



Albert Park

Suburb Report



Your connection to property insights



JellisCraig

ALBERT PARK SUBURB REPORT

Median house price¹

Median

\$2.51m

Quarterly price change

3.29% ↑

Median unit price¹

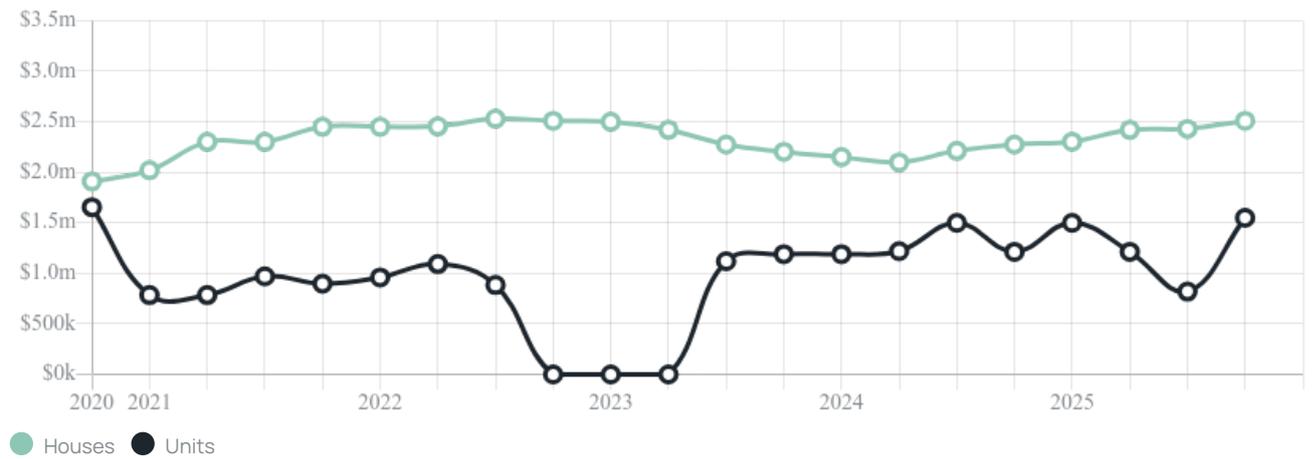
Median

\$1.55m

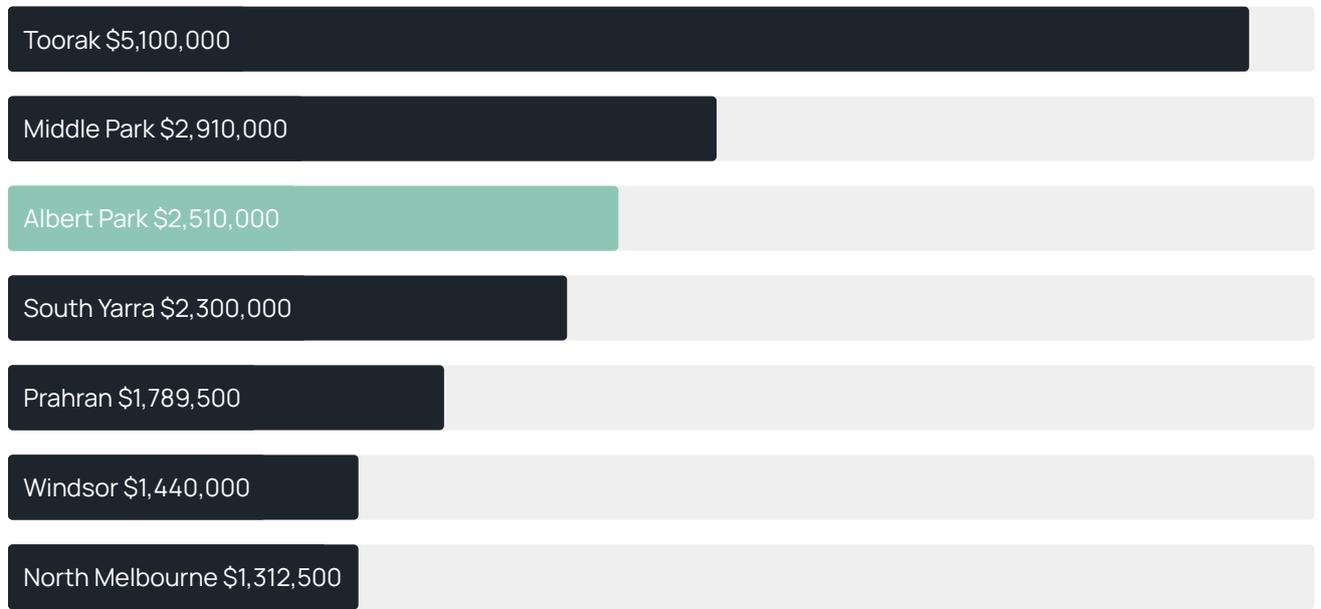
Quarterly price change

89.02% ↑

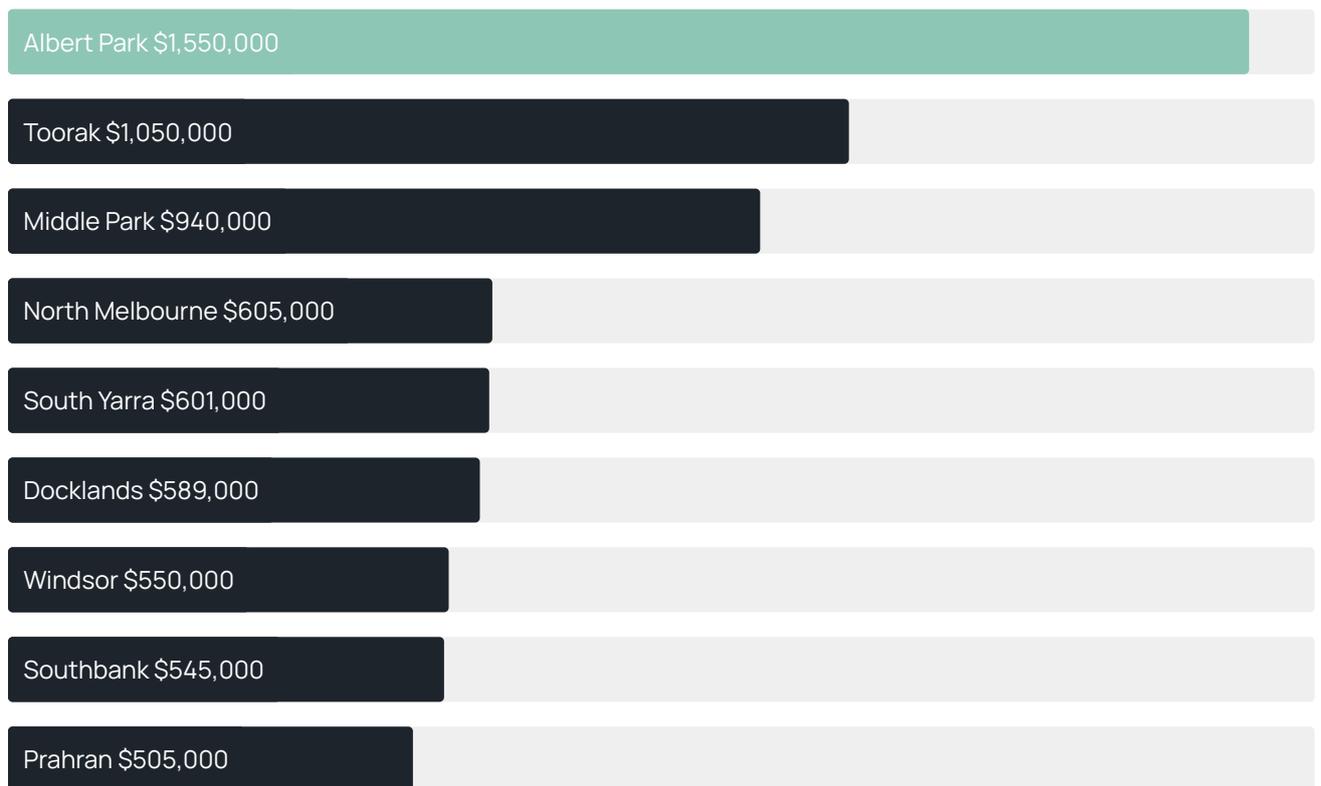
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 74%
● Private 26%

Auction clearance rate³

86.96%

Median days on market³

24 days

Average hold period¹

7.0 years

Dwelling type⁵



● Houses 19% ● Units 81%

Ownership⁵



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

Population⁵

6,044

Median asking rent¹

\$960 per week

Population growth⁵

-2.75%

Rental yield¹

2.2%

Median age⁵

46 years

Median household size⁵

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 43 Greig St Albert Park	3	House	\$1,985,000	28 Feb 2026
 95 Graham St Albert Park	2	House	\$1,400,000	28 Feb 2026
 125 Richardson St Albert Park	3	House	\$3,910,000	23 Feb 2026
 8/52 Moubray St Albert Park	1	Apartment	\$442,000	14 Feb 2026
 166 Richardson St Albert Park	3	House	\$2,420,000	22 Jan 2026
 47 Ashworth St Albert Park	1	House	\$1,550,000	23 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

ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 44 Herbert St Albert Park	4	House	\$2,485,000	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
 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

ALBERT PARK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 67 Page St Albert Park	3	House	\$3,250,000	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



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 01/03/2026

- 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

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.