

# Kingsgrove Market Update

## 1<sup>st</sup> Half 2026



### OVERVIEW

In Q1 2026, Kingsgrove\* recorded a median house price of \$2,080,000, and a median unit price of \$757,500. This represents an annual (Q1 2025 – Q1 2026) median price growth of 21.5% for houses and 20.2% for units. Comparing Q1 2025 and Q1 2026, sales decreased by -20.8% for houses (to 95 sales in Q1 2026) and increased by 5.1% for units (to 82 sales in Q1 2026). Houses and units are highly demanded in Kingsgrove\*, which created a buffer against higher interest rates in early 2026. Thus, now is still an ideal time for owners to capitalise on their investments. With little ready-to-go housing stock planned in 2026, buyers must act fast.

#### CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

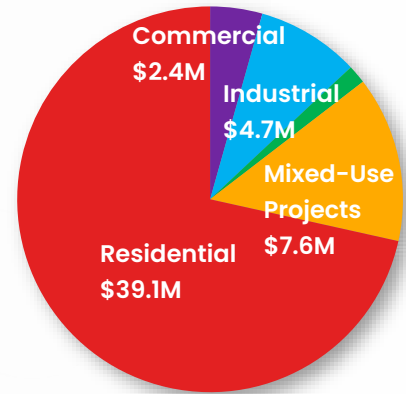


UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



### FUTURE DEVELOPMENTS

Kingsgrove is set to see approximately **\$54.6M of new projects commence construction in 2026.**



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 several housing-stock projects planned for 2026 in Kingsgrove\*, such as:

- 754-774 Canterbury Road (59 Units)
- 773-777 Canterbury Road (39 Units)
- 6-8 Kent Street Mixed-Use Development (22 Apartments/ Retail)

The incoming supply of ready-to-go units and townhouses will assist with some of the current demand. However, comparing Q1 2026 sales (95 for houses and 82 for units) this will not be enough. This can lead to an undersupply in the market, leading to higher property prices.

Further, there are no new houses in the pipeline, suggesting that house buyers will most likely re-route their budget to a unit; thus, increasing unit prices. Thus, buyers must act fast.



164 Units/  
Apartments



10  
Townhouses



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2026



\$2.08M



\$758K

SALES

AVERAGE DAYS  
ON MARKET Q1 2026



HOUSE



UNIT

MEDIAN PRICE  
Q1 2026



\$930



\$630

RENTALS

AVERAGE DAYS  
ON MARKET Q1 2026



HOUSE



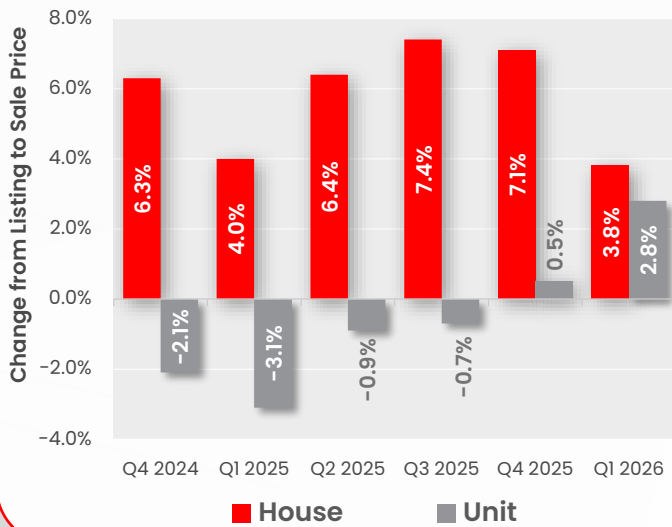
UNIT



## 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 Q1 2026 average vendor discount for houses is still at a premium, but a slightly lower percentage of 3.8%. Average vendor discount for units have swung from a discount of -3.1% to a premium of 2.8%. Market conditions in Kingsgrove now favour sellers, as buyers must offer higher than the first listed price. Buyers must act fast and take advantage of the lower premium for houses in Q1 2026.

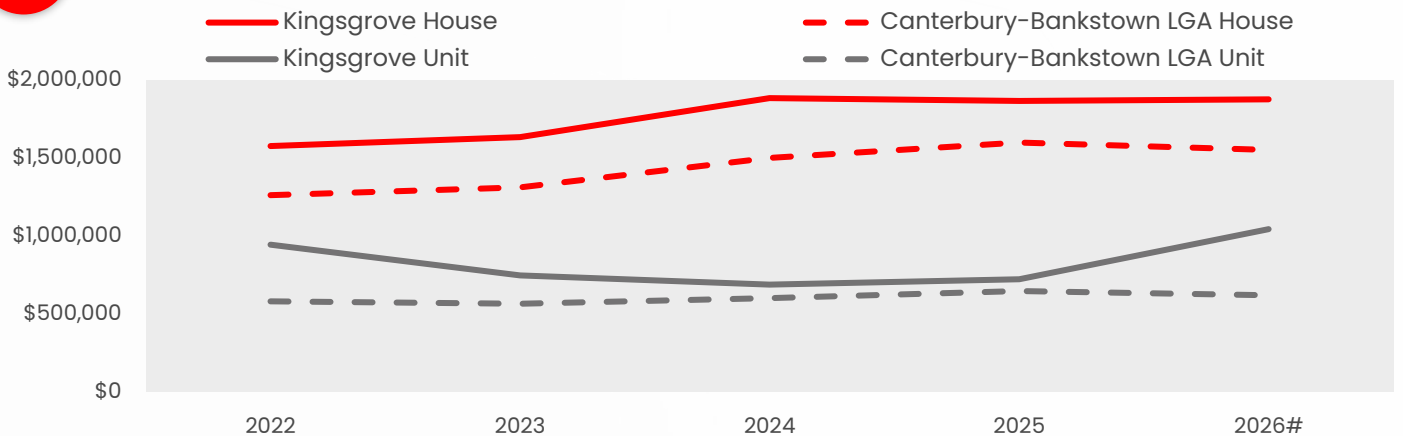


The suburb of Kingsgrove has historically outperformed the wider Canterbury-Bankstown Local Government Area (LGA) in both house and unit median prices. Early 2026# has seen median unit prices grow significantly compared to the wider Canterbury-Bankstown LGA, most likely due to house buyers needing to re-route their preference to the unit market.

The dominant proportion of homes sold in Kingsgrove\* in 2025/2026# were priced in the premium price point of \$2.2M and above (40.3%); in good news for owners. Buyers looking for affordable houses have access to 33.8% of stock, priced at less than \$1,899,999. Most of the units sold were in the premium price point of \$900,000 and above (29.0%); but the affordable market of less than \$599,999 is growing (24.6%). Thus, there is a property for all budgets in Kingsgrove\*.



## MARKET COMPARISON

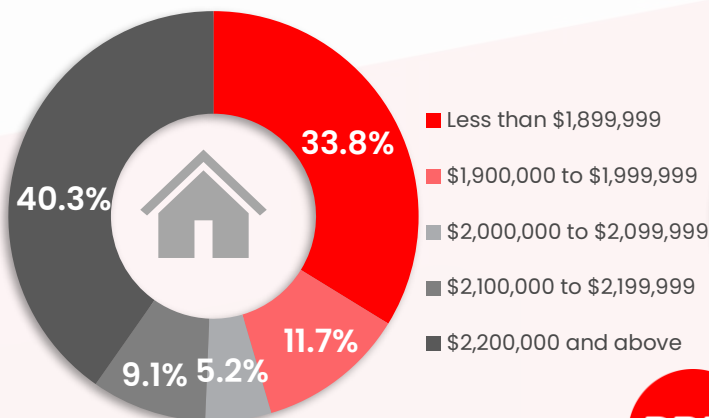


The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The suburb chosen was based on their proximity to the main LGA analysed, which is Kingsgrove\*.

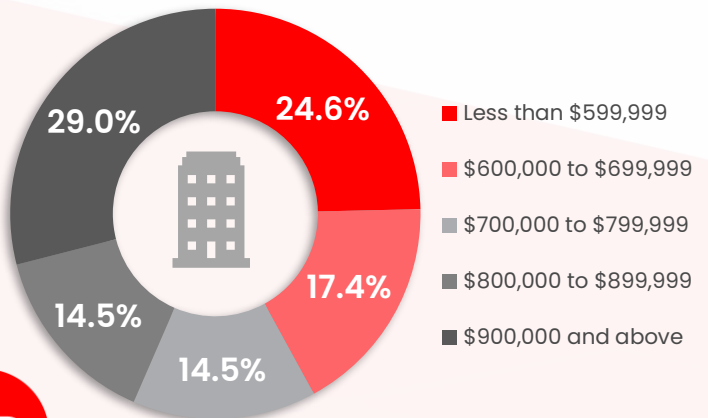


## PRICE BREAKDOWN 2025/2026#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2026€

House rental yields in Kingsgrove\* was 2.5% in March 2026, slightly above the Canterbury-Bankstown LGA (2.4%) but below Sydney Metro (2.7%) rental yields. That said, median house rental price has increased by 11.4% in the past 12 months to Q1 2026, at \$930 per week. The number of houses rented decreased, by -34.1% in the past 12 months, to 139 rental homes in Q1 2026. 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 Q1 2026.

2-bedroom houses have provided investors with +6.1% rental growth annually, achieving a median rent of \$700 per week.

Kingsgrove\* recorded a vacancy rate of 1.1% in March 2026, above the Canterbury-Bankstown LGA's 0.9% and on par with the Sydney Metro's 1.1%. Vacancy rates in Kingsgrove\* have trended downwards in the past 12 months, indicating a tighter rental market. Further, a 1.1% vacancy rate is still well 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.

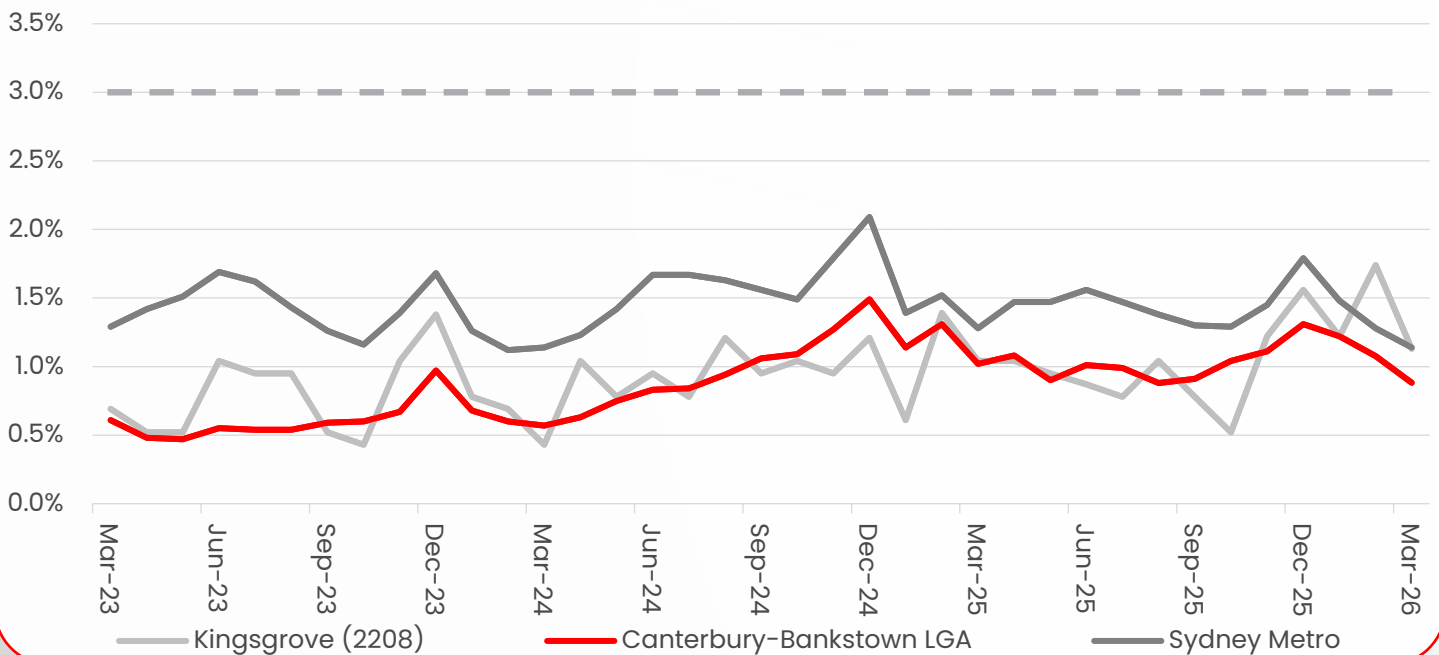
 2 BEDROOMS  
**+6.1%**

 3 BEDROOMS  
**+0.6%**

 4 BEDROOMS  
**+0.0%**



## RENTAL VACANCY RATES 2026#



## RENTAL YIELD 2026§



**2.5%**

Kingsgrove (2208)\*



**2.4%**

Canterbury-Bankstown LGA



**2.7%**

Sydney Metro



**3.6%**

Kingsgrove (2208)\*



**4.5%**

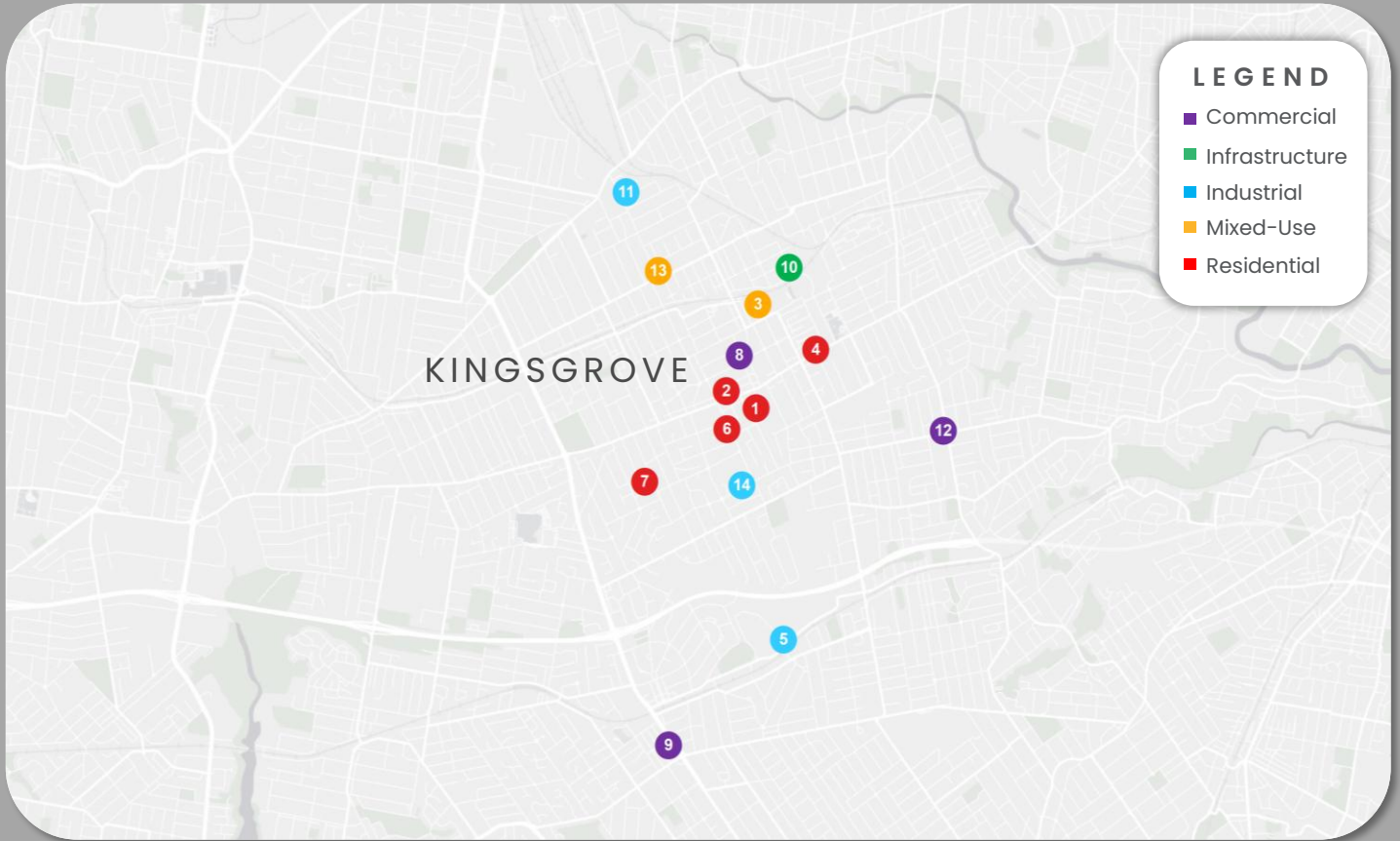
Canterbury-Bankstown LGA



**4.3%**

Sydney Metro

# PROJECT DEVELOPMENT MAP 2026 <sup>A</sup>



#	Project <sup>ε</sup>	Type	Estimated Value <sup>μ</sup>	Commence Date <sup>ψ</sup>
1	754-774 Canterbury Road Units (59 Units)	Residential	\$16,487,000	11/11/2026
2	773-777 Canterbury Road Units (39 Units)	Residential	\$9,000,000	12/12/2026
3	6-8 Kent Street Mixed Use (22 Units/ Retail)	Mixed-Use	\$7,300,000	6/11/2026
4	599-603 Canterbury Road Apartments (36 Apartments)	Residential	\$6,957,000	16/12/2026
5	6 The Crescent Light Industry Conversion	Industrial	\$4,016,550	16/10/2026
6	47-51 Chapel Street Townhouses (10 Townhouses)	Residential	\$4,000,000	9/03/2026
7	58 & 60 Belemba Avenue Units (8 Units)	Residential	\$2,612,338	9/10/2026
8	32-34 Kent Street Co-living Housing	Commercial	\$1,200,000	15/05/2026
9	Yummy Seafood Chinese Restaurant Beverly Hill Alterations & Additions	Commercial	\$887,307	23/10/2026
10	Hall & Lark Streets Drainage & Footpath Upgrades (Local Government)	Infrastructure	\$850,000	16/03/2026
11	39 Hugh Street Warehouse	Industrial	\$400,000	5/06/2026
12	155-157 Bexley Road Office Premises Conversion	Commercial	\$300,000	4/06/2026
13	11-15 Benaroon Road Industrial Facility Mixed Use (Industrial Facility/ Office)	Mixed-Use	\$300,000	11/03/2026
14	98 Rogers Street Warehouse	Industrial	\$300,000	27/03/2026

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## RESEARCH SERVICES

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- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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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.
- # 2026 encapsulates sales transactions for Q1 2026 (01/01/2026 – 31/03/2026) 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 Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) 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 March 2026.
- ▲ 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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