Kooyong

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$4.25m

Monthly median price change[2]

3.89% ↑

Median unit price

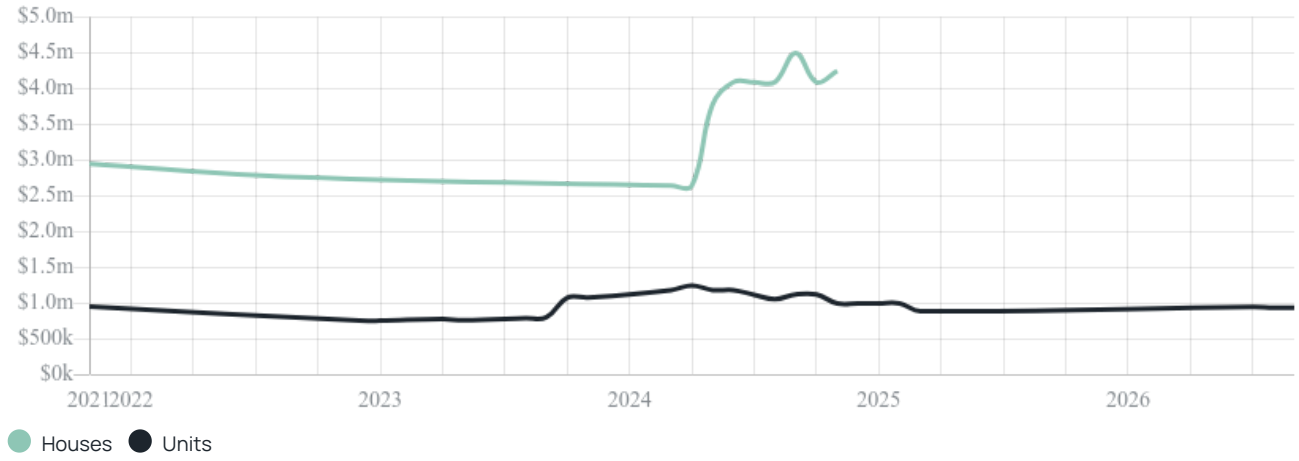
Median[1]

$942k

Monthly median price change[2]

0.00% ↓

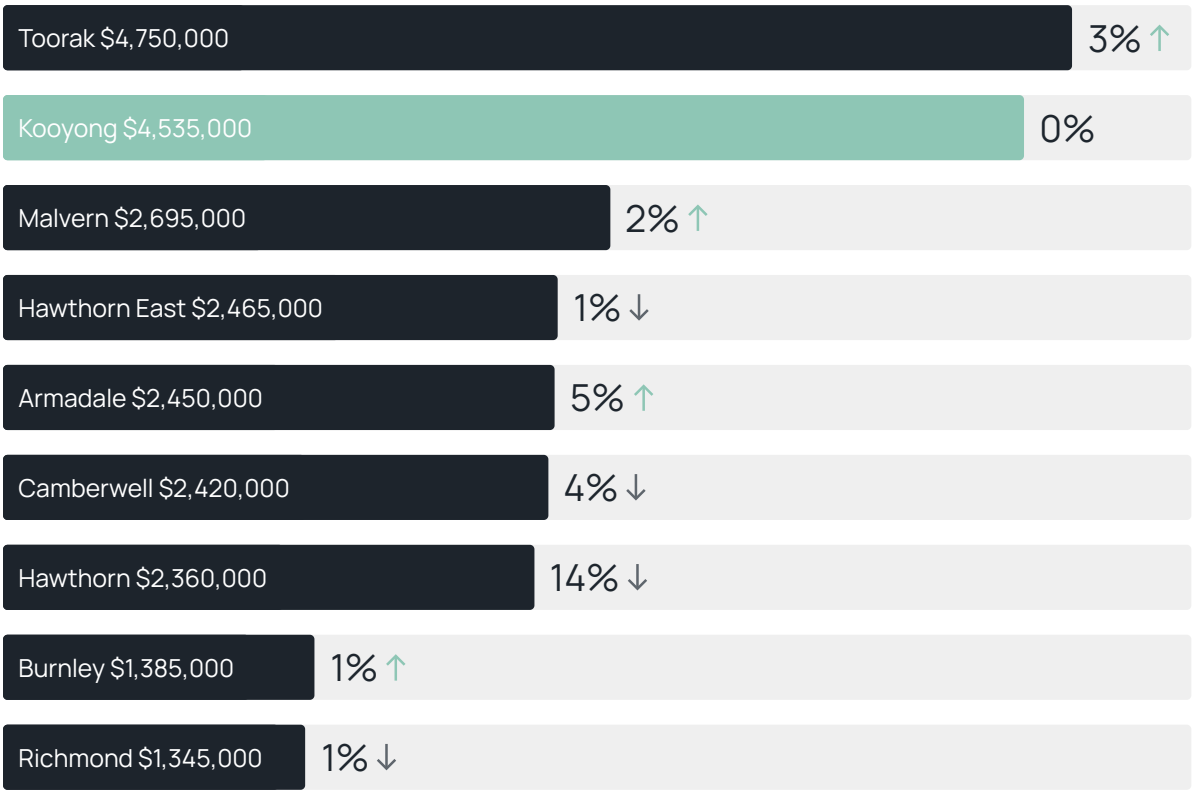
Kooyong monthly median property prices[3]



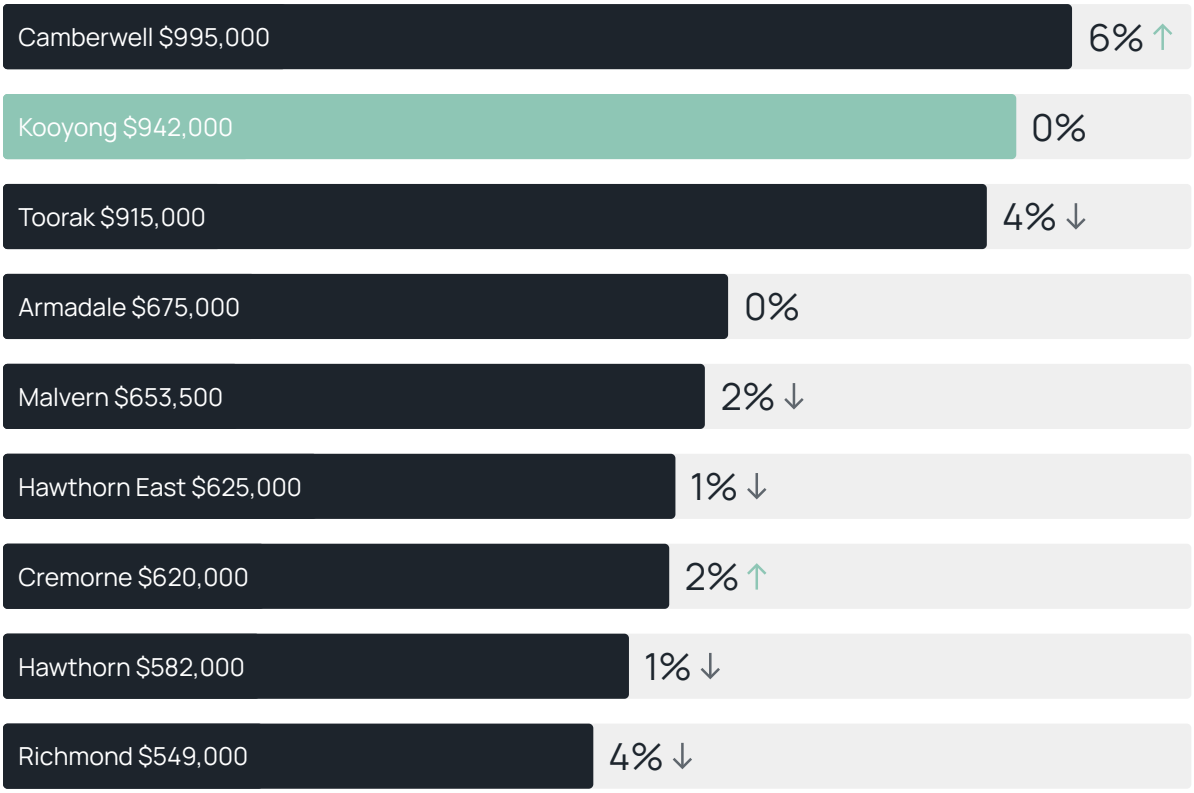


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

100%

Median days on market[5]

House	Unit
96 days	37 days

Jellis Craig average inspection attendance per listing[6]

20 groups

Average hold period[1]

House	Unit
16.8 years	12.4 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

842

Population growth[7]

3.06%

Median age[7]

44 years

Median household size[7]

2.5 people

Median asking rent per week[1]

House	Unit
$925	$950

Rental yield[8]

House	Unit
2.43%	3.62%

Sold Properties

Recent Kooyong sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	22-24 Avenel Road Kooyong	4	House	Undisclosed	22 Sep 2026
	75 Elizabeth Street Kooyong	4	House	Undisclosed	07 Sep 2026
	6/11 Mernda Road Kooyong	2	Apartment	Undisclosed	10 Aug 2026
	6/414 Glenferrie Road Kooyong	2	Apartment	Undisclosed	07 Aug 2026
	7/717 Toorak Road Kooyong	3	Apartment	$1,400,000	07 Jul 2026
	5B Moralla Road Kooyong	4	House	Undisclosed	22 Jun 2026
	8/455 Glenferrie Road Kooyong	2	Apartment	$2,460,000	19 May 2026
	14/414 Glenferrie Road Kooyong	3	Apartment	$942,000	09 May 2026
	104/687 Toorak Road Kooyong	2	Apartment	$550,000	08 May 2026
	451 Glenferrie Road Kooyong	5	House	$5,100,000	01 Apr 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	8/414 Glenferrie Road Kooyong	3	Apartment	$960,000	26 Mar 2026
	102/687 Toorak Road Kooyong	2	Apartment	$890,000	18 Mar 2026
	1/444 Glenferrie Road Kooyong	2	Unit	$875,000	23 Feb 2026
	14 Norford Grove Kooyong	4	House	$4,400,000	17 Feb 2026
	101/687 Toorak Road Kooyong	2	Apartment	$750,000	24 Jan 2026
	1/453 Glenferrie Road Kooyong	2	Apartment	$1,230,000	07 Jan 2026
	29 Avenel Road Kooyong	4	House	Undisclosed	06 Jan 2026
	18 Avenel Road Kooyong	5	House	$6,000,000	29 Nov 2025
	30 Monaro Road Kooyong	5	House	$9,910,000	22 Nov 2025

Jellis Craig Armadale
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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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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