



# Albert Park Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## ALBERT PARK SUBURB REPORT

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

Median  
\$2.51m

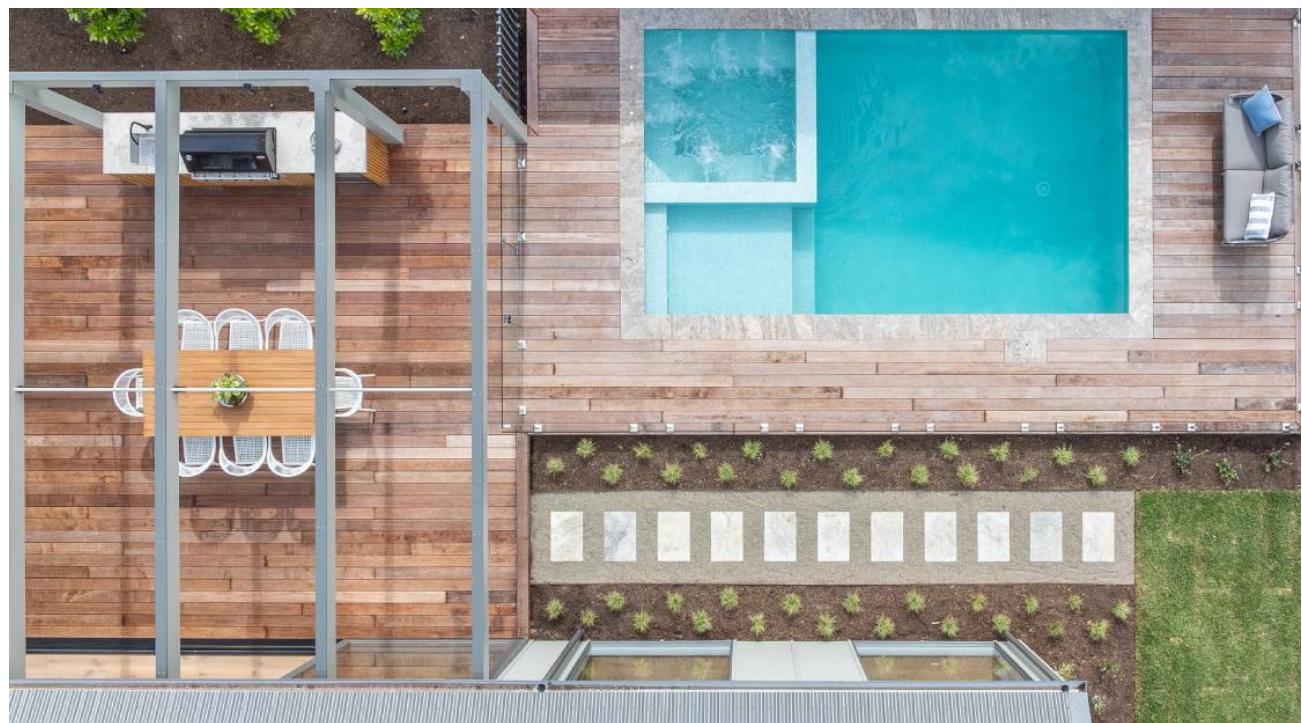
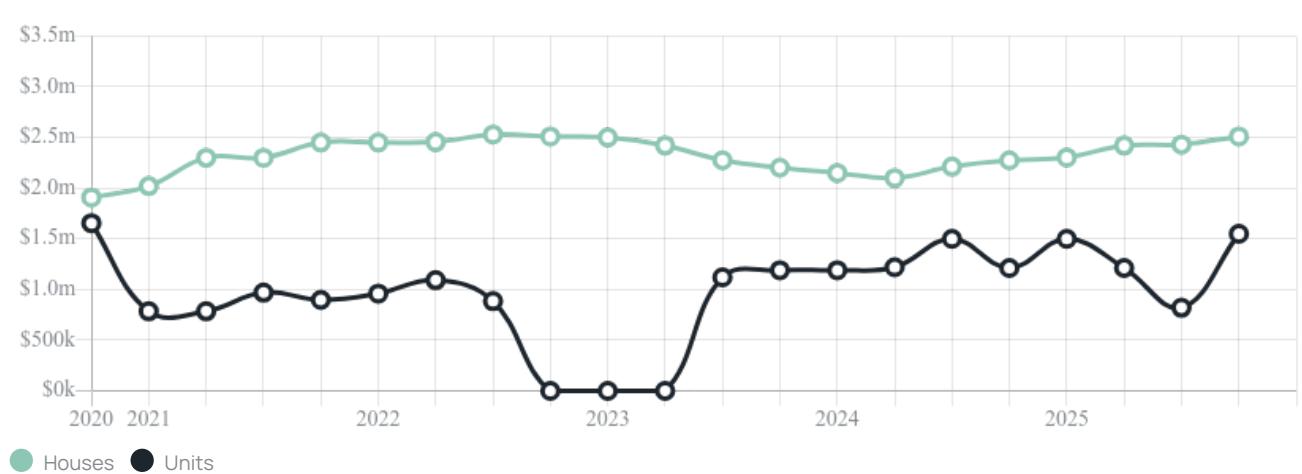
Quarterly price change  
3.29% 

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

Median  
\$1.55m

Quarterly price change  
89.02% 

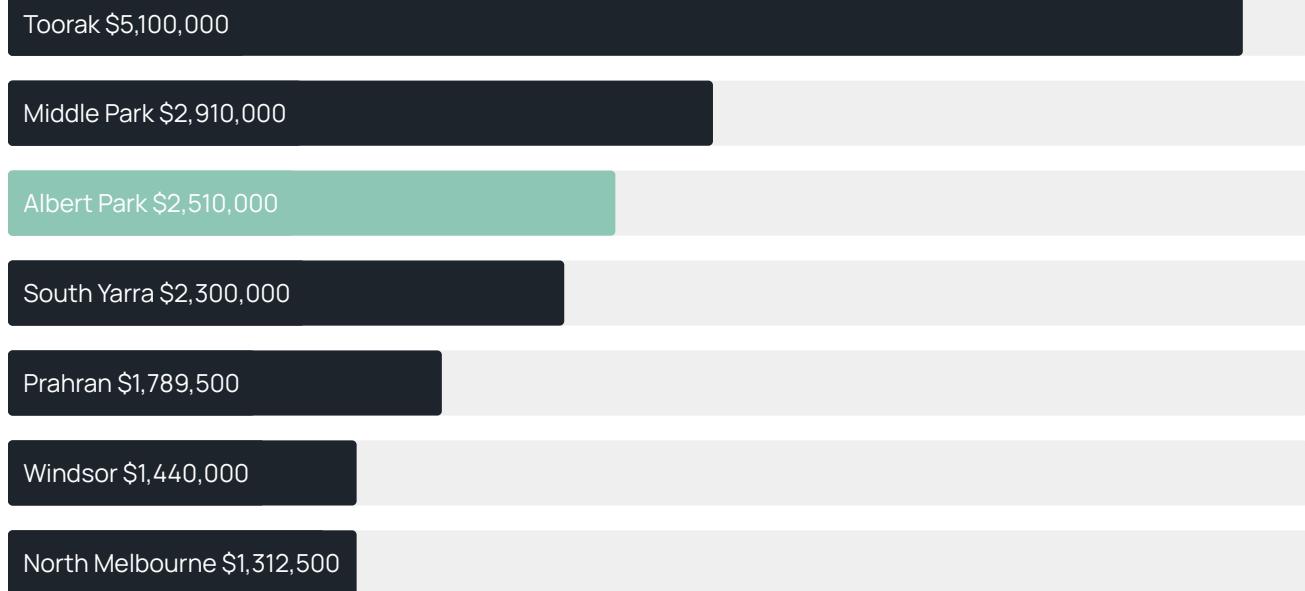
### Quarterly price change<sup>1</sup>



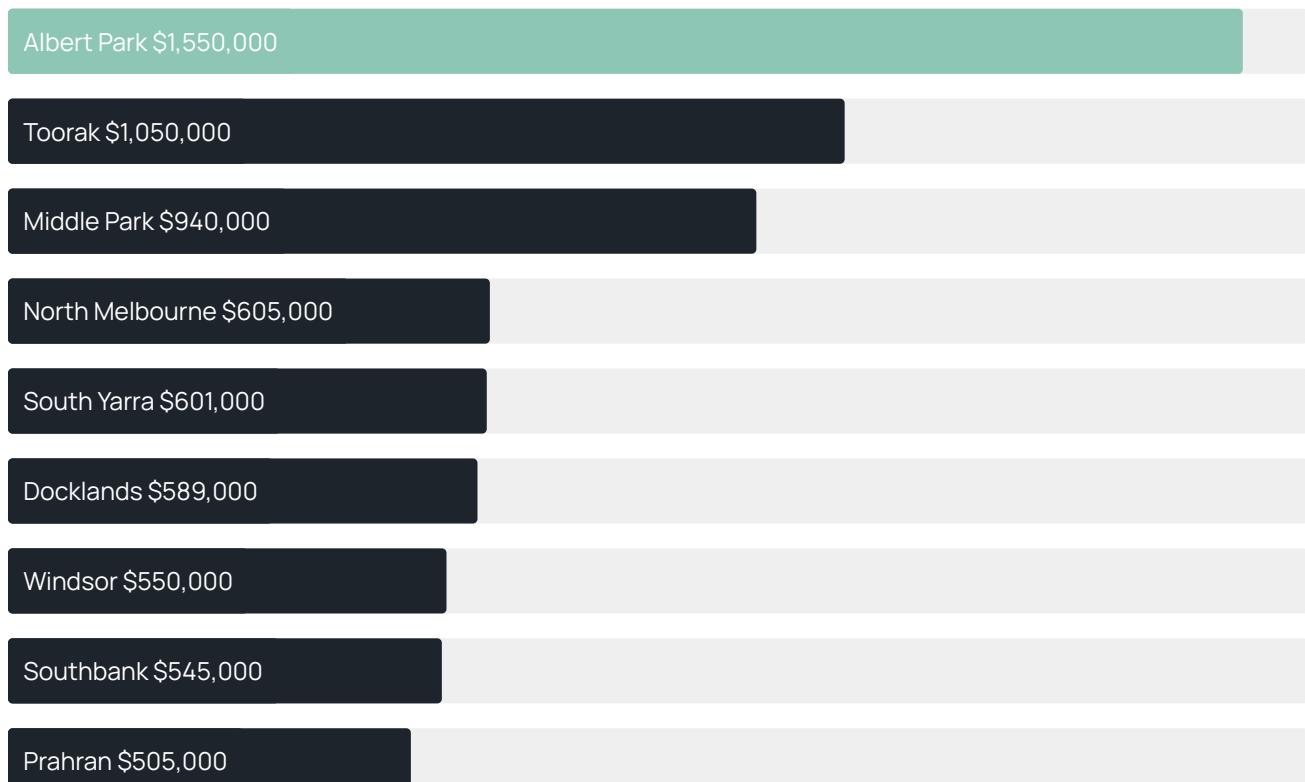
# Surrounding Suburbs

## ALBERT PARK SUBURB REPORT

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



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



# Sales Snapshot

ALBERT PARK SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 51%  
● Private 49%

## Auction clearance rate<sup>3</sup>

90.48%

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

24 days

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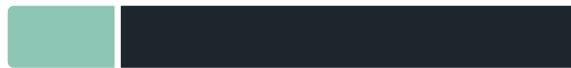
## Average hold period<sup>1</sup>

7.0 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 19% ● Units 81%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

6,044

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## Median asking rent<sup>1</sup>

\$960 per week

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## Population growth<sup>5</sup>

-2.75%

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## Rental yield<sup>1</sup>

2.2%

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## Median age<sup>5</sup>

46 years

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## Median household size<sup>5</sup>

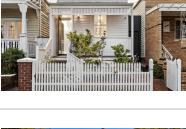
2.2 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 47 Ashworth St Albert Park	1	House	\$1,550,000	23 Dec 2025
 1/36 Philipson St Albert Park	2	Apartment	\$957,000	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
 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
 31B Barrett St Albert Park	3	House	\$2,505,000	29 Nov 2025
 186 Danks St Albert Park	3	House	\$2,080,000	28 Nov 2025

# Sold Properties

## ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 72 Reed St ALBERT PARK	3	House	\$1,740,000	23 Nov 2025
 2/47 Ogrady St Albert Park	3	House	\$3,300,000	19 Nov 2025
 9 Kerferd Pl Albert Park	3	House	\$2,575,000	15 Nov 2025
 150 Richardson St Albert Park	4	House	\$3,800,000	13 Nov 2025
 132 Richardson St Albert Park	3	House	\$1,400,000	12 Nov 2025
 8b Neville St Albert Park	2	House	\$1,825,000	12 Nov 2025
 19 Kerferd Rd Albert Park	3	House	\$2,500,000	11 Nov 2025
 56 Page St Albert Park	3	House	\$3,100,000	11 Nov 2025
 11/156 Beaconsfield Pde Albert Park	2	Unit	\$1,550,000	03 Nov 2025
 382 Montague St Albert Park	3	House	\$3,200,000	01 Nov 2025

# Sold Properties

## ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 45 Richardson St Albert Park	3	House	\$2,680,000	30 Oct 2025
 16 Draper St ALBERT PARK	3	House	\$2,105,000	25 Oct 2025
 79 Graham St Albert Park	3	House	\$2,695,000	25 Oct 2025
 52 Victoria Av Albert Park	2	House	\$2,700,000	25 Oct 2025
 102/87 Dundas Pl Albert Park	2	Subdivided Flat - Single OYO Flat	\$1,566,000	25 Oct 2025
 268 Bridport St Albert Park	3	House	\$2,150,000	24 Oct 2025
 26 Dinsdale St Albert Park	4	House	\$3,100,000	23 Oct 2025
 49 Dinsdale St Albert Park	3	House	\$3,225,000	21 Oct 2025
 61 Barrett St Albert Park	2	House	\$1,775,000	20 Oct 2025
 3 Little Withers St Albert Park	2	House	\$1,622,000	18 Oct 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.



Data is current as of PDF generation date 01/02/2026

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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