



Kooyong

Suburb Report



Your connection to property insights



JellisCraig

KOOYONG SUBURB REPORT

Median house price¹

Median

\$4.25m

Quarterly price change

3.89% ↑

Median unit price¹

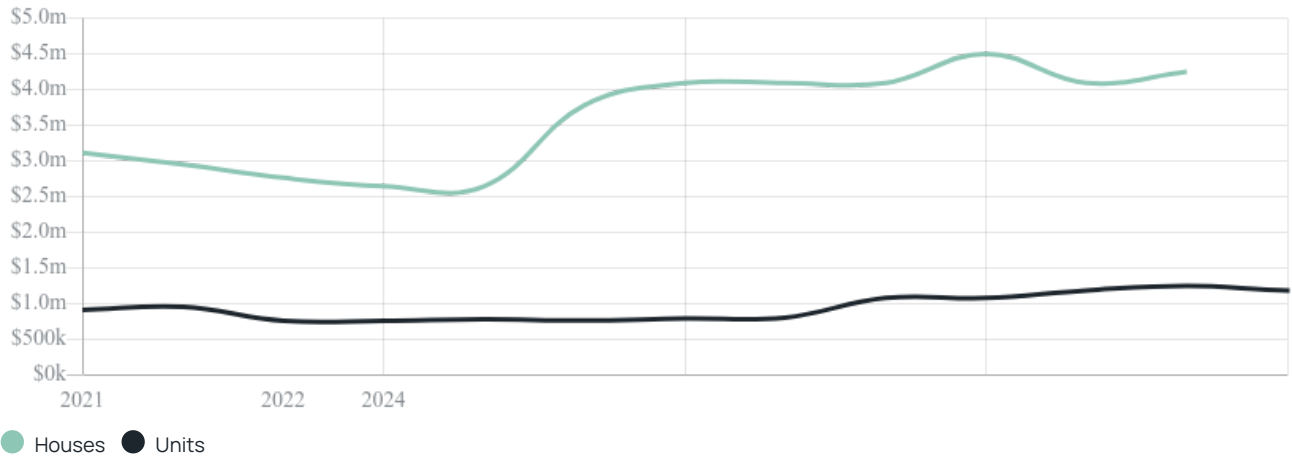
Median

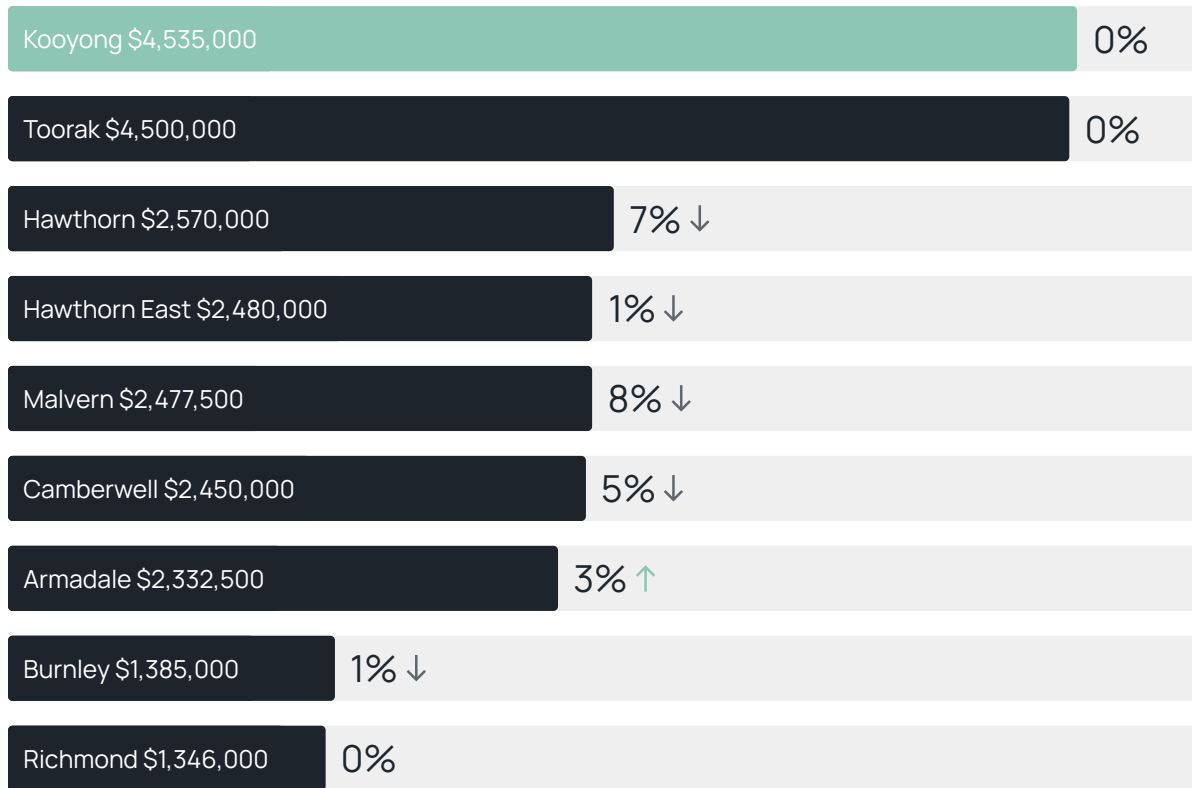
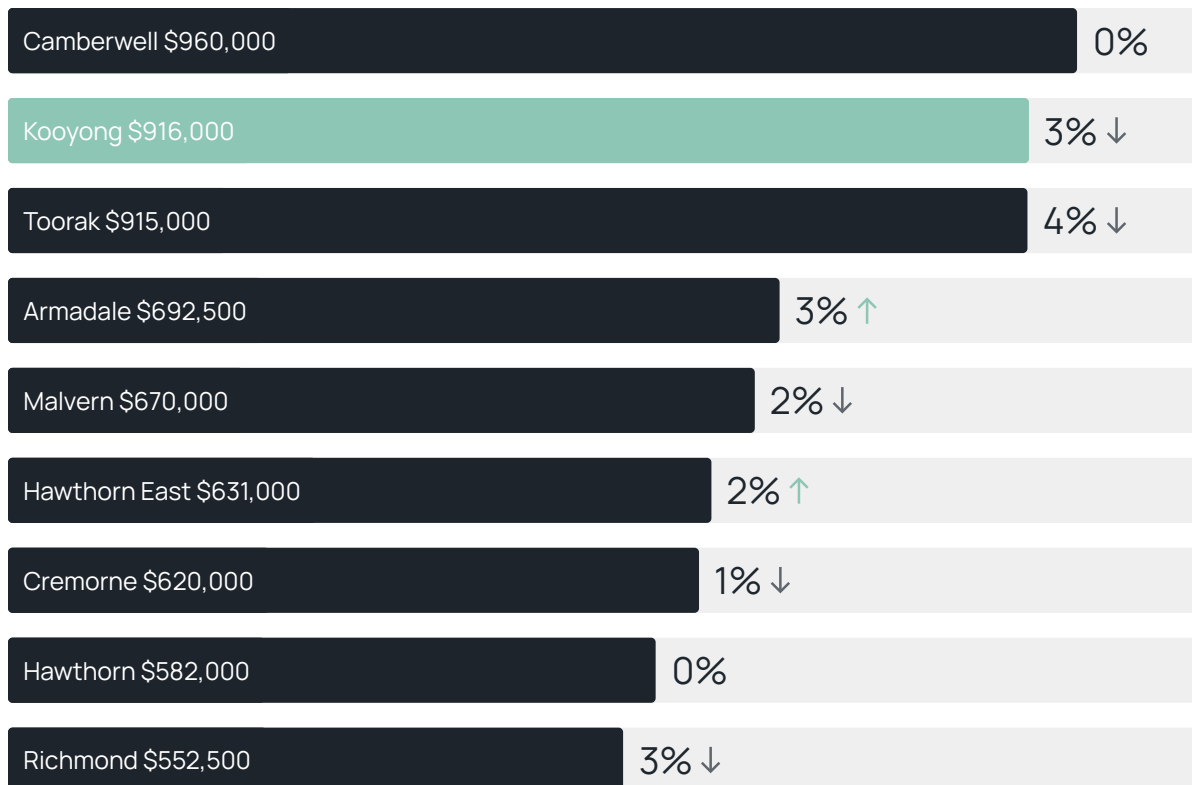
\$916k

Quarterly price change

2.63% ↑

Kooyong quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 21%
● Private 79%

Auction clearance rate³

100%

Median days on market³

House

Unit

90 days

37 days

Jellis Craig average inspection attendance per listing⁴

20 groups

Average hold period¹

House

Unit

16.3 years

12.4 years

Dwelling type⁵

● Houses 51% ● Units 49%

Ownership⁵

● Owned outright 45% ● Mortgaged 31% ● Rented 24%

Population⁵

842

Median asking rent per week¹

Unit

\$950

\$973

Population growth⁵

3.06%

Rental yield¹

House

Unit

2.58%

3.88%

Median age⁵

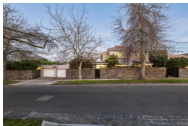
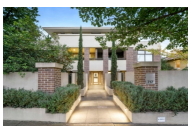
44 years

Median household size⁵

2.5 people

Recent Kooyong sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisecraig.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	Undisclosed	01 Apr 2026

KOOYONG SUBURB REPORT

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
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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).