



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

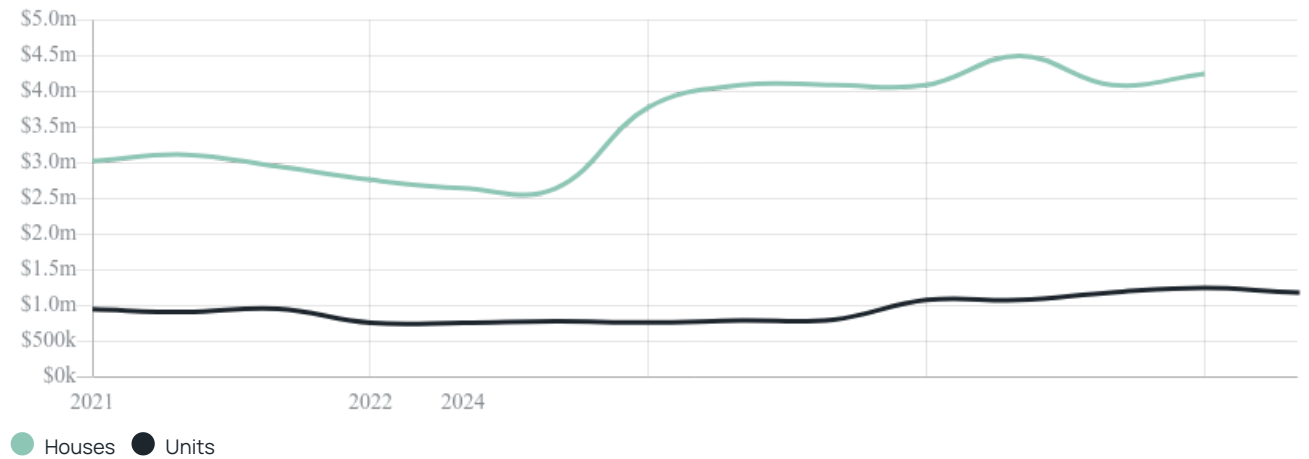
Median

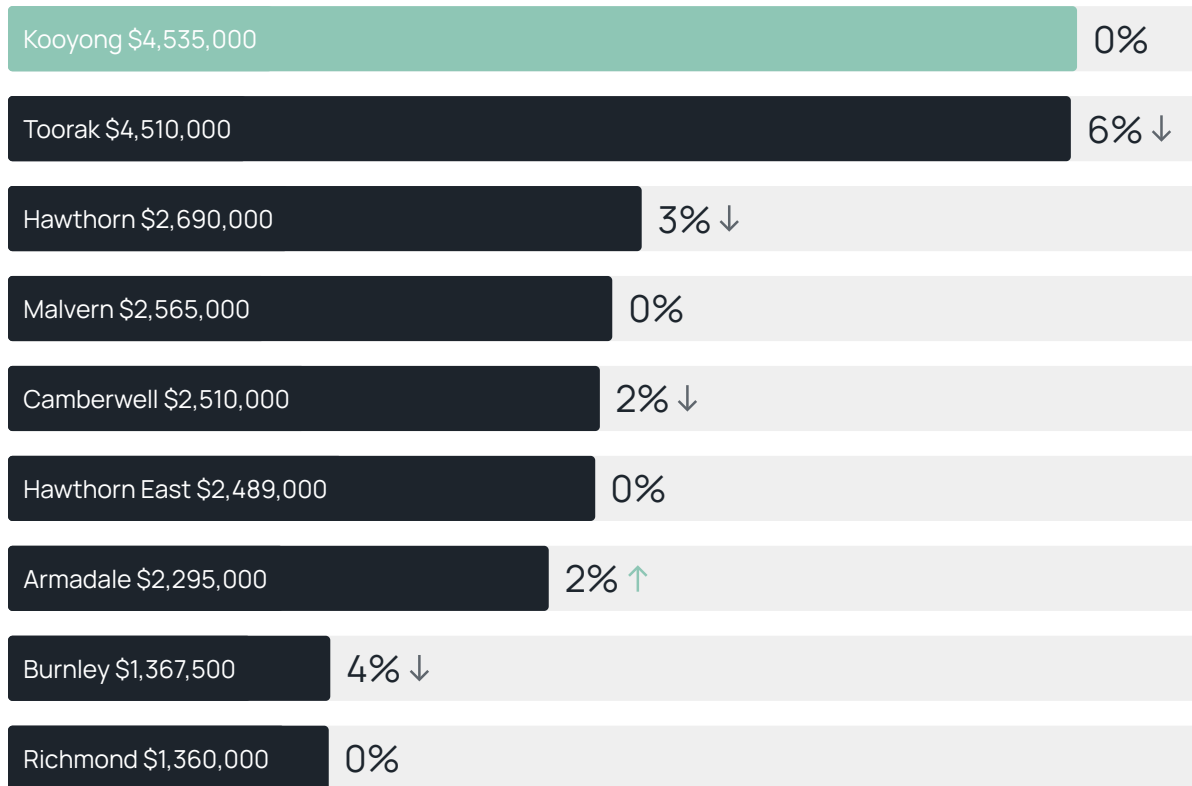
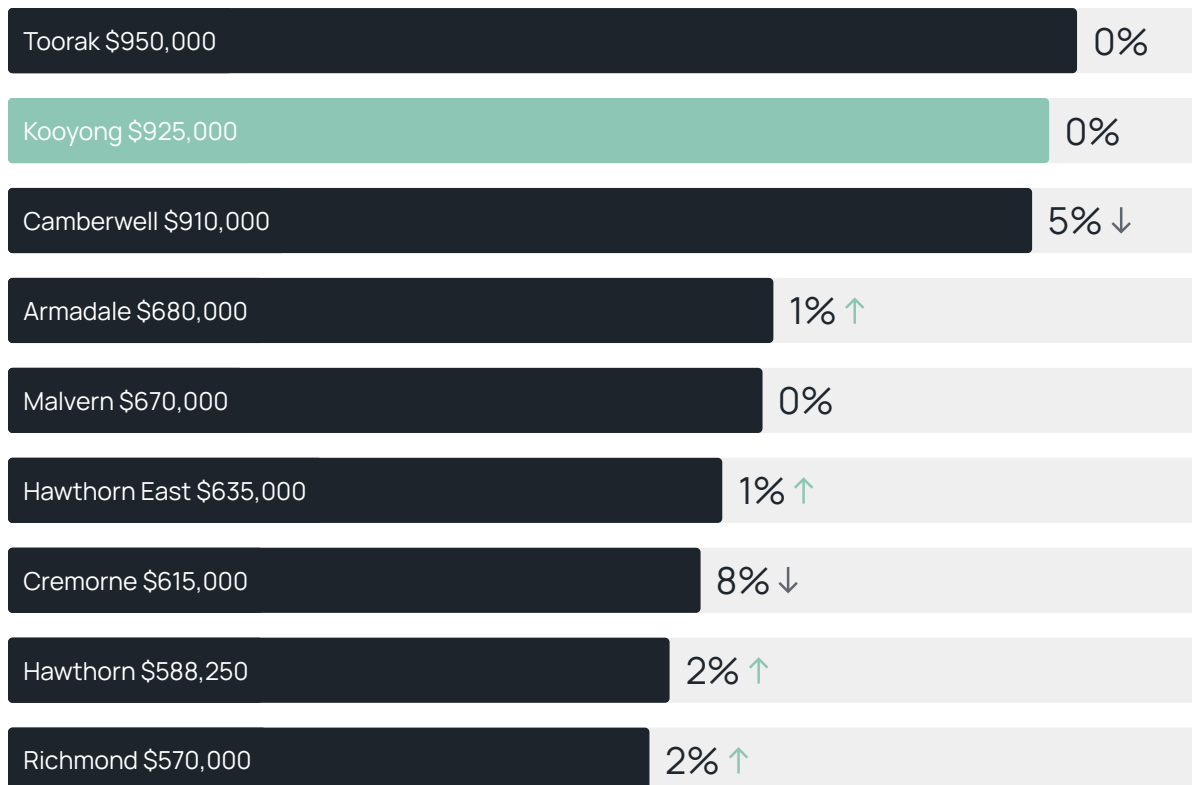
\$893k

Quarterly price change

-10.75% ↓

Kooyong quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Median days on market³

House

Unit

90 days

46 days

Jellis Craig average inspection attendance per listing⁴

20 groups

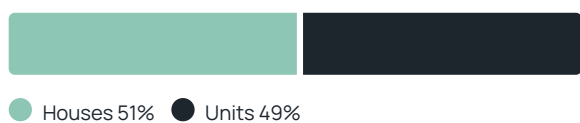
Average hold period¹

House

Unit

16.3 years

13.2 years

Dwelling type⁵Population⁵

842

Ownership⁵Median asking rent per week¹

Unit

\$950

\$850

Population growth⁵

3.06%

Rental yield¹

House

Unit

2.21%

3.73%

Median age⁵

44 years

Median household size⁵

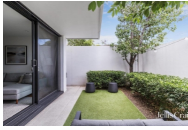
2.5 people

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 8/414 Glenferrie Road Kooyong	3	Apartment	\$960,000	26 Mar 2026
 102/687 Toorak Road Kooyong	2	Apartment	\$890,000	18 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	29 Nov 2025
 30 Monaro Road Kooyong	5	House	\$9,910,000	22 Nov 2025
 12 Norford Grove Kooyong	4	House	\$3,000,000	17 Sep 2025
 2B Moralla Road Kooyong	5	House	\$4,712,000	12 Sep 2025



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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 01/09/2026

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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

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