

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
\$821k

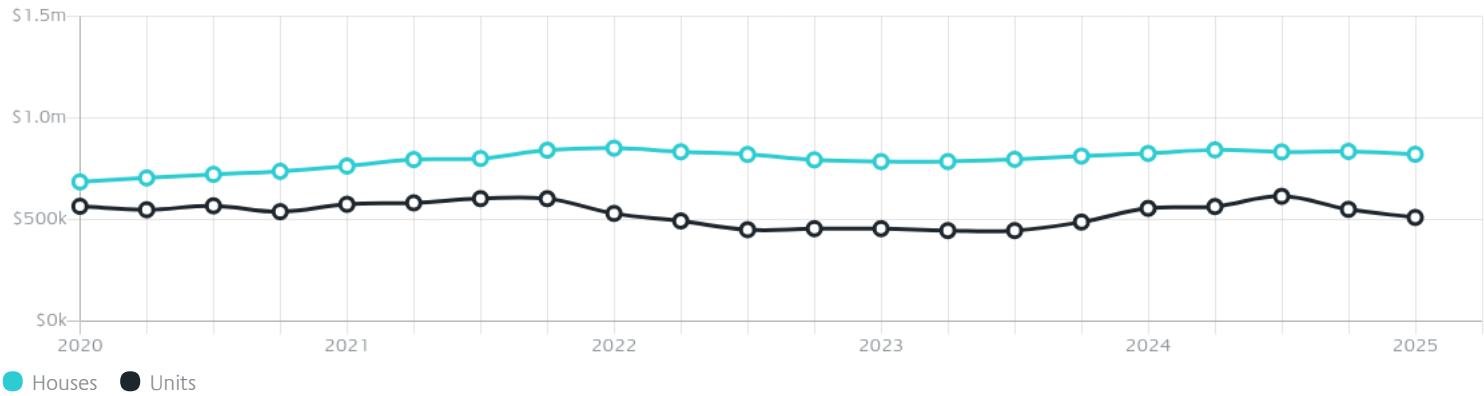
Quarterly Price Change  
-1.70% ↓

## Median Unit Price\*

Median  
\$510k

Quarterly Price Change  
-7.27% ↓

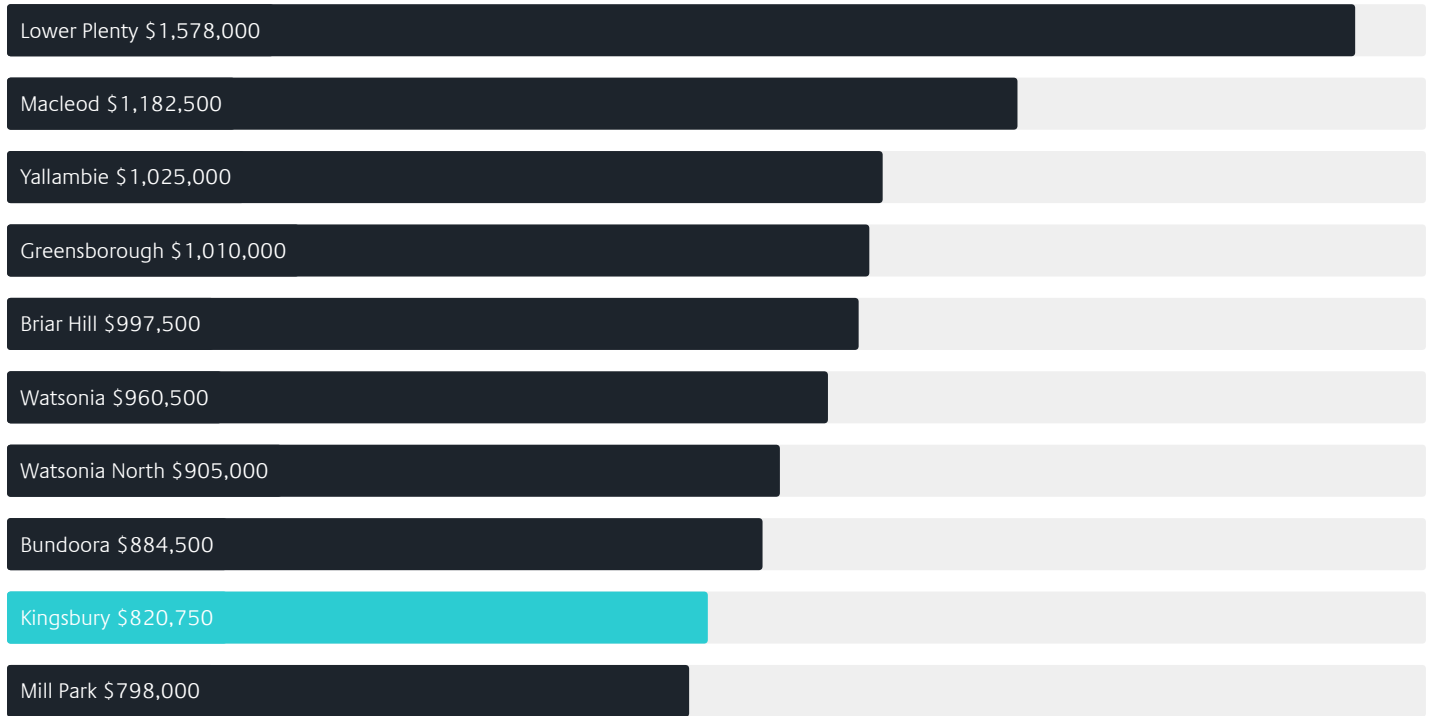
## Quarterly Price Change\*



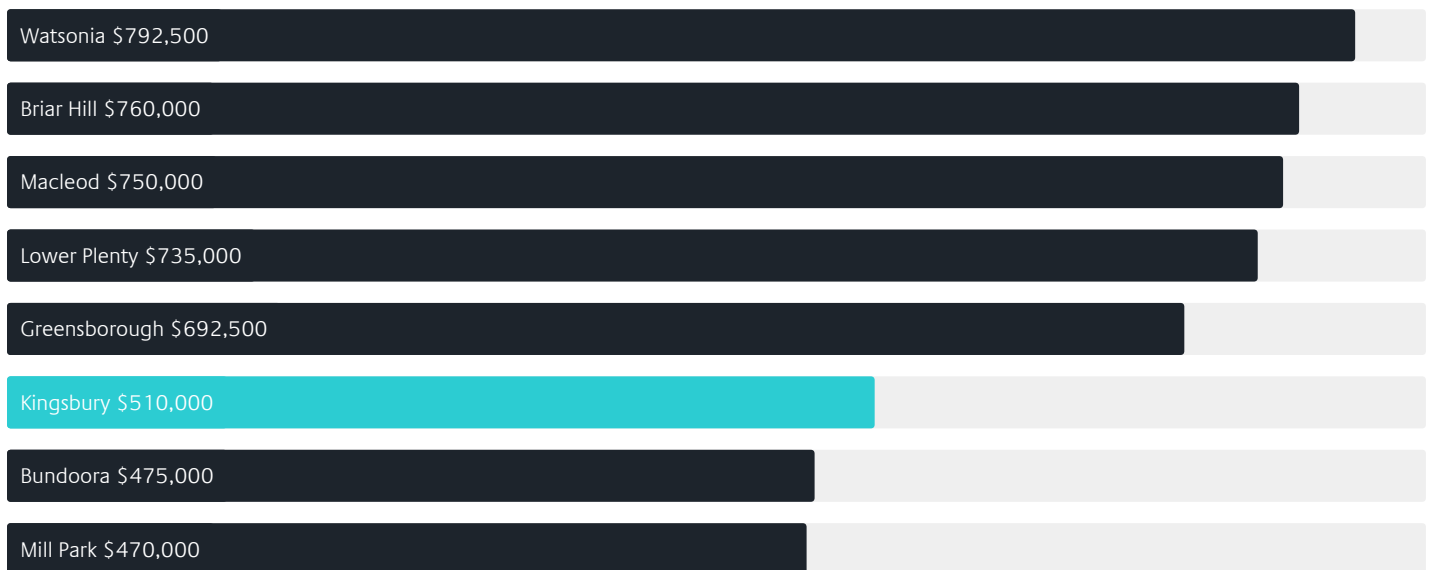
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>

● Auction 65%  
● Private 35%

Auction Clearance Rate<sup>\*</sup>

100%

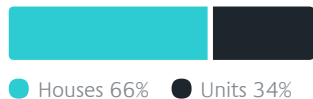
Median Days on Market<sup>^</sup>

26 days

Average Hold Period<sup>\*</sup>

6.8 years

## Insights

Dwelling Type<sup>^</sup>

● Houses 66% ● Units 34%

Ownership<sup>^</sup>

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

Population<sup>^</sup>

3,460

Median Asking Rent per week<sup>\*</sup>

\$550

Population Growth<sup>^</sup>

-8.47%

Rental Yield<sup>\*</sup>

3.44%

Median Age<sup>^</sup>








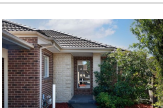



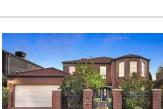
34 years

Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)









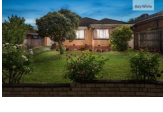
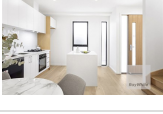
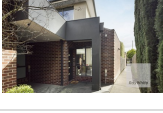

Address	Bedrooms	Type	Price	Sold
 101 / 1053-1055 Plenty Rd Kingsbury	2	Apartment	\$250,000	28 May 2025
 40 Green Av Kingsbury	3	House	\$840,000	24 May 2025
 62 Green Av Kingsbury	3	House	\$860,000	22 May 2025
 51 Dunne St Kingsbury	4	House	\$755,000	19 May 2025
 15 Parkland Gr Kingsbury	4	House	\$1,200,000	11 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
 3 / 14 Highland St Kingsbury	2	Unit	\$611,000	26 Apr 2025
 7 / 1023 Plenty Rd Kingsbury	2	Apartment	\$345,000	14 Apr 2025
 30 Flag St Kingsbury	3	House	\$790,000	12 Apr 2025
 1 / 40 Cash St Kingsbury	3	Unit	\$585,000	12 Apr 2025
 26 Stymie St Kingsbury	5	House	\$1,345,000	12 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19 Dunne St Kingsbury	4	House	\$905,000	12 Apr 2025
 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Keats Av Kingsbury	5	House	\$1,200,000	05 Mar 2025
 22 Clunes St Kingsbury	3	House	\$856,000	01 Mar 2025
 15 Bunker Av Kingsbury	3	House	\$793,500	01 Mar 2025
 124 Dunne St KINGSBURY	3	House	\$759,500	22 Feb 2025
 41 Keats Av Kingsbury	3	House	\$790,000	22 Feb 2025
 109/1053 Plenty Rd Kingsbury	1	Apartment	\$170,000	17 Feb 2025
 201/1001 Plenty Rd Kingsbury	2	Strata Unit/Flat	\$362,000	17 Feb 2025
 28 Scott Gr Kingsbury	3	House (Previously Occupied - Detached)	\$360,000	14 Feb 2025
 8 Green Av Kingsbury	3	House	\$795,000	13 Feb 2025
 2/48-50 Browning St Kingsbury	2	Townhouse	\$680,000	07 Feb 2025
 5/30 Scott Gr Kingsbury	2	Townhouse	\$665,000	05 Feb 2025
 8b Ellerslie St Kingsbury	2	Unit	\$532,000	01 Feb 2025



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.