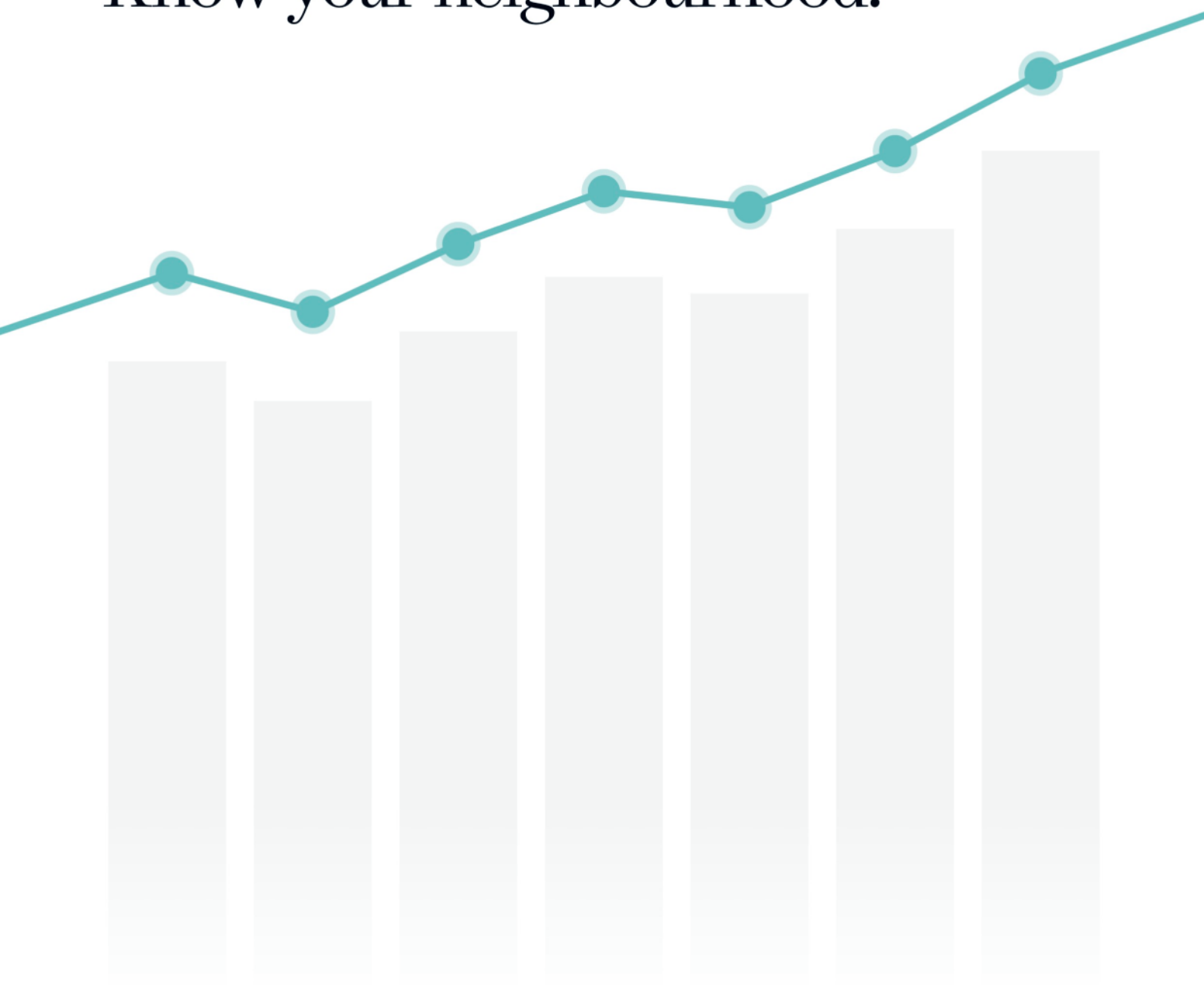


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$821k

Quarterly Price Change

-1.70% ↓

Median Unit Price*

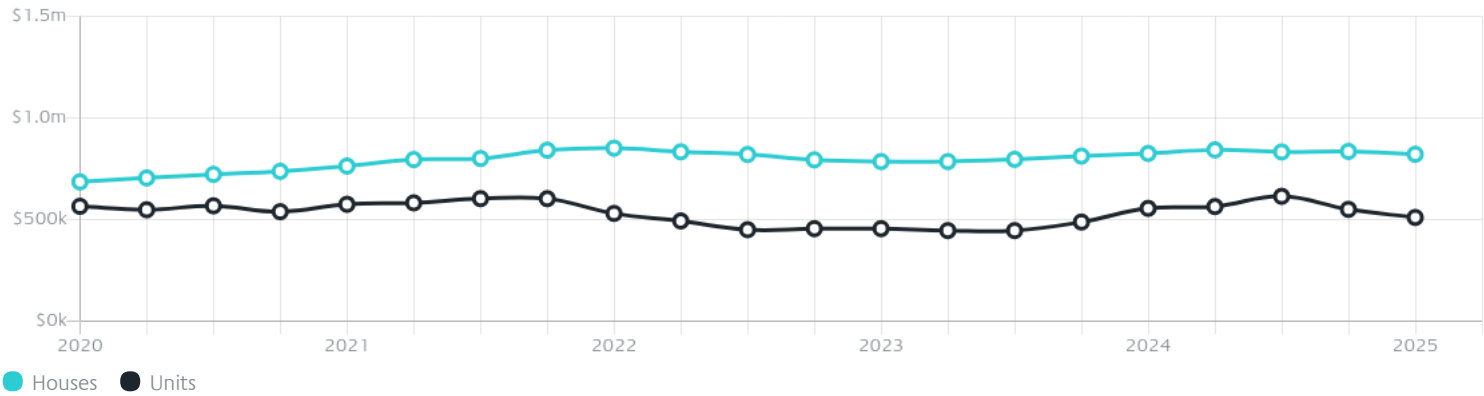
Median

\$510k

Quarterly Price Change

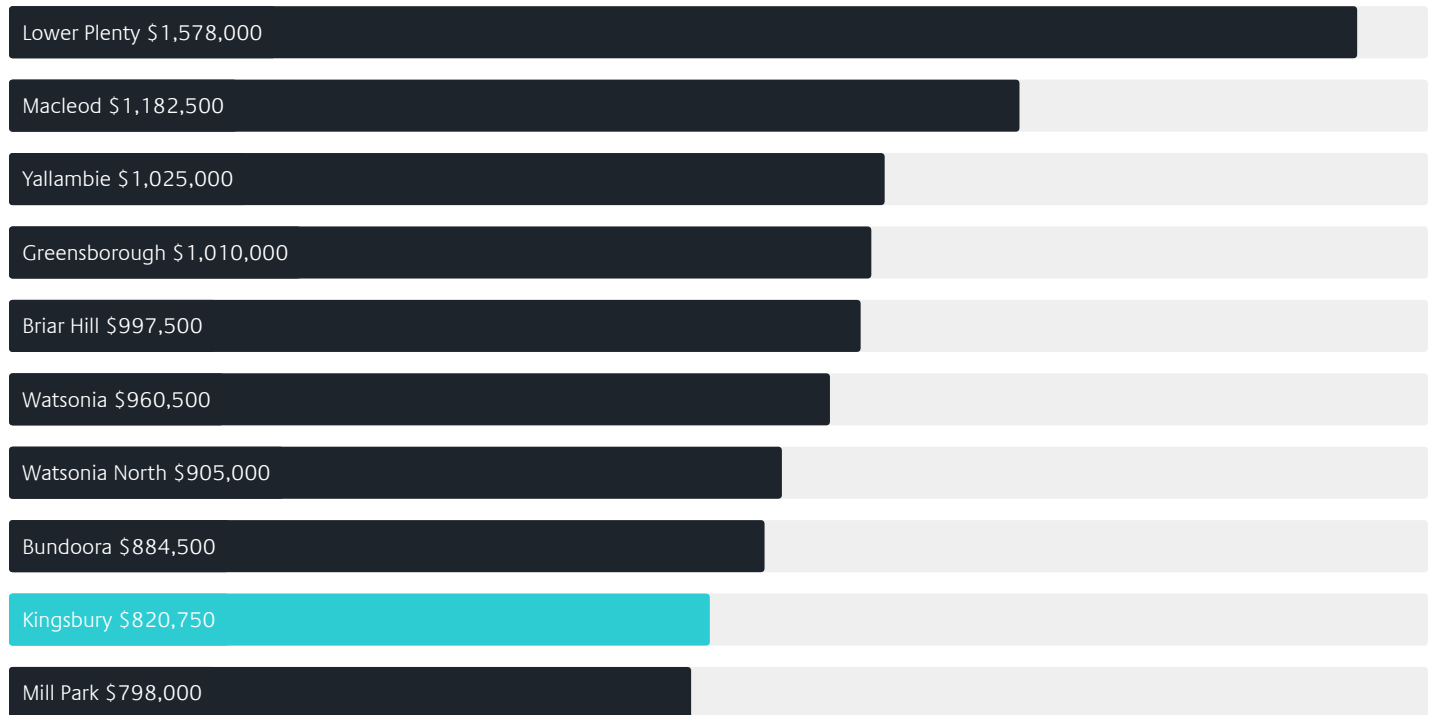
-7.27% ↓

Quarterly Price Change*

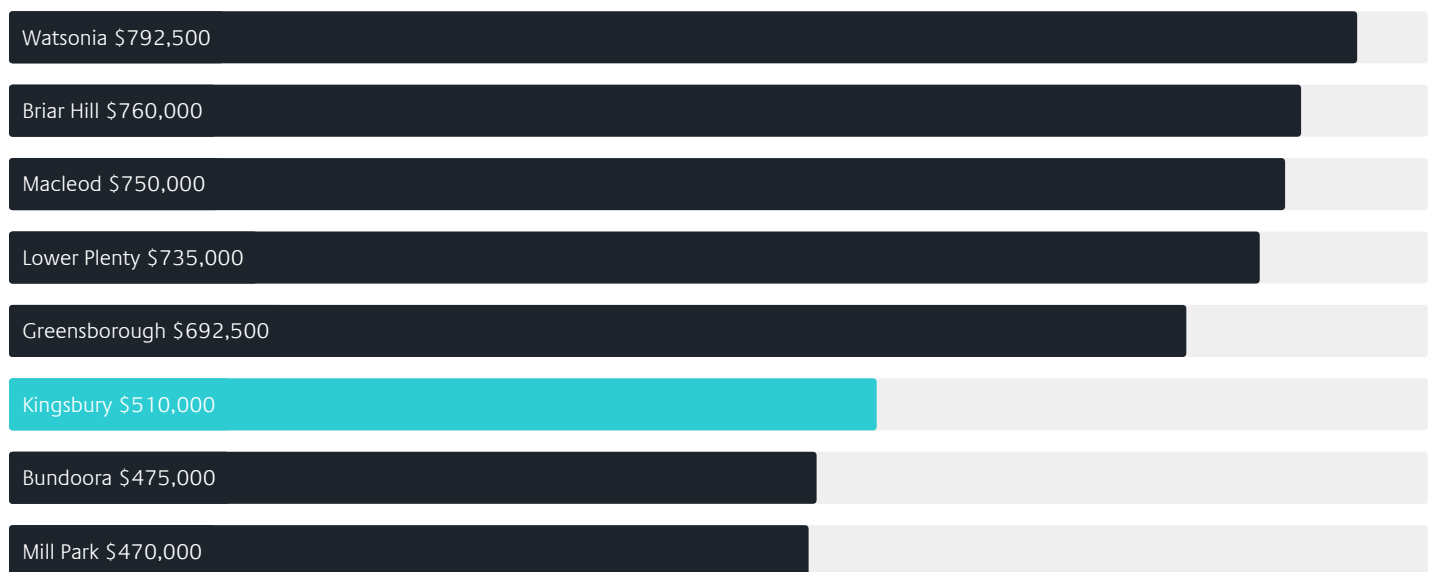


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 47%
● Private 53%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

24 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 66% ● Units 34%

Ownership[^]



● Owned Outright 35% ● Mortgaged 26% ● Rented 39%

Population[^]

3,460

Median Asking Rent per week^{*}

\$550

Population Growth[^]

-8.47%

Rental Yield^{*}

3.44%

Median Age[^]







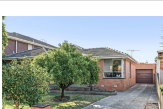



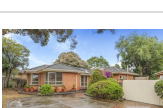
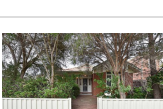
34 years

Median Household Size[^]













2.4 people

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

Address	Bedrooms	Type	Price	Sold
 16 Bunker Av Kingsbury	3	House	\$915,000	30 Jun 2025
 41 Dunne St Kingsbury	3	House	\$850,000	22 Jun 2025
 2 Clunes St Kingsbury	8	House	\$1,200,000	19 Jun 2025
 35 Scott Gr Kingsbury	2	House	\$799,999	18 Jun 2025
 21 Cash St Kingsbury	4	House	\$838,000	06 Jun 2025
 101/1053-1055 Plenty Rd Kingsbury	2	Apartment	\$250,000	28 May 2025
 40 Green Av Kingsbury	3	House	\$840,000	24 May 2025
 62 Green Av Kingsbury	3	House	\$860,000	22 May 2025
 14 Parkland Gr Kingsbury	4	House	\$1,200,000	20 May 2025
 32 Browning St Kingsbury	2	House (Previously Occupied - Detached)	\$740,000	20 May 2025
 51 Dunne St Kingsbury	4	House	\$755,000	19 May 2025
 15 Parkland Gr Kingsbury	4	House	\$1,200,000	11 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 203 / 1001 Plenty Rd Kingsbury	2	Unit	\$440,000	10 May 2025
 90 Dunne St Kingsbury	3	House (Previously Occupied - Detached)	\$93,000	06 May 2025
 2 / 26 Bunker Av Kingsbury	3	Townhouse	\$750,000	03 May 2025
 8 / 1053 Plenty Rd Kingsbury	1	Strata Unit / Flat	\$195,000	01 May 2025
 203 / 1053 Plenty Rd Kingsbury	2	Strata Flat - Single OYO Flat	\$295,000	30 Apr 2025
 3 / 14 Highland St Kingsbury	2	Unit	\$611,000	26 Apr 2025
 34 Maryborough Av Kingsbury	3	Townhouse (Conjoined)	\$770,000	17 Apr 2025
 7 / 1023 Plenty Rd Kingsbury	2	Apartment	\$345,000	14 Apr 2025
 1 / 40 Cash St Kingsbury	3	Unit	\$585,000	12 Apr 2025
 30 Flag St Kingsbury	3	House	\$790,000	12 Apr 2025
 19 Dunne St Kingsbury	4	House	\$905,000	12 Apr 2025
 26 Stymie St Kingsbury	5	House	\$1,345,000	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Dunne St Kingsbury	4	House	\$825,000	12 Apr 2025
 10 Burns Gr Kingsbury	3	House	\$765,000	10 Apr 2025
 1/48-50 Browning St Kingsbury	3	Townhouse	\$705,000	07 Apr 2025
 2/1051 Plenty Rd Kingsbury	2	Unit	\$475,000	31 Mar 2025
 91 Dunne St Kingsbury	3	House (Previously Occupied - Detached)	\$637,500	31 Mar 2025
 2 Flag St Kingsbury	3	House	\$872,000	29 Mar 2025
 1/31 Highland St Kingsbury	2	Unit	\$475,000	29 Mar 2025
 4/35 Cash St Kingsbury	2	Unit	\$465,000	22 Mar 2025
 8/1031 Plenty Rd Kingsbury	2	Strata Flat - Single OYO Flat	\$395,000	21 Mar 2025
 46 Browning St Kingsbury	4	House	\$940,000	20 Mar 2025
 4/178 Dunne St Kingsbury	2	Unit	\$395,000	13 Mar 2025
 24 Dunne St Kingsbury	2	House	\$460,000	08 Mar 2025



Greensborough Office
Shop 3, Ground Floor, 68 Main Street, Greensborough
03 9432 1444

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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