



Albert Park

# Suburb Report



Your connection to property insights



**JellisCraig**

## ALBERT PARK SUBURB REPORT

### Median house price<sup>1</sup>

Median

**\$2.51m**

Quarterly price change

**3.29% ↑**

### Median unit price<sup>1</sup>

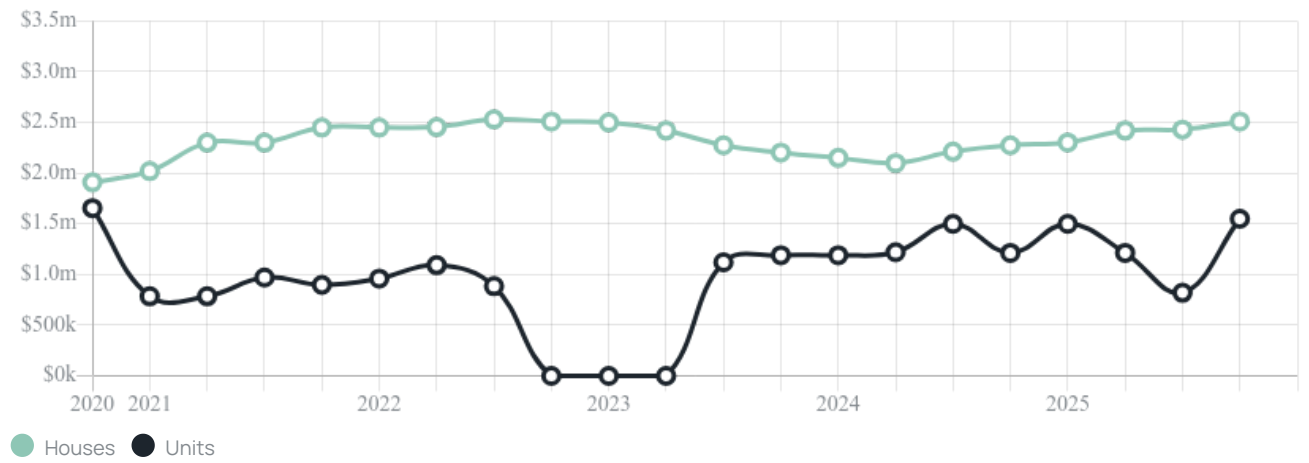
Median

**\$1.55m**

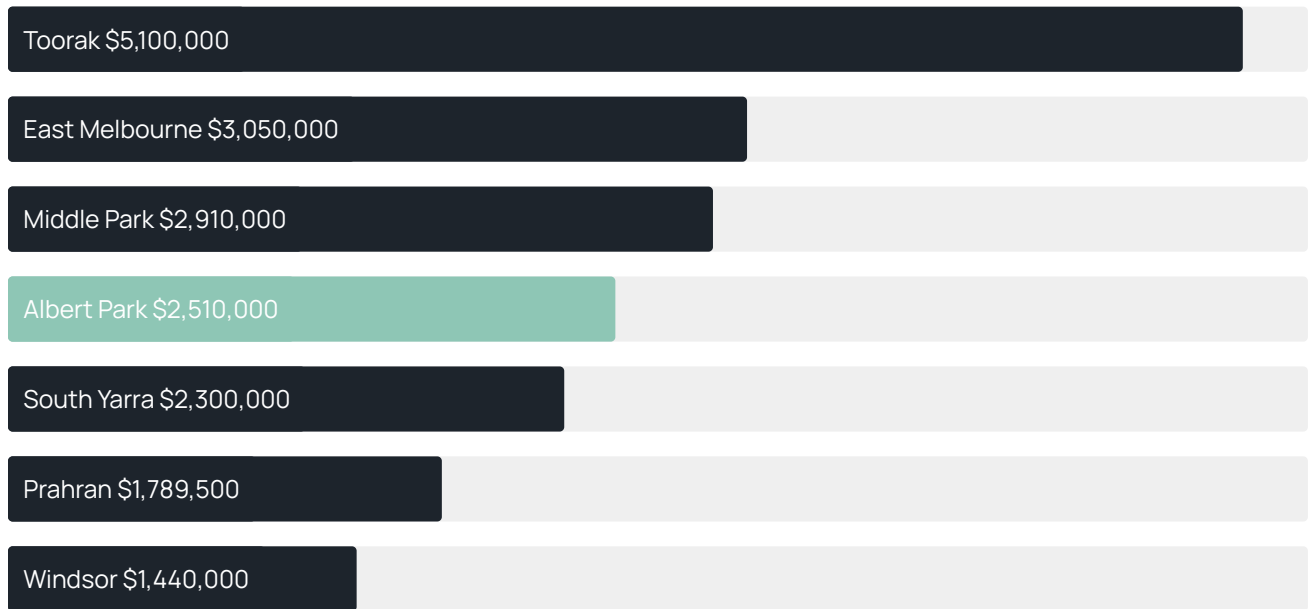
Quarterly price change

**89.02% ↑**

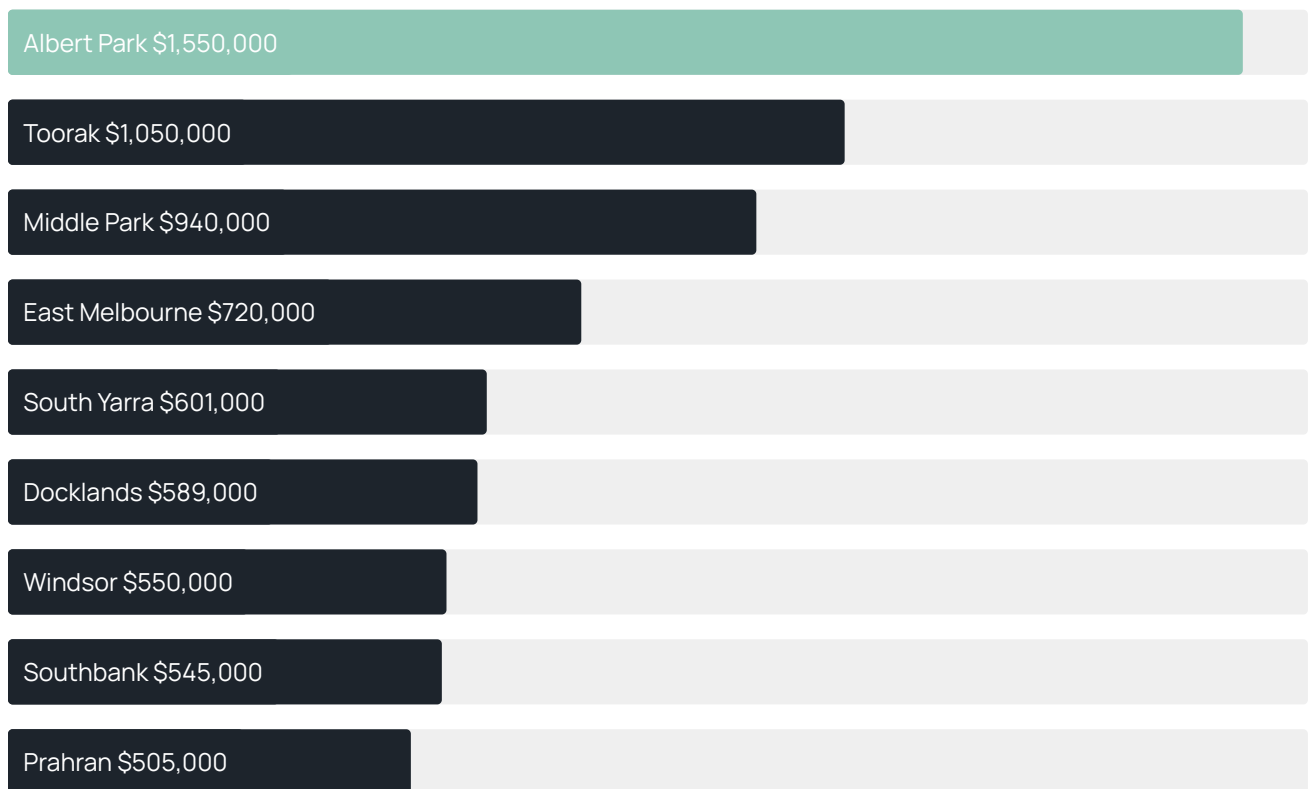
### Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 59%  
● Private 41%

Auction clearance rate<sup>3</sup>

73.68%

Median days on market<sup>3</sup>

25 days

Average hold period<sup>1</sup>

7.0 years

Dwelling type<sup>5</sup>



● Houses 19% ● Units 81%

Ownership<sup>5</sup>



● Owned outright 41% ● Mortgaged 26% ● Rented 33%

Population<sup>5</sup>

6,044

Median asking rent<sup>1</sup>

\$960 per week

Population growth<sup>5</sup>

-2.75%

Rental yield<sup>1</sup>

2.2%

Median age<sup>5</sup>

46 years








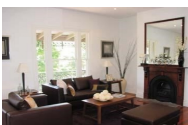


Median household size<sup>5</sup>

2.2 people











ALBERT PARK SUBURB REPORT

## Recent Albert Park sales











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/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 95 Graham St Albert Park	2	House	\$1,400,000	28 Feb 2026
 43 Greig St Albert Park	3	House	\$1,985,000	28 Feb 2026
 125 Richardson St Albert Park	3	House	\$3,910,000	23 Feb 2026
 44 Little Page St Albert Park	2	House	\$1,638,000	21 Feb 2026
 51 Kerferd Rd Albert Park	2	House	\$1,610,000	19 Feb 2026
 3/35 Dundas Pl Albert Park	2	Strata Flat - Single OYO Flat	\$1,200,000	17 Feb 2026
 8/52 Moubray St Albert Park	1	Apartment	\$442,000	14 Feb 2026
 17a Canterbury Rd Albert Park	2	Subdivided Flat - Single OYO Flat	\$1,500,000	02 Feb 2026
 107/88 Beaconsfield Pde Albert Park	2	Apartment	\$1,100,000	29 Jan 2026
 166 Richardson St Albert Park	3	House	\$2,420,000	22 Jan 2026

## ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/146 Mills St Albert Park	2	Apartment	\$770,000	09 Jan 2026
 47 Ashworth St Albert Park	1	House	\$1,550,000	23 Dec 2025
 9 Little Finlay St Albert Park	2	House	\$950,000	15 Dec 2025
 19 Reed St Albert Park	2	House	\$1,405,000	13 Dec 2025
 1/36 Philipson St Albert Park	2	Apartment	\$957,000	13 Dec 2025
 21 Reed St Albert Park	2	House	\$1,415,000	13 Dec 2025
 6 Dinsdale St Albert Park	2	House	\$1,570,000	12 Dec 2025
 19 Barrett St Albert Park	3	House	\$2,075,000	10 Dec 2025
 7 Little Ogrady St Albert Park	3	House	\$1,175,000	09 Dec 2025
 9 Young St Albert Park	1	House	\$1,045,000	09 Dec 2025

## ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 44 Herbert St Albert Park	4	House	\$2,485,000	06 Dec 2025
 176 Danks St Albert Park	4	House	\$2,150,000	06 Dec 2025
 3/52 Moubray St Albert Park	3	Strata Unit/Flat	\$407,000	01 Dec 2025
 33 St Vincent St Albert Park	2	House	\$2,450,000	29 Nov 2025
 31B Barrett St Albert Park	3	House	\$2,505,000	29 Nov 2025
 156 Kerferd Rd Albert Park	3	House	\$3,350,000	29 Nov 2025
 186 Danks St Albert Park	3	House	\$2,080,000	28 Nov 2025
 72 Reed St ALBERT PARK	3	House	\$1,740,000	23 Nov 2025
 49 Moubray St Albert Park	2	House	\$1,775,000	22 Nov 2025
 2/47 Ogrady St Albert Park	3	House	\$3,300,000	19 Nov 2025



**Jellis Craig Albert Park**  
332 Montague Street, Albert Park  
03 8644 5500

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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