

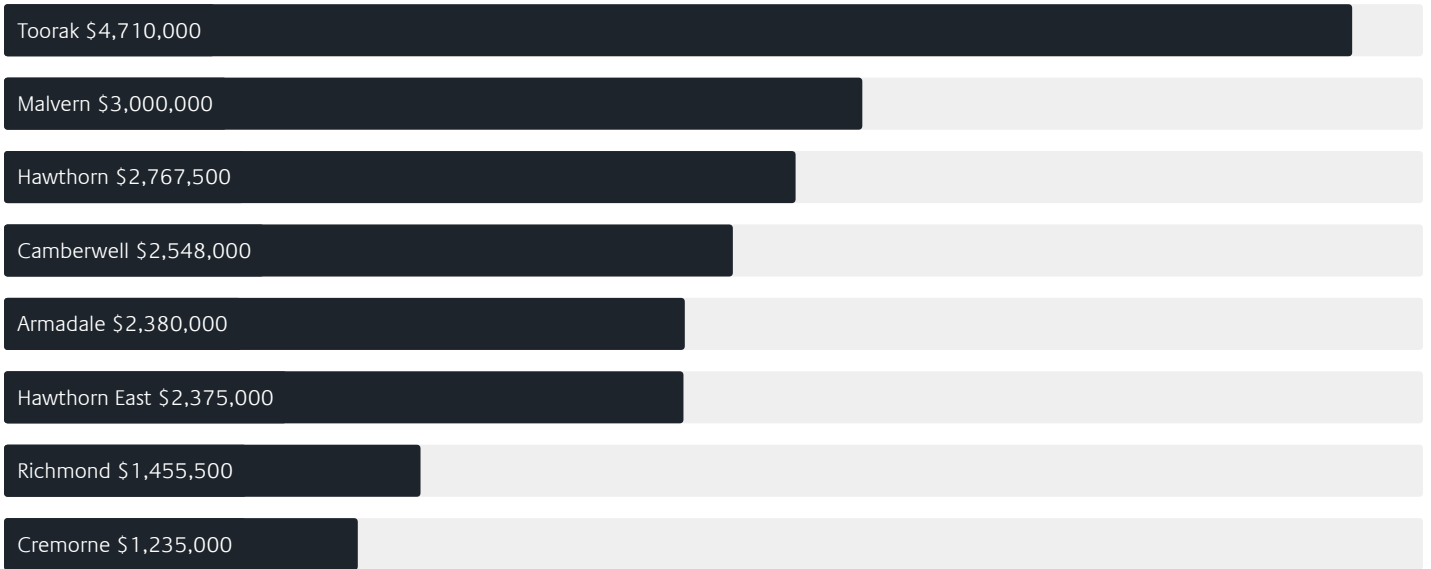
Suburb Report

Know your neighbourhood.

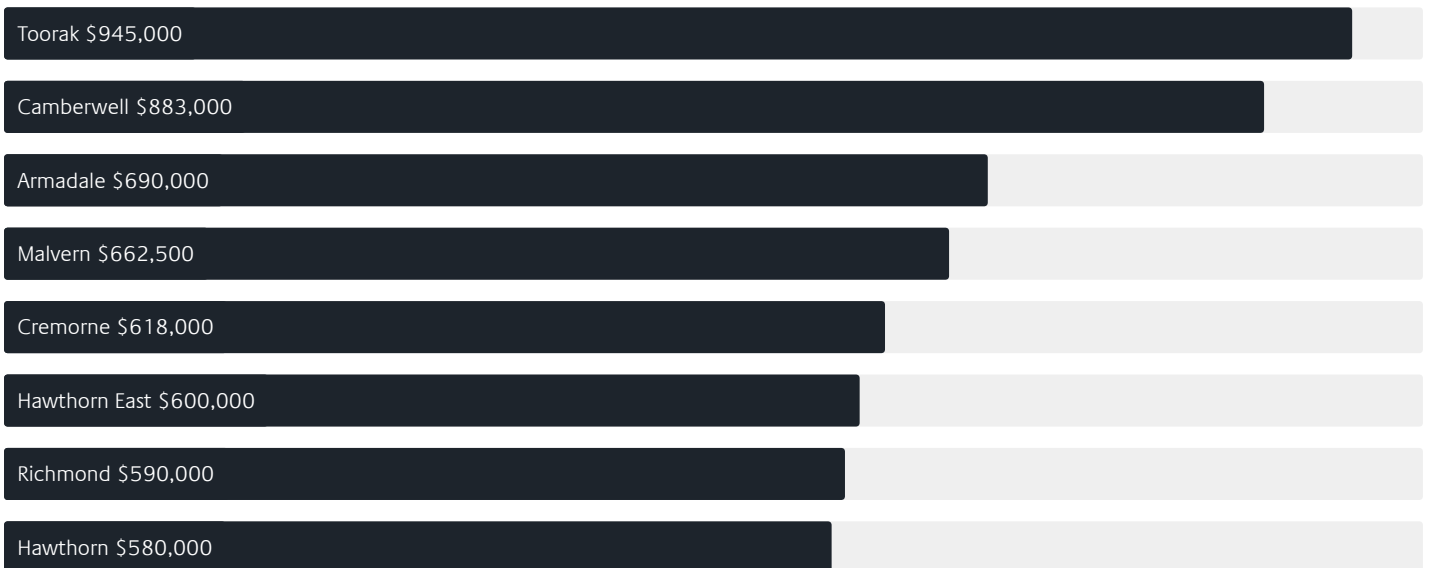


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

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[^]








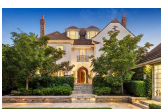




44 years

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 |
|--|----------|------------------|-------------|-------------|
|  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 |
|  4/430 Glenferrie Rd Kooyong | 2 | Apartment | \$1,351,500 | 23 Mar 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  1/17 Talbot Cr Kooyong | 3 | Townhouse | \$1,850,000 | 20 Mar 2024 |
|  104 Elizabeth St Kooyong | 4 | House | \$1,574,000 | 16 Mar 2024 |
|  11 Talbot Cr Kooyong | 3 | House | \$2,230,000 | 16 Mar 2024 |
|  1/1 Monaro Rd Kooyong | 4 | House | \$1,665,500 | 07 Mar 2024 |

Jellis Craig

Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* 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.