



Kooyong

# Suburb Report

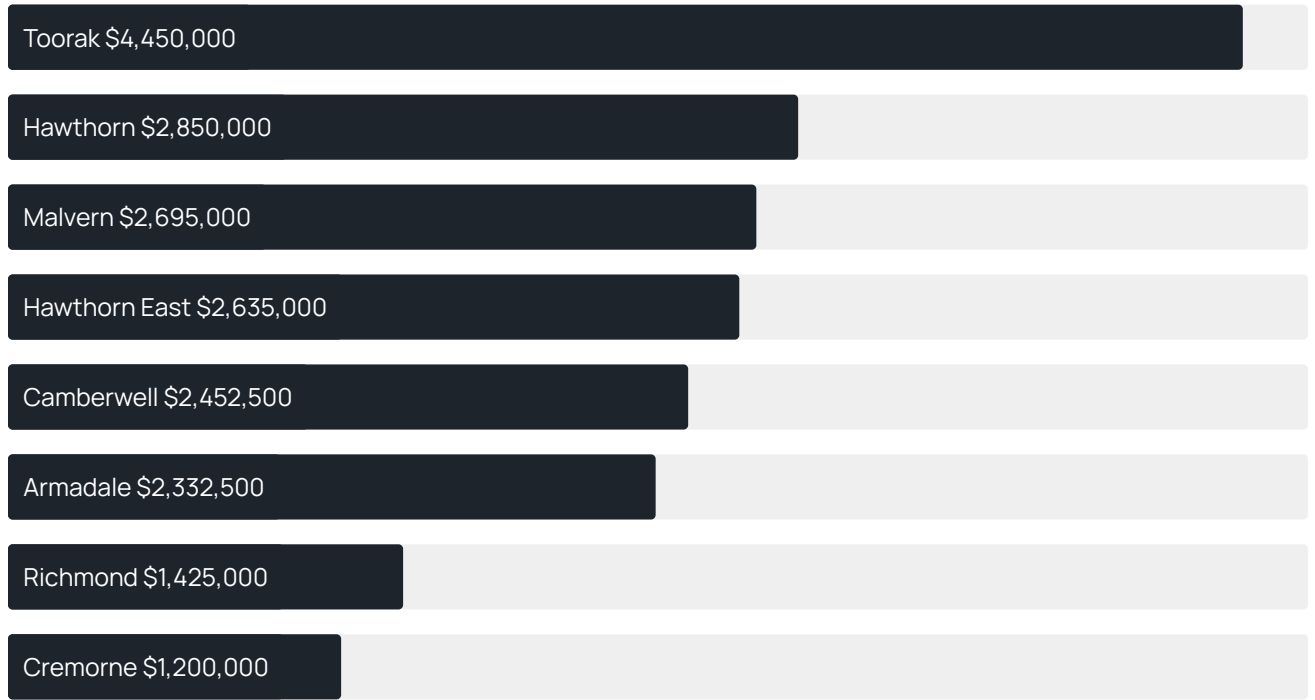


Your connection to property insights

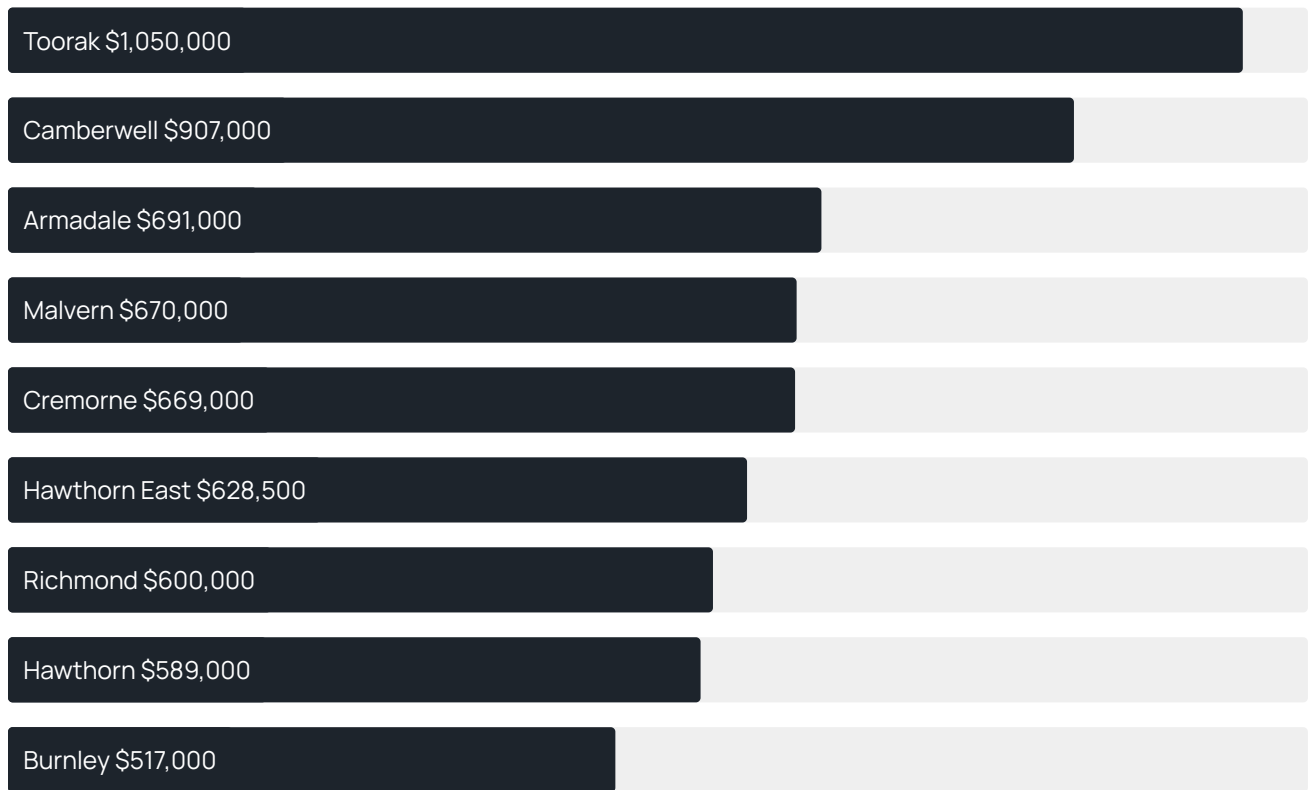


**JellisCraig**

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



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



Sale method<sup>2</sup>



● Auction 20%  
● Private 80%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

69 days

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

69 groups

Average hold period<sup>1</sup>

6.9 years

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>

\$950 per week

Population growth<sup>5</sup>

3.06%

Rental yield<sup>1</sup>

2.09%

Median age<sup>5</sup>

44 years





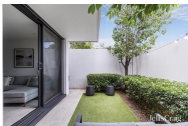





Median household size<sup>5</sup>

2.5 people


KOOYONG SUBURB REPORT

## 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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 8/455 Glenferrie Rd Kooyong	2	Apartment	\$2,460,000	19 May 2026
 104/687 Toorak Rd Kooyong	2	Apartment	\$550,000	08 May 2026
 8/414 Glenferrie Rd Kooyong	3	Apartment	\$960,000	26 Mar 2026
 102/687 Toorak Rd Kooyong	2	Apartment	\$890,000	18 Mar 2026
 1/444 Glenferrie Rd Kooyong	2	Unit	\$875,000	22 Feb 2026
 14 Norford Gr KOOYONG	4	House	\$4,400,000	17 Feb 2026
 101/687 Toorak Rd Kooyong	2	Apartment	\$750,000	24 Jan 2026
 1/453 Glenferrie Rd Kooyong	2	Apartment	\$1,230,000	07 Jan 2026
 25 Avenel Rd Kooyong	3	House	\$2,700,000	27 Nov 2025
 30 Monaro Rd Kooyong	5	House	\$9,910,000	22 Nov 2025

## KOOYONG SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Norford Gr Kooyong	4	House	\$3,000,000	17 Sep 2025
 2b Moralla Rd Kooyong	5	House	\$4,712,000	12 Sep 2025
 2 St Martins Cl Kooyong	4	Land	\$4,000,000	29 Aug 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.

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Data is current as of PDF generation date 01/07/2026

- 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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