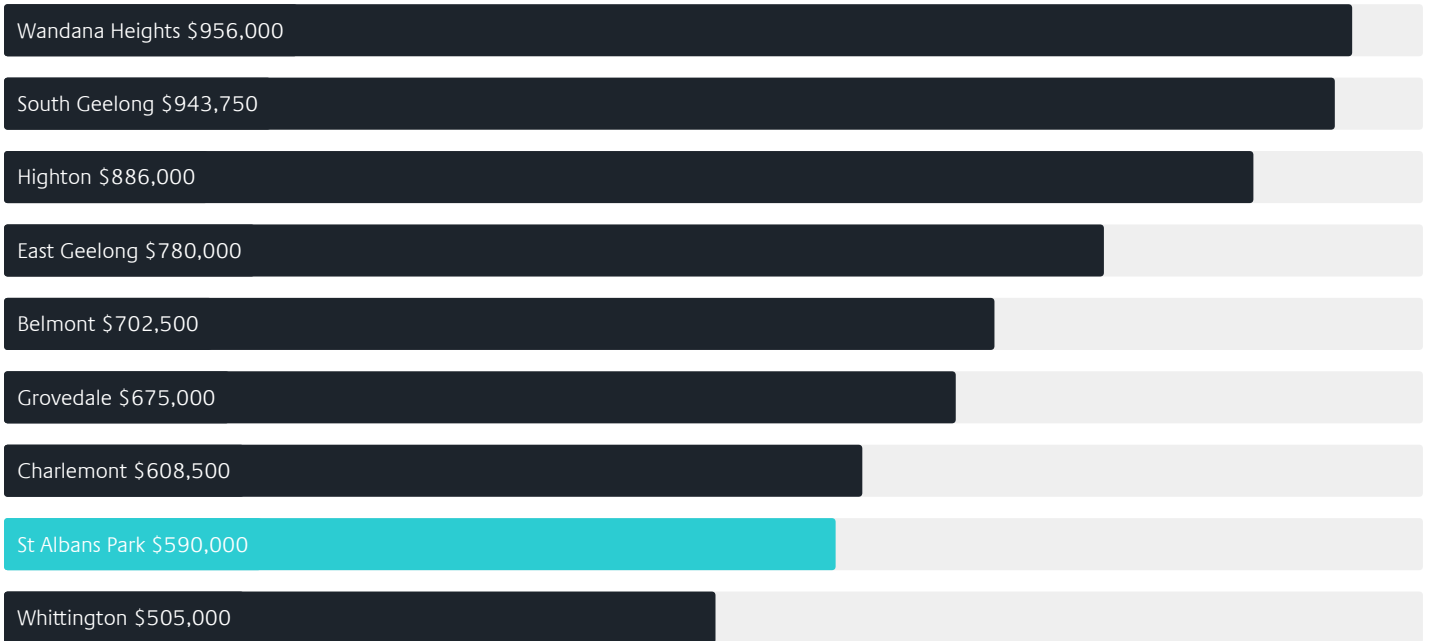
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Private 100%

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

8.6 years

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# Insights

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



● Houses 86% ● Units 14%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

4,942

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

\$460

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

46 years

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

4.14%

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

2.3 people











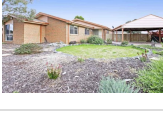

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# Sold Properties~













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
 58 St Albans St St Albans Park	3	House	\$565,000	20 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
 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
 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

# Sold Properties ~

Address	Bedrooms	Type	Price	Sold
 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
 5 Rimfire Cl St Albans Park	3	House	\$630,000	18 Oct 2024
 300 Wilsons Rd St Albans Park	3	House	\$535,000	14 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 8 Garnfield Pl St Albans Park	3	House	\$730,000	14 Sep 2024
 14 Lucy Ct St Albans Park	3	House	\$540,000	03 Sep 2024
 35 Aldershot Rd St Albans Park	3	House	\$565,000	02 Sep 2024
 40 Paramount Cr ST ALBANS PARK	3	House	\$536,000	23 Aug 2024
 8 Paratone Cr St Albans Park	3	House	\$725,000	20 Aug 2024

# Jellis Craig

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Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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