



Albert Park

# Suburb Report



Your connection to property insights



JellisCraig

ALBERT PARK SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.50m

Quarterly price change

0.04% ↑

Median unit price<sup>1</sup>

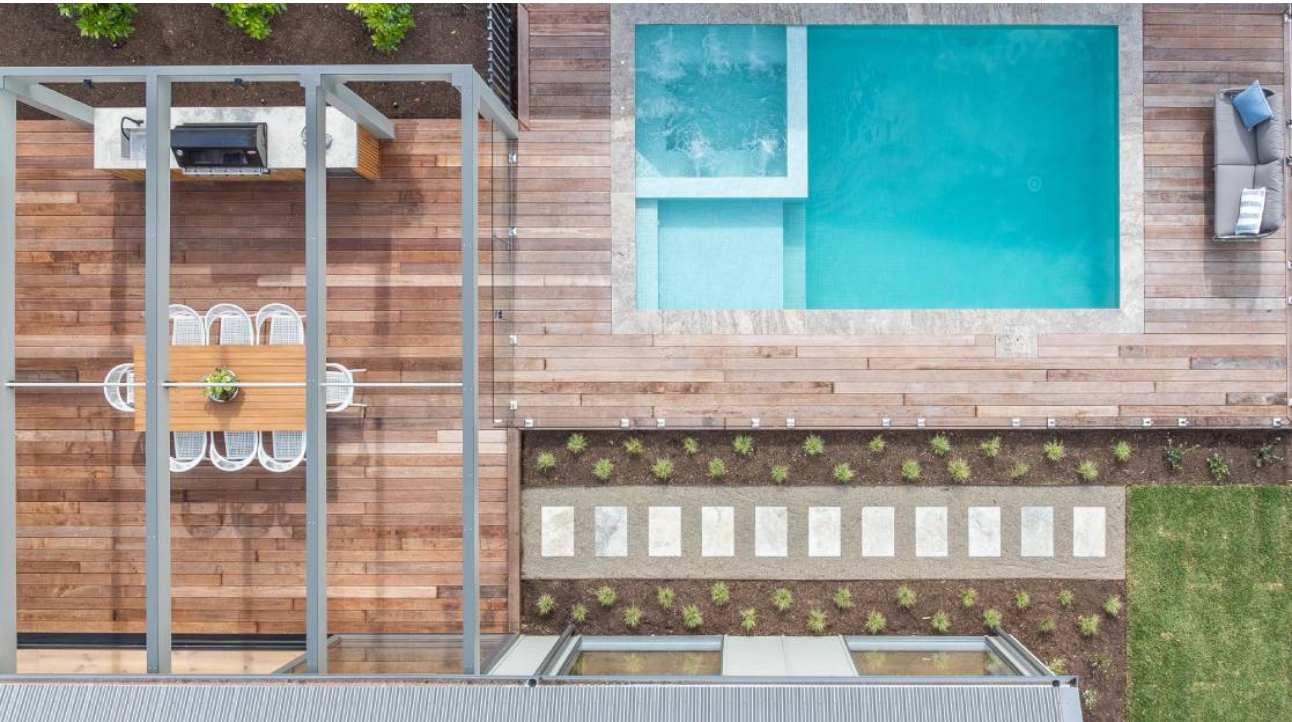
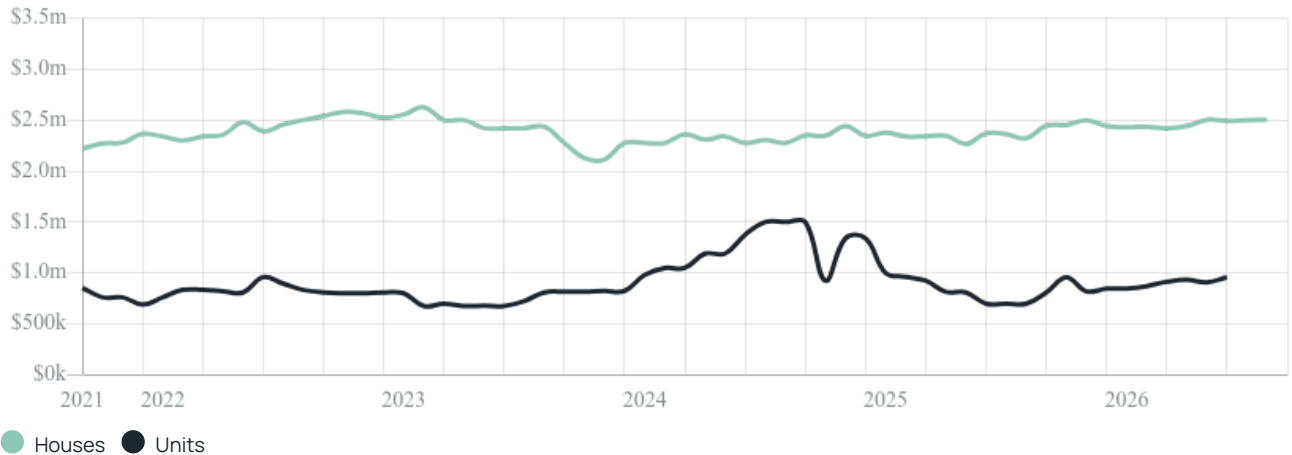
Median

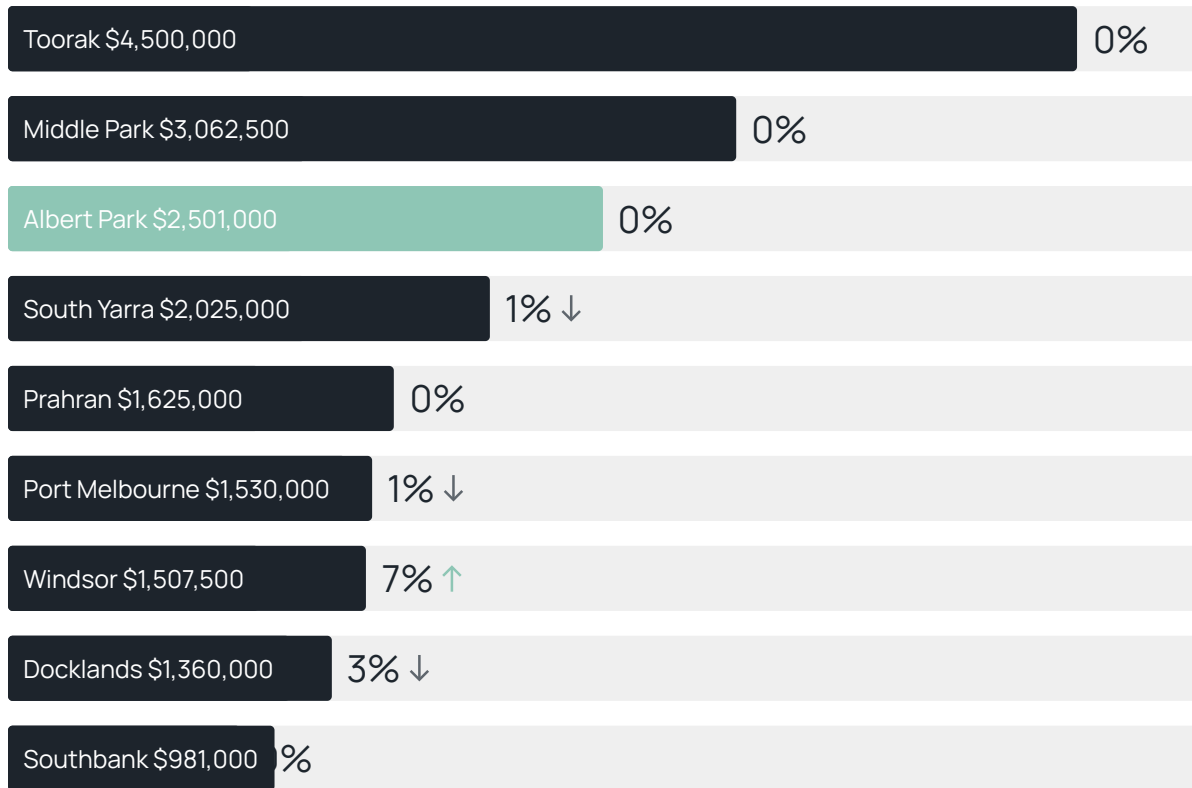
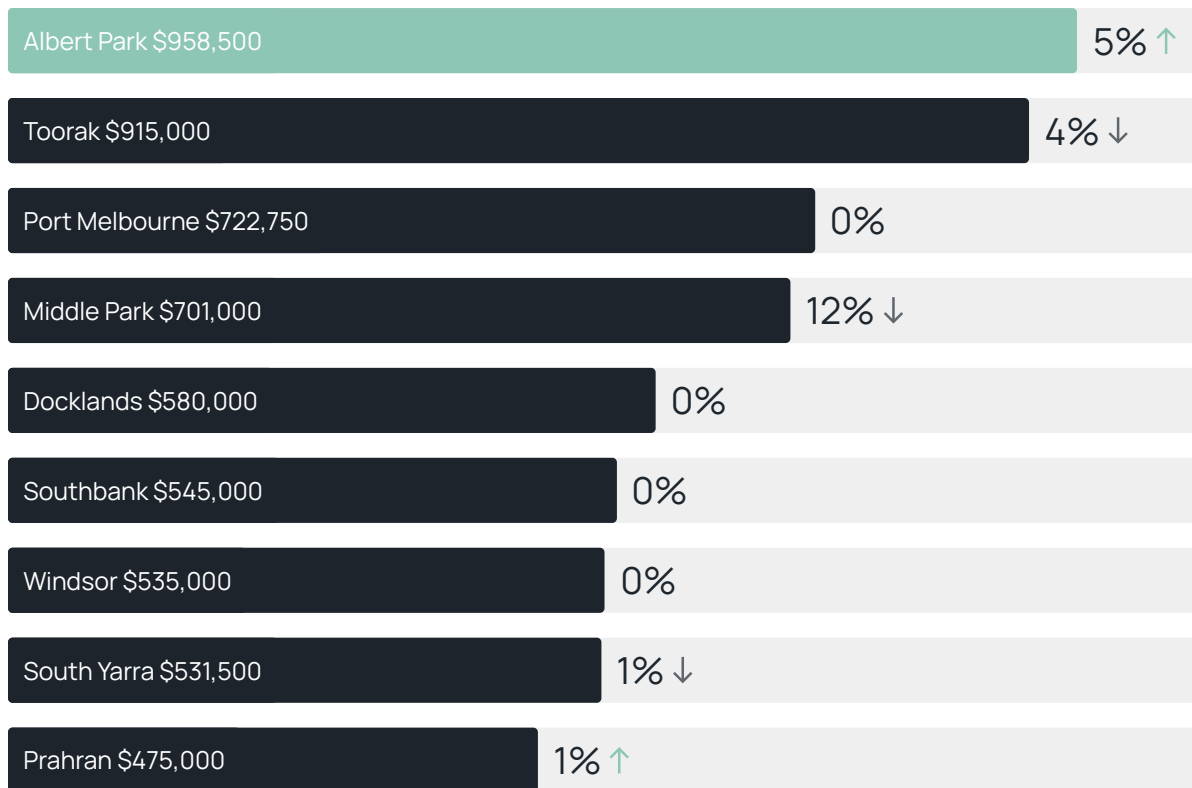
\$959k

Quarterly price change

5.33% ↑

Albert Park quarterly median property prices<sup>1</sup>



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

Sale method<sup>2</sup>

● Auction 42%  
● Private 58%

Auction clearance rate<sup>3</sup>

64.29%

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

House

Unit

25 days

26 days

Average hold period<sup>1</sup>

House

Unit

14.7 years

15.9 years

Dwelling type<sup>5</sup>

● Houses 50% ● Units 50%

Ownership<sup>5</sup>

● Owned outright 38% ● Mortgaged 24% ● Rented 38%

Population<sup>5</sup>

6,044

Median asking rent per week<sup>1</sup>

Unit

\$975

\$645

Population growth<sup>5</sup>

-2.75%

Rental yield<sup>1</sup>

House

Unit

2.75%

4.26%

Median age<sup>5</sup>

46 years

Median household size<sup>5</sup>

2.2 people

Recent Albert Park sales<sup>2</sup>

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

| Address                                                                                                                       | Bedrooms | Type  | Price        | Sold        |
|-------------------------------------------------------------------------------------------------------------------------------|----------|-------|--------------|-------------|
|  34 Kerferd Road<br>Albert Park              | 3        | House | Undisclosed  | 22 Sep 2026 |
|  69 Little Page<br>Street<br>Albert Park     | 2        | House | \$1,078,000  | 18 Sep 2026 |
|  92 Page Street<br>Albert Park               | 5        | House | Undisclosed  | 15 Sep 2026 |
|  81 Little Page<br>Street<br>Albert Park    | 2        | House | Undisclosed  | 12 Sep 2026 |
|  22 St Vincent<br>Place<br>Albert Park     | 5        | House | \$11,250,000 | 11 Sep 2026 |
|  46 Greig Street<br>Albert Park            | 3        | House | Undisclosed  | 07 Sep 2026 |
|  16 Boyd Street<br>Albert Park             | 4        | House | Undisclosed  | 03 Sep 2026 |
|  54 Finlay Street<br>Albert Park           | 2        | House | Undisclosed  | 31 Aug 2026 |
|  102 Beaconsfield<br>Parade<br>Albert Park | 4        | House | \$4,000,000  | 31 Aug 2026 |
|  78 Bridport Street<br>Albert Park         | 3        | House | Undisclosed  | 27 Aug 2026 |

## ALBERT PARK SUBURB REPORT

| Address                                                                                                                      | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  26 Moubray Street<br>Albert Park           | 3        | House     | Undisclosed | 27 Aug 2026 |
|  2/85 Merton Street<br>Albert Park          | 1        | Apartment | Undisclosed | 25 Aug 2026 |
|  16 Withers Street<br>Albert Park           | 3        | House     | Undisclosed | 24 Aug 2026 |
|  5 Page Street<br>Albert Park               | 2        | House     | Undisclosed | 17 Aug 2026 |
|  248 Bridport Street West<br>Albert Park   | 5        | House     | Undisclosed | 16 Aug 2026 |
|  8/123 Beaconsfield Parade<br>Albert Park | 2        | Apartment | Undisclosed | 15 Aug 2026 |
|  84 Reed Street<br>Albert Park            | 4        | House     | Undisclosed | 10 Aug 2026 |
|  97B Victoria Avenue<br>Albert Park       | 4        | House     | Undisclosed | 08 Aug 2026 |
|  19 St Vincent Place South<br>Albert Park | 4        | House     | Undisclosed | 27 Jul 2026 |
|  9 Merton Place<br>Albert Park            | 3        | House     | Undisclosed | 24 Jul 2026 |

## ALBERT PARK SUBURB REPORT

| Address                                                                                                                | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4/185 Victoria Avenue<br>Albert Park | 2        | Apartment | Undisclosed | 06 Jul 2026 |
|  22 Herbert Place<br>Albert Park      | 2        | House     | \$1,030,000 | 04 Jul 2026 |
|  139 Mills Street<br>Albert Park      | 5        | House     | Undisclosed | 01 Jul 2026 |
|  10 Greig Street<br>Albert Park       | 4        | House     | Undisclosed | 29 Jun 2026 |
|  2/64 Victoria Avenue<br>Albert Park | 2        | Apartment | \$910,000   | 25 Jun 2026 |
|  24 Herbert Place<br>Albert Park    | 2        | House     | \$1,110,000 | 20 Jun 2026 |
|  106 Kerferd Road<br>Albert Park    | 5        | House     | Undisclosed | 06 Jun 2026 |
|  13 Herbert Street<br>Albert Park   | 2        | House     | Undisclosed | 03 Jun 2026 |
|  253 Danks Street<br>Albert Park    | 9        | House     | \$5,375,000 | 30 May 2026 |
|  1 Dundas Place<br>Albert Park      | 4        | House     | \$2,186,000 | 30 May 2026 |



**Jellis Craig Albert Park**  
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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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