

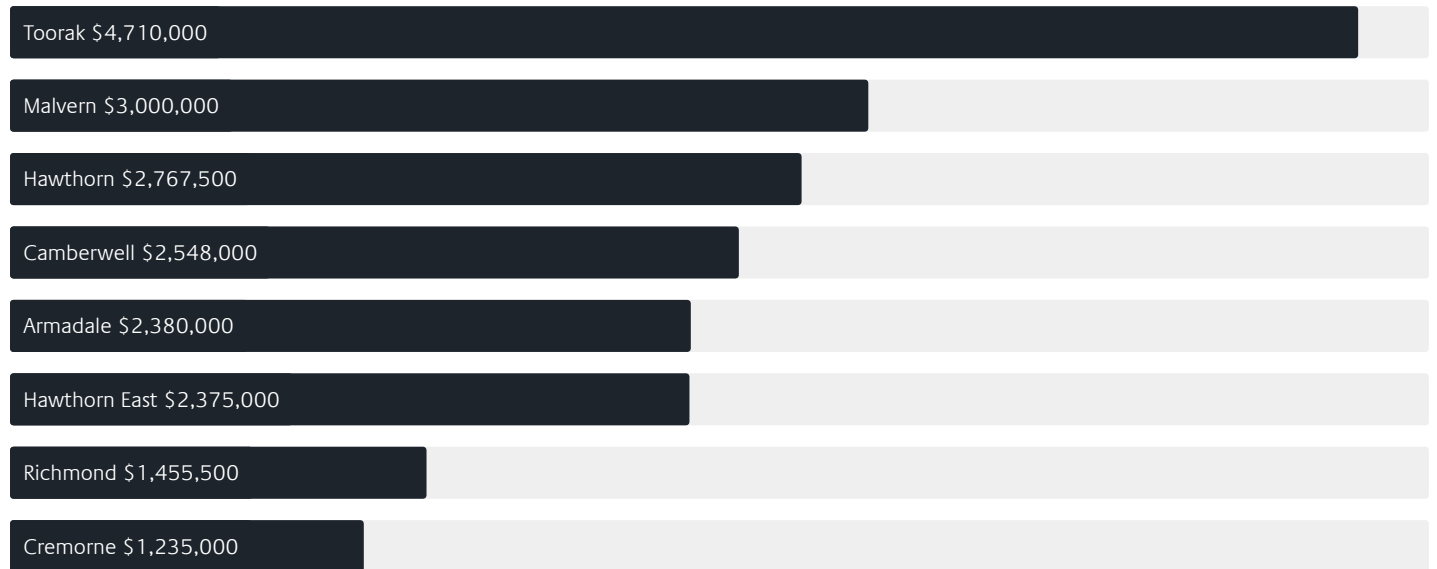
Suburb Report

Know your neighbourhood.

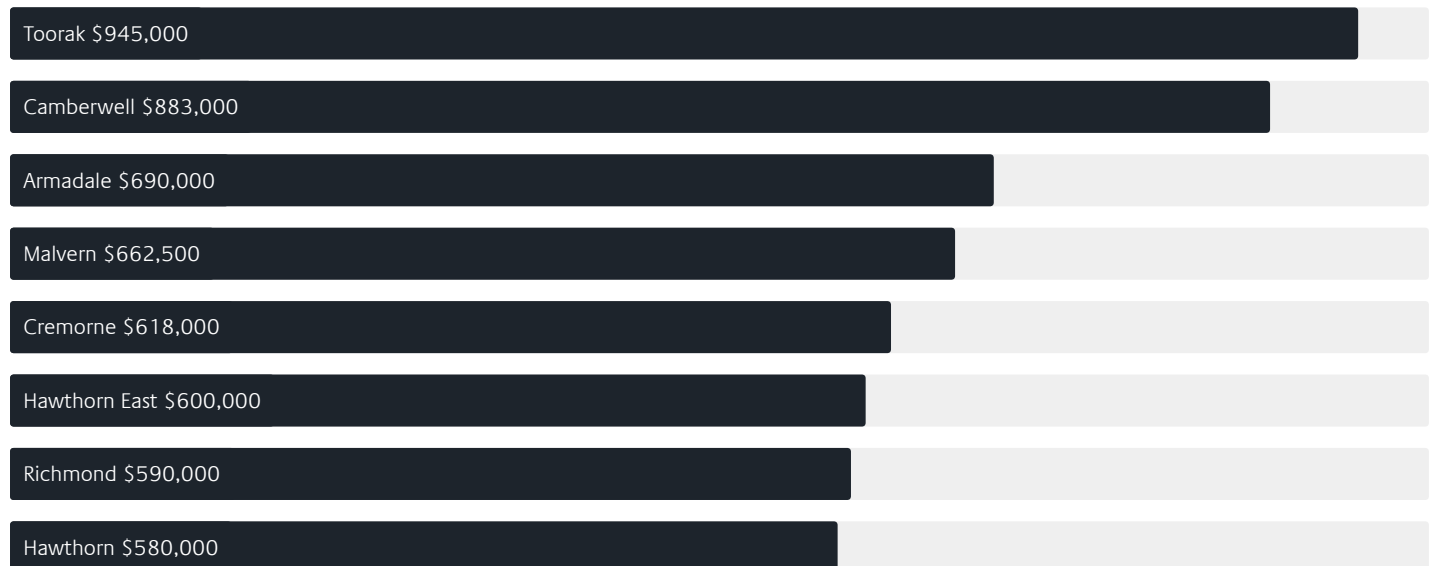


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 67%
● Private 33%

Auction Clearance Rate*

50%

Average Hold Period*

6.9 years

Insights

Dwelling Type^



● Houses 44% ● Units 56%

Ownership^



● Owned Outright 48% ● Mortgaged 33% ● Rented 20%

Population^

842

Median Asking Rent per week*

\$895

Population Growth^

3.06%

Rental Yield*

2.09%

Median Age^









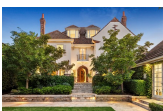



44 years

Median Household Size^


2.5 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
 2/687 Toorak Rd Kooyong	2	Strata Unit/Flat	\$735,000	28 Dec 2024
 4/687 Toorak Rd Kooyong	2	Unit	\$637,500	28 Nov 2024
 4 Moralla Rd Kooyong	6	House	\$6,800,000	29 Aug 2024
 31 Avenel Rd Kooyong	4	House	\$3,260,000	23 Aug 2024
 4/723 Toorak Rd Kooyong	2	Unit	\$760,000	24 Jul 2024
 33 Talbot Cr Kooyong	4	House	\$4,818,000	05 Jul 2024
 5 Monaro Cl Kooyong	4	House	\$3,680,000	22 Jun 2024
 202/723 Toorak Rd Kooyong	2	Apartment	\$675,000	22 May 2024
 4 Mernda Rd Kooyong	5	House	\$9,028,800	09 May 2024
 12/414 Glenferrie Rd Kooyong	3	Apartment	\$885,000	03 May 2024
 23 Talbot Cr Kooyong	4	House	\$5,465,000	01 May 2024
 3/449 Glenferrie Rd Kooyong	2	Strata Unit/Flat	\$900,000	23 Apr 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/449 Glenferrie Rd Kooyong	2	Strata Unit/Flat	\$ 1,700,000	23 Apr 2024



Armadale Office
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03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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