



Kingsbury

# Suburb Report



Your connection to property insights



JellisCraig

KINGSBURY SUBURB REPORT

Median house price<sup>1</sup>

Median

\$896k

Quarterly price change

0.67% ↑

Median unit price<sup>1</sup>

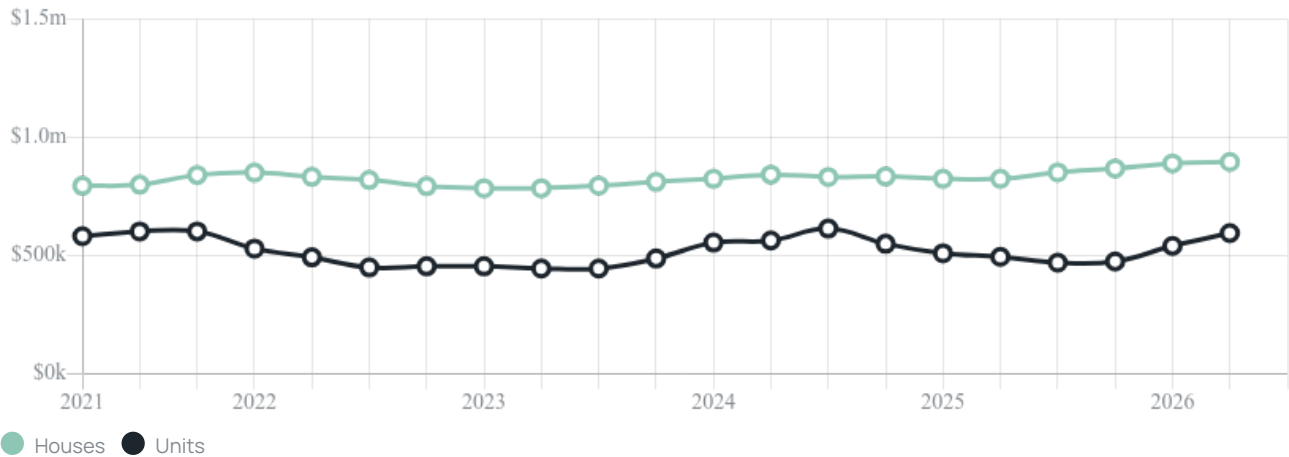
Median

\$595k

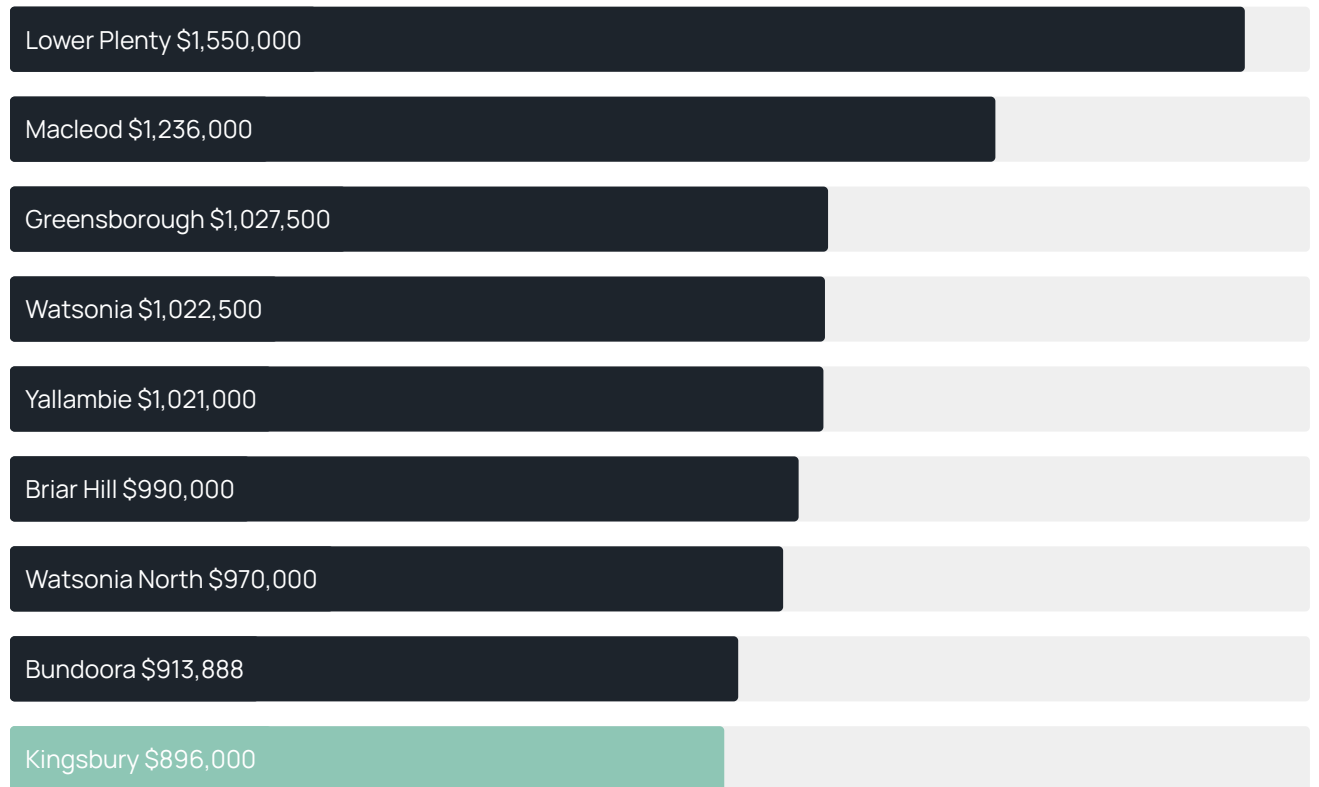
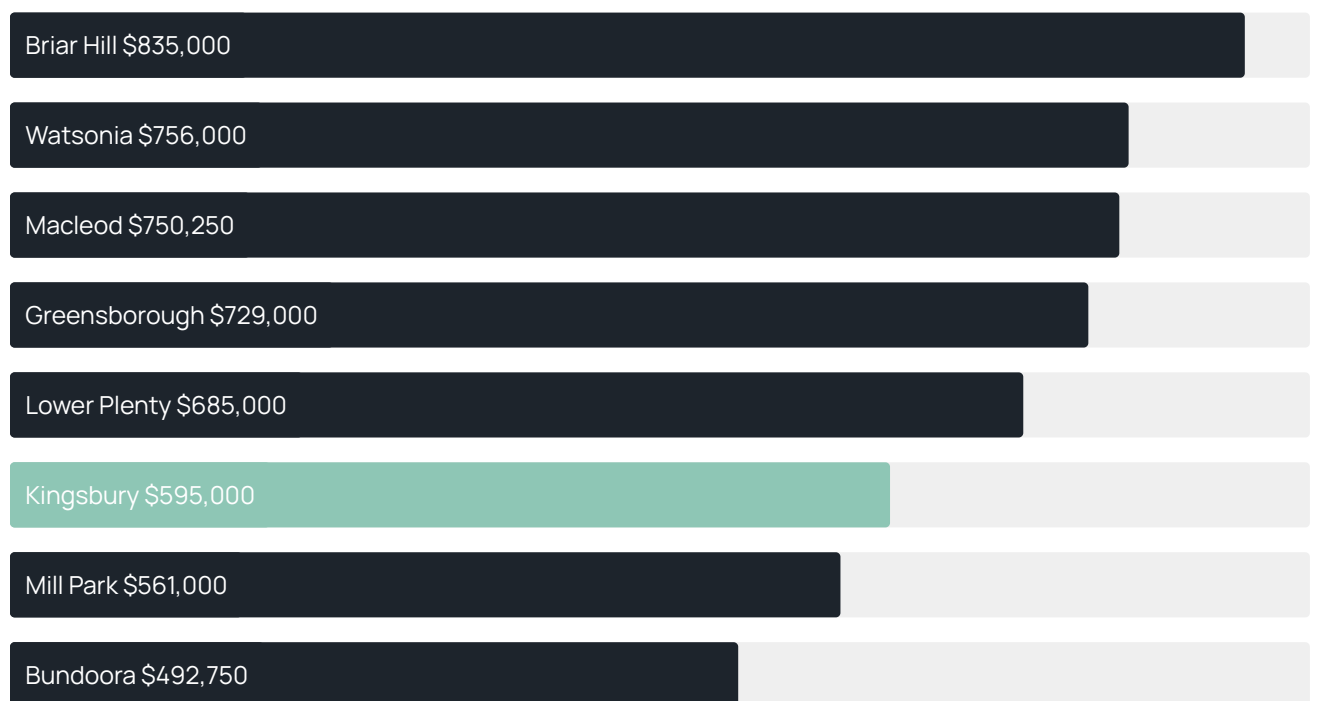
Quarterly price change

9.98% ↑

Quarterly price change<sup>1</sup>



## KINGSBURY SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 80%  
● Private 20%

Auction clearance rate<sup>3</sup>

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**83.33%**Median days on market<sup>3</sup>

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**24 days**Jellis Craig average inspection attendance per listing<sup>4</sup>

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**24 groups**Average hold period<sup>1</sup>

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**6.8 years**Dwelling type<sup>5</sup>

● Houses 66% ● Units 34%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

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**3,460**Median asking rent<sup>1</sup>

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**\$550 per week**Population growth<sup>5</sup>

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**-8.47%**Rental yield<sup>1</sup>

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**3.44%**Median age<sup>5</sup>

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**34 years**Median household size<sup>5</sup>

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**2.4 people**

## KINGSBURY SUBURB REPORT

## Recent Kingsbury sales

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        |
|-------------------------------------------------------------------------------------------------------------------|----------|-----------|-----------|-------------|
|  74 Dunne St<br>Kingsbury        | 3        | House     | \$900,000 | 24 Jul 2026 |
|  2/17 Stymie St<br>Kingsbury     | 3        | Townhouse | \$645,000 | 21 Jul 2026 |
|  20 Club Av<br>KINGSBURY         | 3        | House     | \$850,000 | 18 Jul 2026 |
|  11b Ellerslie St<br>Kingsbury  | 2        | Unit      | \$460,000 | 09 Jul 2026 |
|  40 Keats Av<br>Kingsbury      | 3        | House     | \$855,000 | 04 Jul 2026 |
|  2/14 Highland St<br>Kingsbury | 2        | Unit      | \$580,000 | 04 Jul 2026 |
|  2/20 Lowell Av<br>Kingsbury   | 3        | Townhouse | \$730,000 | 23 Jun 2026 |
|  2/40 Dunne St<br>Kingsbury    | 3        | Unit      | \$720,000 | 06 Jun 2026 |
|  15 Ellerslie St<br>Kingsbury  | 3        | Villa     | \$690,000 | 05 Jun 2026 |
|  9b The Fairway<br>Kingsbury   | 3        | House     | \$850,000 | 19 May 2026 |



## KINGSBURY SUBURB REPORT

| Address                                                                                                                     | Bedrooms | Type      | Price     | Sold        |
|-----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-----------|-------------|
|  4 Ellerslie St<br>Kingsbury               | 3        | House     | \$875,000 | 19 May 2026 |
|  47b Keats Av<br>Kingsbury                 | 4        | House     | \$970,000 | 13 May 2026 |
|  4/17 Cash St<br>Kingsbury                 | 2        | Townhouse | \$700,000 | 09 May 2026 |
|  123 The Fairway<br>Kingsbury              | 3        | House     | \$825,000 | 02 May 2026 |
|  92 The Fairway<br>Kingsbury              | 3        | House     | \$845,000 | 22 Apr 2026 |
|  5 Eagle Av<br>Kingsbury                 | 3        | House     | \$916,000 | 18 Apr 2026 |
|  2/40 Scott Gr<br>KINGSBURY              | 2        | Unit      | \$600,000 | 08 Apr 2026 |
|  106/1053-1055<br>Plenty Rd<br>Kingsbury | 1        | Apartment | \$180,000 | 06 Apr 2026 |
|  37 Dunne St<br>Kingsbury                | 3        | House     | \$805,000 | 01 Apr 2026 |
|  4 Green Av<br>Kingsbury                 | 3        | House     | \$765,000 | 28 Mar 2026 |

## KINGSBURY SUBURB REPORT

| Address                                                                                                             | Bedrooms | Type                          | Price     | Sold        |
|---------------------------------------------------------------------------------------------------------------------|----------|-------------------------------|-----------|-------------|
|  106/1053 Plenty Rd<br>Kingsbury   | 1        | Strata Flat - Single OYO Flat | \$180,000 | 24 Mar 2026 |
|  3/37 Cash St<br>KINGSBURY         | 1        | Unit                          | \$497,000 | 21 Mar 2026 |
|  1/17 Cash St<br>Kingsbury         | 2        | Townhouse                     | \$761,000 | 20 Mar 2026 |
|  23 Oconnell St<br>Kingsbury       | 3        | House                         | \$852,000 | 19 Mar 2026 |
|  2/30 Scott Gr<br>Kingsbury       | 3        | Townhouse                     | \$720,000 | 14 Mar 2026 |
|  2/29 Dunne St<br>Kingsbury      | 2        | Townhouse                     | \$694,000 | 13 Mar 2026 |
|  102/1001 Plenty Rd<br>Kingsbury | 2        | Strata Unit/Flat              | \$397,000 | 12 Mar 2026 |
|  48 Flag St<br>Kingsbury         | 3        | House                         | \$765,000 | 03 Mar 2026 |
|  2/1 Keats Av<br>Kingsbury       | 2        | Strata Unit/Flat              | \$625,000 | 03 Mar 2026 |
|  2/1-3 Keats Av<br>Kingsbury     | 2        | Villa                         | \$625,000 | 03 Mar 2026 |



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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 01/08/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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