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Kingsgrove Market Update
2nd Half 2025

OVERVIEW

In Q3 2025, Kingsgrove* recorded a median house price of $1,890,000, and a median unit price of $663,000. This represents annual (Q3 2024 – Q3 2025) median price growth of 6.7% for houses and a slight softening of -1.8% for units. Comparing Q3 2024 and Q3 2025, sales increased by 13.3% for houses (to 153 sales in Q3 2025) and by 9.0% for units (to 97 sales in Q3 2025). Housing stock is highly demanded, which created a buffer against higher interest rates – especially for houses. Thus, now is an ideal time for house owners to capitalise on their investments. With little ready-to-go housing stock planned in 2025, buyers must act fast.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↑	↑
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↔	↑
UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↓	↓

MARKET CONDITIONS

SALES

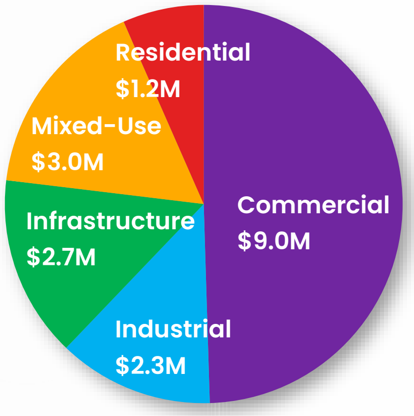
	HOUSE	UNIT
MEDIAN PRICE Q3 2025	$1.89M	$663K
AVERAGE DAYS ON MARKET Q3 2025	44	47

RENTALS

	HOUSE	UNIT
MEDIAN PRICE Q3 2025	$850	$650
AVERAGE DAYS ON MARKET Q3 2025	21	20

FUTURE DEVELOPMENTS

Kingsgrove is set to see approximately **$18.2M of new projects commence construction between 2025 and 2026**.



There are multiple projects planned for 2025 and 2026 in Kingsgrove*, most of which are commercial. These include:

- Kingsway Boarding House
- Abril Roselands Industrial Units

The diverse array of projects planned for Kingsgrove* will provide the local area with economic stimulation, boosting income through local job creation, and improved infrastructure. This can drive the demand for more housing stock.

There are two projects planned that are due to provide new housing stock:

- Canterbury Road Mixed Use Development (23 Apartments/Retail)
- Martin Street Dwellings (4 Dwellings)

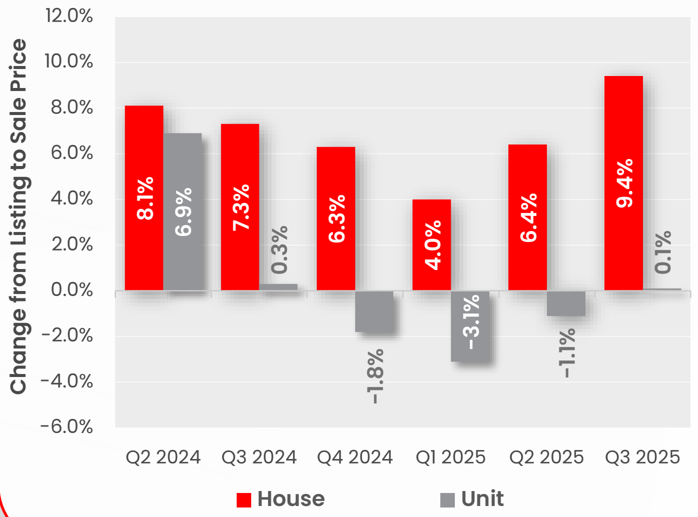
The incoming supply of ready-to-go units and houses will assist with some of current demand. However, comparing Q3 2025 sales (153 for houses and 97 for units) this will not be enough. This can lead to an undersupply in the market, which suggests higher property prices. Thus, buyers must act fast.

23 Units/ Apartments

4 Dwellings

AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

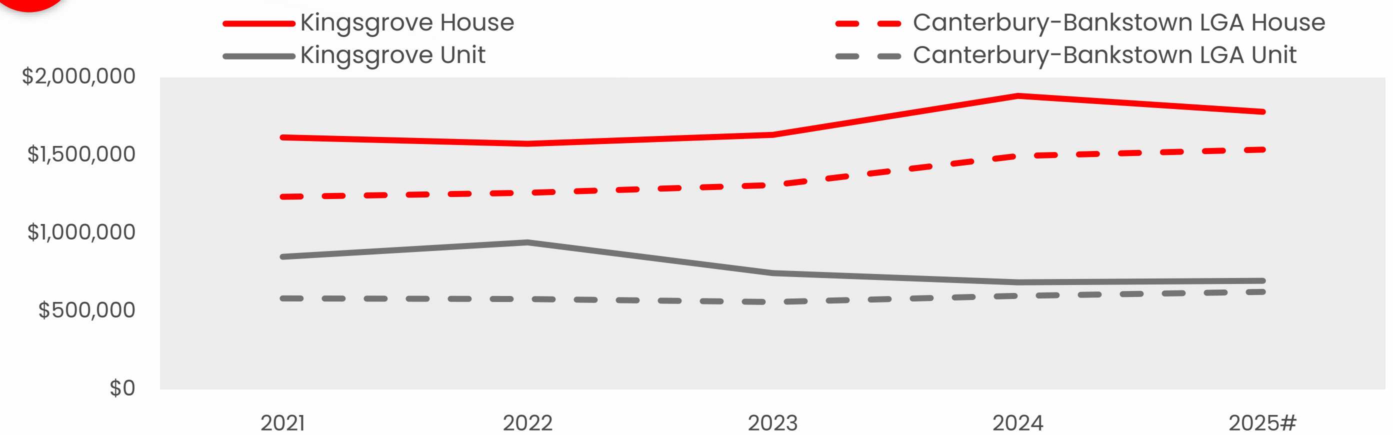


In the past 12 months to Q3 2025 average vendor discount have increased to a further premium of 9.4% for houses. Average vendor discount for units have swung from a discount of -1.1% to a premium of 0.1%. Market conditions in Kingsgrove still favour sellers, as buyers must offer higher than the first list price. There is an opportunity for a lower premium for units in Q3 2025, thus buyers must act fast.

The suburb of Kingsgrove has historically outperformed the wider Canterbury-Bankstown Local Government Area (LGA) in both house and unit median prices. 2025# has seen median unit prices return to sit on par with the wider Canterbury-Bankstown LGA, while houses still present a premium market (even with a lower growth rate).

The dominant proportion of homes sold in Kingsgrove* in 2025# were priced in the premium price point of $1.9M and above (41.7%); in good news for owners. Buyers looking for affordable houses have access to 28.3% of stock, priced at less than $1.6M. Most of the units sold were in the most affordable price point of less than $599.999 (35.7%); but the premium market of $900,000 and above is growing, Overall, there is a property for all budgets in Kingsgrove*.

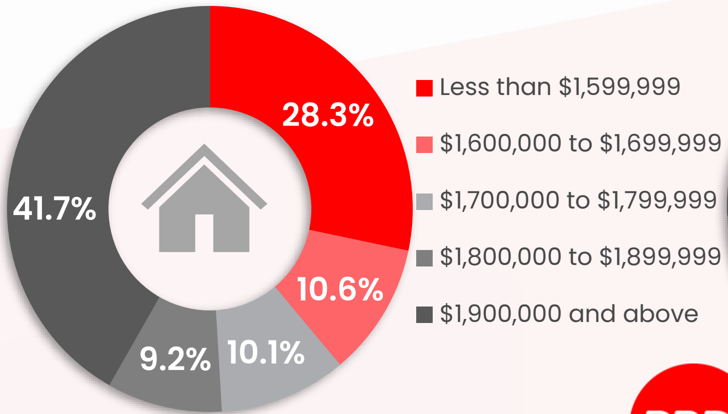
MARKET COMPARISON



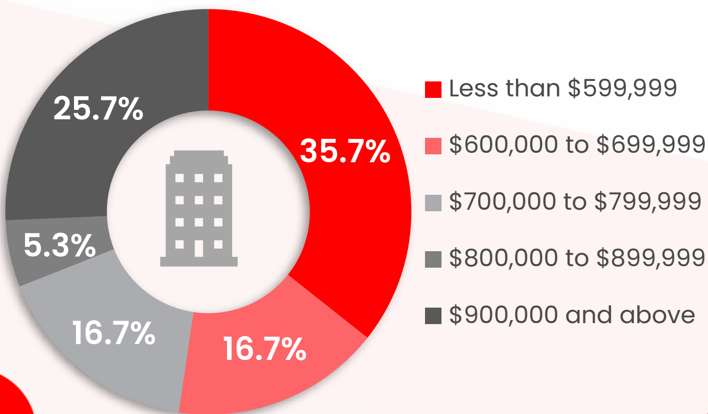
The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The suburb chosen was based on their proximity to the main LGA analysed, which is Kingsgrove*.

PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2025€

House rental yields in Kingsgrove* was 2.4% in September 2025, slightly below the Canterbury-Bankstown LGA (2.7%) and Sydney Metro (2.7%) rental yields. That said, median house rental price have remained stable in the past 12 months to Q3 2025, at $850 per week. The number of houses rented decreased by -21.4% in the past 12 months, to 33 rental homes in Q3 2025. This trend is also found in the unit rental market, which confirms an undersupply for both types in Kingsgrove¥. This is beneficial for investors, even with a higher entry price in Q3 2025.

4+ bedroom houses have provided investors with +9.1% rental growth annually, achieving a median rent of $1200 per week.

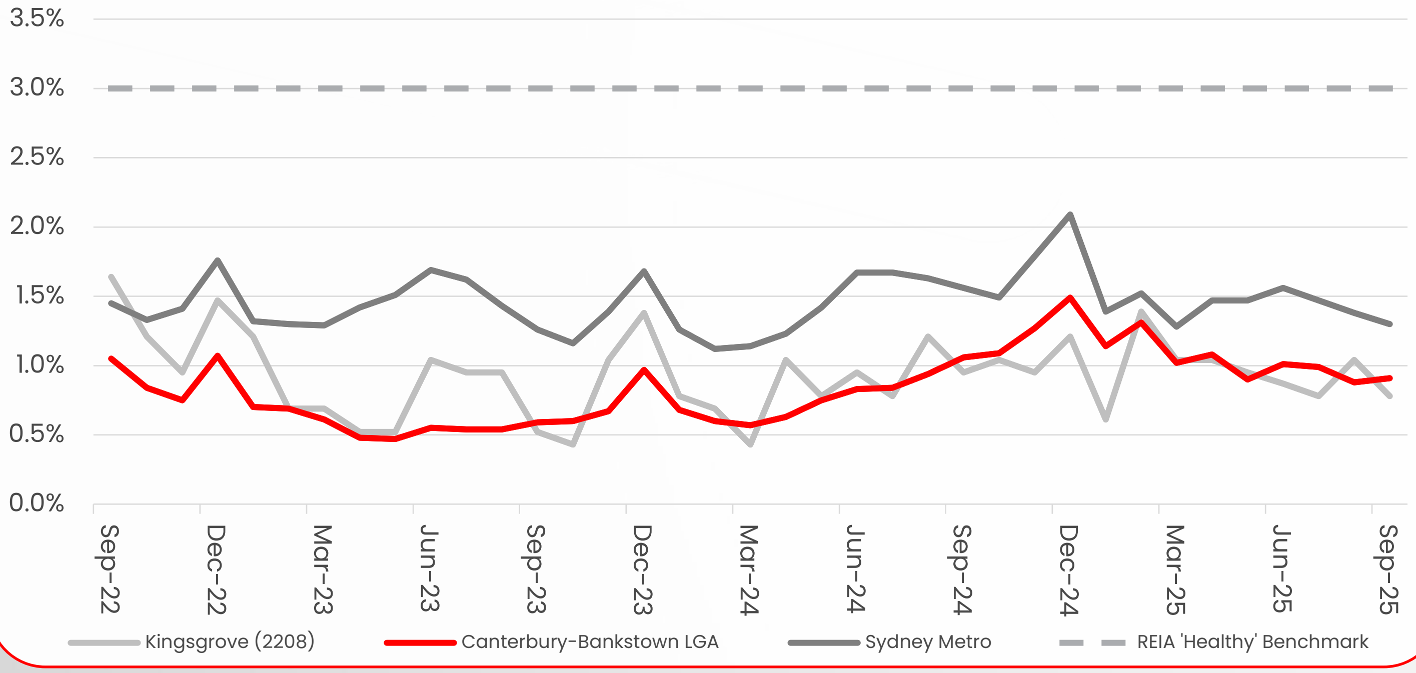
Kingsgrove¥ recorded a vacancy rate of 0.8% in September 2025, lower than the Canterbury-Bankstown LGA's 0.9% and the Sydney Metro's 1.3%. Vacancy rates in Kingsgrove¥ trended downwards in the past 12 months, indicating a tighter rental market. Further, a 0.8% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Kingsgrove¥. This is conducive for investors.

2 BEDROOMS **-2.9%**

3 BEDROOMS **-1.0%**

4 BEDROOMS **+9.1%**

RENTAL VACANCY RATES 2025#



RENTAL YIELD 2025§

2.4%	**2.7%**	**2.7%**	**4.5%**	**4.9%**	**4.3%**
Kingsgrove (2208)¥	Canterbury -Bankstown LGA	Sydney Metro	Kingsgrove (2208)¥	Canterbury -Bankstown LGA	Sydney Metro

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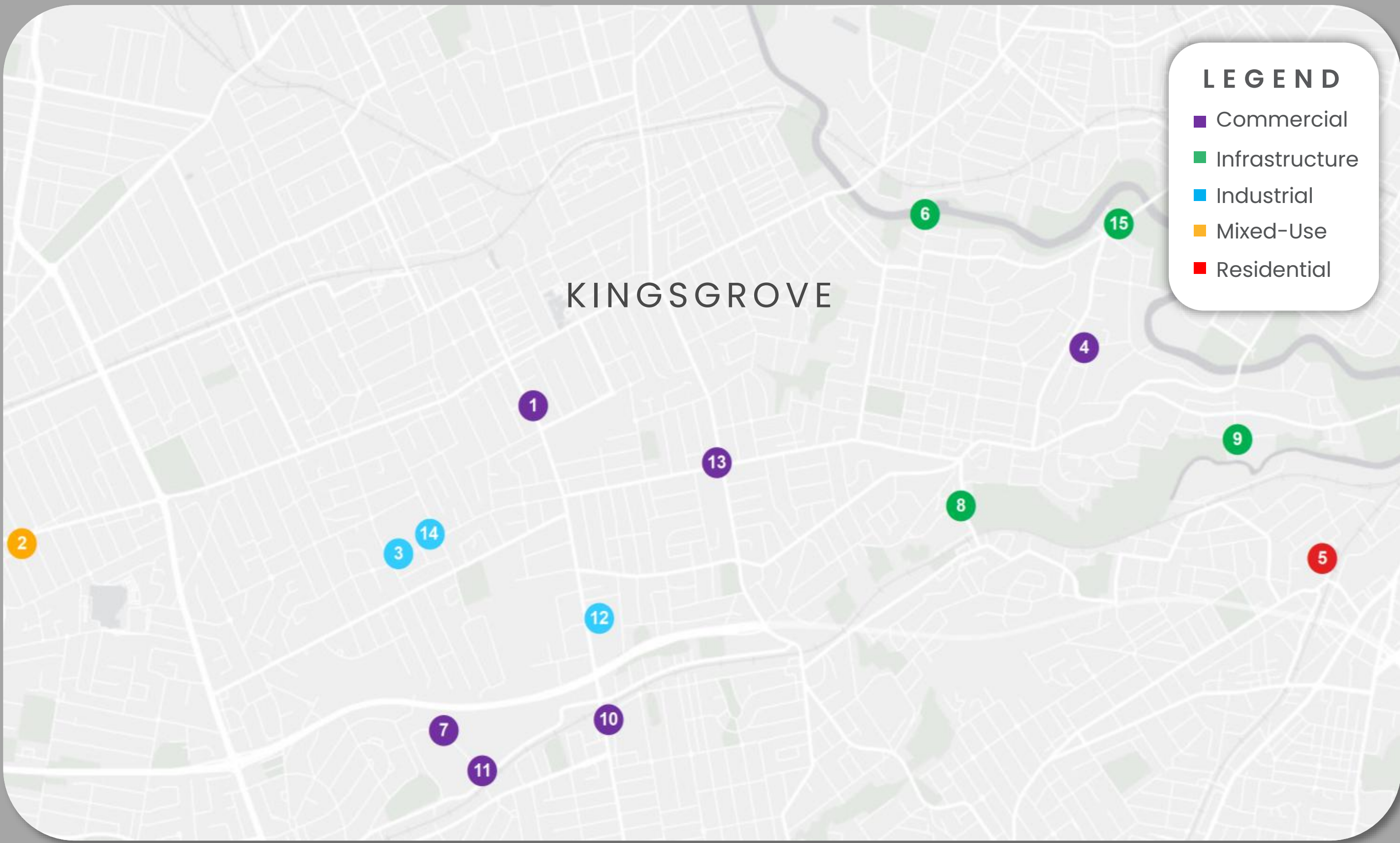
PROJECT DEVELOPMENT MAP 2025[A]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	61-65 Kingsway Boarding House	Commercial	$5,112,800	19/10/2024
2	1262 - 1270 Canterbury Road Mixed Use Development (23 Apartments/ Retail)	Mixed-Use	$3,000,000	15/03/2023
3	Abril Roselands Industrial Units (4 Industrial Units)	Industrial	$1,700,000	11/07/2025
4	22 Bass Road Boarding House	Commercial	$1,637,000	3/03/2025
5	2-6 Martin Street Dwellings (4 Dwellings)	Residential	$1,200,000	12/09/2025
6	Karool Avenue Pedestrian Bridge Replacement Stage 1 (Local Government)	Infrastructure	$1,000,000	24/06/2025
7	The Crescent Resource Recovery Facility	Commercial	$990,000	8/07/2024
8	Hartill Law Avenue Bridge Embankment & Roadworks Rehabilitation (State Government)	Infrastructure	$800,000	14/04/2025
9	Highcliff Road Drainage Rehabilitation & Embankment Stabilisation (Local Government)	Infrastructure	$600,164	28/11/2024
10	Kingsgrove Hotel Alterations & Additions	Commercial	$524,700	3/12/2025
11	6 The Crescent Transport Depot Alterations & Additions	Commercial	$441,870	21/03/2025
12	Storage Plus Kingsgrove Self Storage Facility Alterations & Additions	Industrial	$300,000	15/01/2025
13	155-157 Bexley Road Office Premises Conversion	Commercial	$300,000	4/06/2026
14	98 Rogers Street Warehouse	Industrial	$300,000	27/03/2026
15	Wardell Road & Lang Road Intersection Upgrade (Local Government)	Infrastructure	$284,066	18/03/2025

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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REFERENCES

* Kingsgrove market data and key indicators encapsulates aggregate property market conditions within the suburbs of Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore and Clemton Park.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for 2025 (01/01/2025 – 30/09/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) house median rent figures.

¥ Kingsgrove rental market data encapsulates aggregate property conditions within the postcode of 2208.

§ Rental yields shown are as reported as of September 2025.

₳ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburbs of Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore and Clemton Park.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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