



# Kooyong Suburb Report

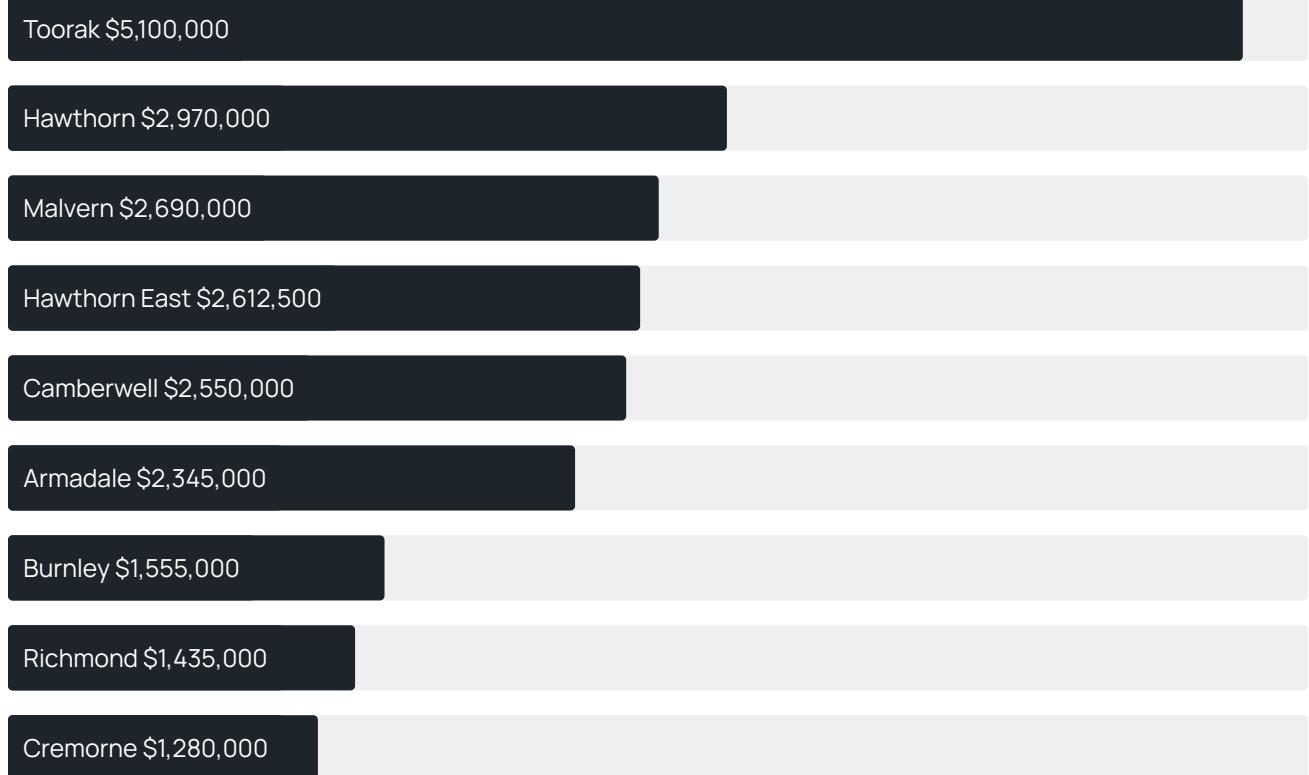
---

Your connection to property insights

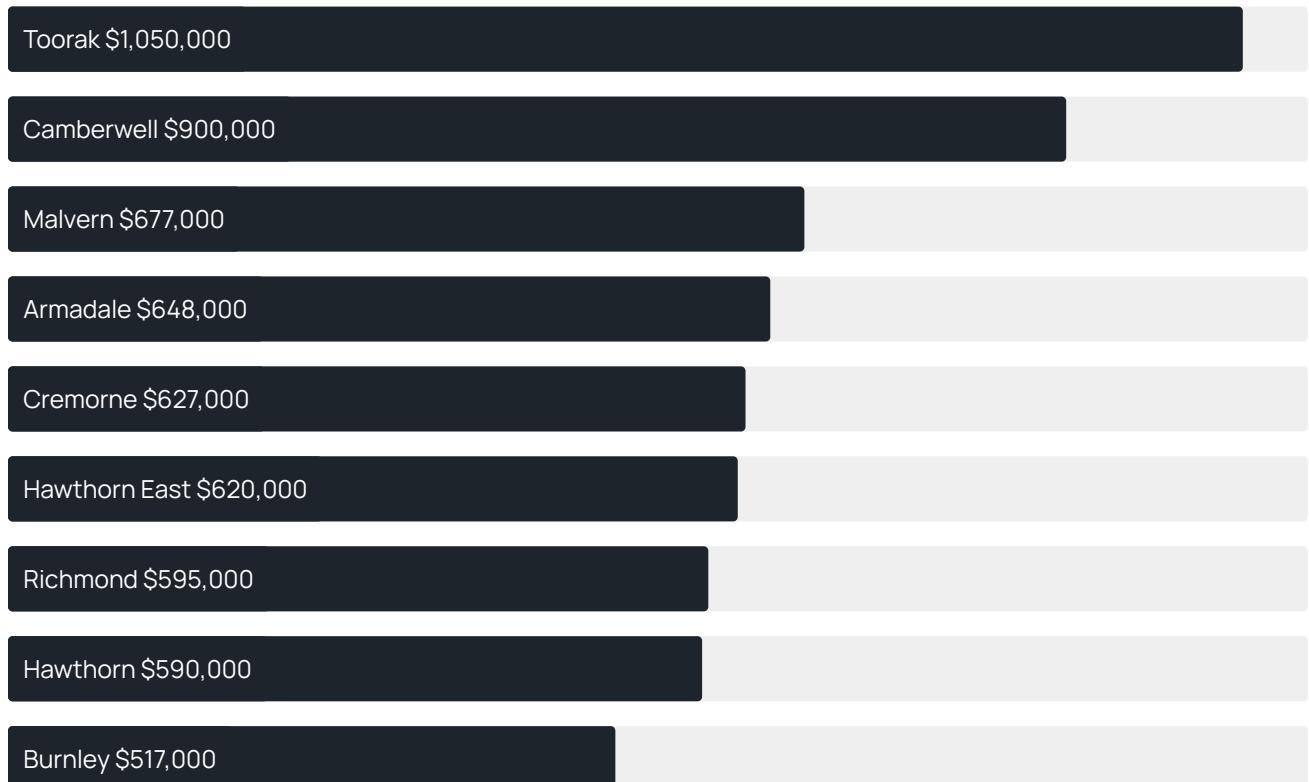


**JellisCraig**

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



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



# Sales Snapshot

KOONYONG SUBURB REPORT

## Sale method<sup>2</sup>



## Auction clearance rate<sup>3</sup>

66.67%

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

groups

## Average hold period<sup>1</sup>

6.9 years

# Insights

## Dwelling type<sup>5</sup>



● Houses 44% ● Units 56%

## Ownership<sup>5</sup>



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

## Population<sup>5</sup>

842

## Median asking rent<sup>1</sup>

\$925 per week

## Population growth<sup>5</sup>

3.06%

## Rental yield<sup>1</sup>

2.09%

## Median age<sup>5</sup>

44 years

## Median household size<sup>5</sup>

2.5 people

### Recent Kooyong sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 25 Avenel Rd Kooyong	3	House	\$2,700,000	27 Nov 2025
 12 Norford Gr Kooyong	4	House	\$3,000,000	17 Sep 2025
 3/1 Monaro Rd Kooyong	3	Townhouse	\$1,731,000	21 Jun 2025
 6/1 Monaro Rd Kooyong	3	Townhouse	\$1,600,000	18 Mar 2025
 201/711 Toorak Rd Kooyong	3	Strata Unit/Flat	\$5,900,000	17 Mar 2025
 1/687 Toorak Rd Kooyong	1	Apartment	\$530,000	17 Mar 2025
 16 Monaro Rd Kooyong	4	House	\$4,200,000	15 Mar 2025
 2/414 Glenferrie Rd Kooyong	2	Apartment	\$667,500	15 Mar 2025



**Jellis Craig Armadale**  
1215 High Street, Armadale  
03 9864 5000

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.



Data is current as of PDF generation date 19/01/2026

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

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.