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Kingsgrove Market Update
2nd Half 2026

OVERVIEW

In Q3 2026, Kingsgrove* recorded a median house price of $1,739,500, and a median unit price of $746,000. This represents an annual (Q3 2025 – Q3 2026) median price softening of -6.0% for houses, but a 13.0% increase for units. Comparing Q3 2025 and Q3 2026, sales decreased by -46.0% for houses (to 101 sales in Q3 2026) and -28.0% for units (to 67 sales in Q3 2026). A median house price softening is not unexpected for a blue-chip suburb like Kingsgrove*, especially in a higher interest rate environment. This creates an ideal opportunity for buyers. Median unit price increased due to its relative affordability to house prices, creating a buffer against cash rate hikes in 2026. Thus, now remain an ideal time to transact.

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

MEDIAN PRICE Q3 2026

$1.74M (House) $746K (Unit)

AVERAGE DAYS ON MARKET Q3 2026

54 HOUSE 54 UNIT

RENTALS

MEDIAN PRICE Q3 2026

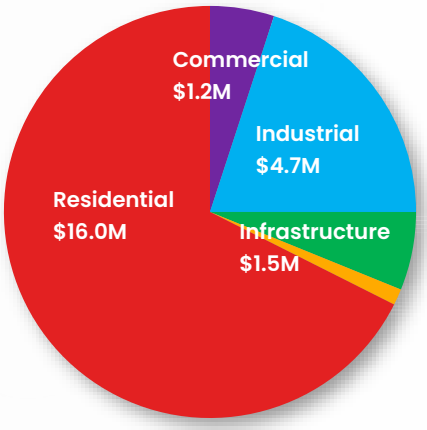
$950 (House) $710 (Unit)

AVERAGE DAYS ON MARKET Q3 2026

19 HOUSE 16 UNIT

FUTURE DEVELOPMENTS

Kingsgrove is set to see approximately **$23.6M 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:

- 773-777 Canterbury Road (39 Units)
- 599-603 Canterbury Road (36 Apartments)

The incoming supply of ready-to-go units will assist with some of the current demand. However, comparing Q3 2026 sales (101 for houses and 67 for units) this will not be enough.

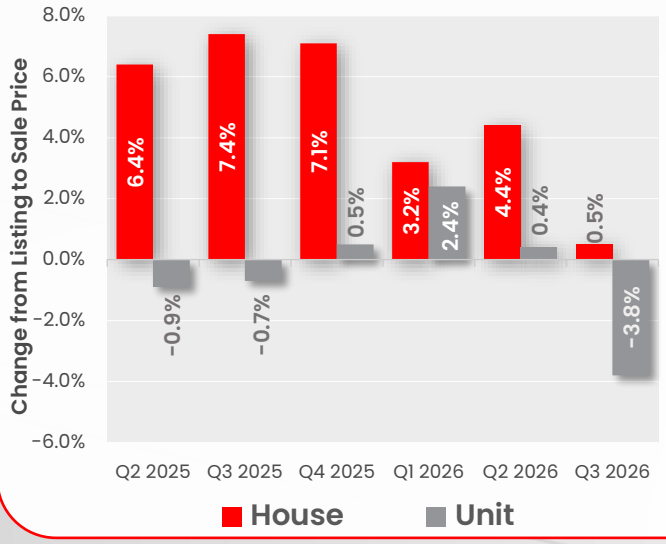
Further, there are no new stand-alone houses in the construction pipeline. This suggests that house buyers will most likely re-route their budget to a unit; thus, increasing unit prices.

Overall, this can lead to an undersupply in the market; stimulating a property price recovery soon. It also provides confidence for long-term capital growth.

75 Units/ Apartments

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.

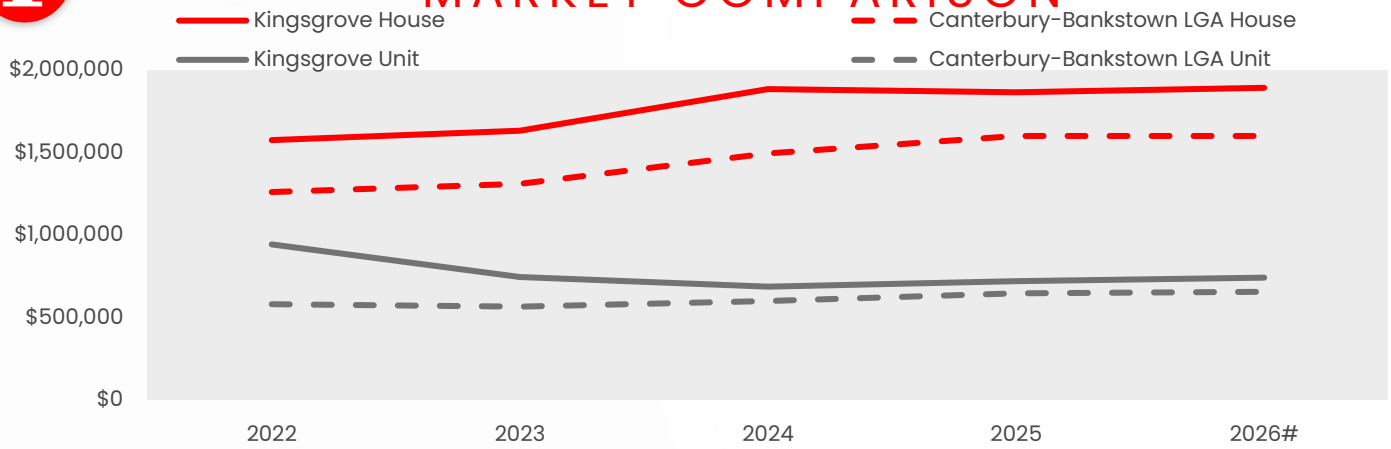


In the past 12 months to Q3 2026 average vendor discount for houses remain at a premium, but considerably lower at 0.5%. Average vendor discount for units have widened, to a higher discount of -3.8%, the highest discount recorded in the past 2 years. Overall, market conditions in Kingsgrove* have shifted to a buyer's market. Buyers must act fast and take advantage of the lower premium for houses in Q3 2026.

The suburb of Kingsgrove has historically outperformed the wider Canterbury-Bankstown Local Government Area (LGA) in both house and unit median prices. This has continued in 2026# , with both the suburb and LGA recording a slower pace priced growth. This creates a unique opportunity for buyers to enter a blue-chip market.

The dominant proportion of homes sold in Kingsgrove* in 2026# was in the premium price point of $1.9M and above (44.3%); in good news for owners. Buyers who are looking for affordable houses have access to 26.3% of stock, priced at less than $1,599,999. Most of the units sold were also in the premium price point of $900,000 and above (21.5%); but the affordable market of less than $599,999 is growing (38.6%). Overall, there is a property for all budgets in Kingsgrove*.

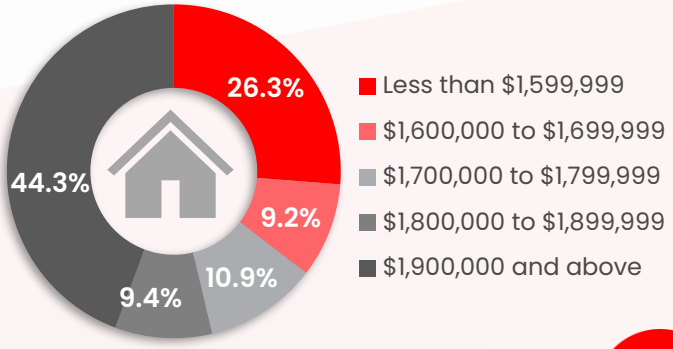
MARKET COMPARISON



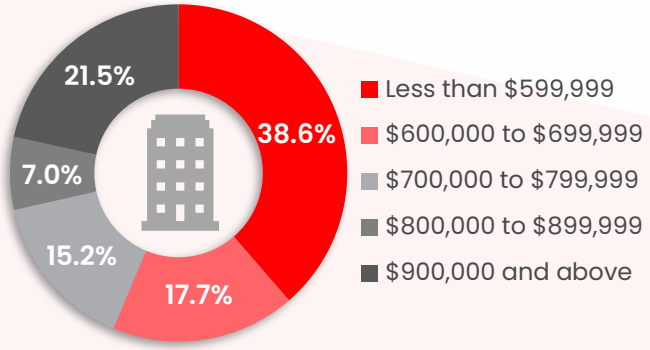
The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The suburb chosen was based on their proximity to the main LGA analysed, which is Kingsgrove*.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2026€

House rental yields in Kingsgrove* was 3.0% in September 2026, slightly above the Canterbury - Bankstown LGA (2.8%), and Sydney Metro (2.9%) rental yields. Further, median house rental price has increased by 11.4% in the past 12 months to Q3 2026, at $950 per week. The number of houses rented decreased, by -16.1% in the past 12 months, to 26 rental homes in Q3 2026. This trend is also found in the unit rental market, which confirms an undersupplied rental market.

2-bedroom houses have provided investors with +10.3% rental growth annually, achieving a median rent of $750 per week.

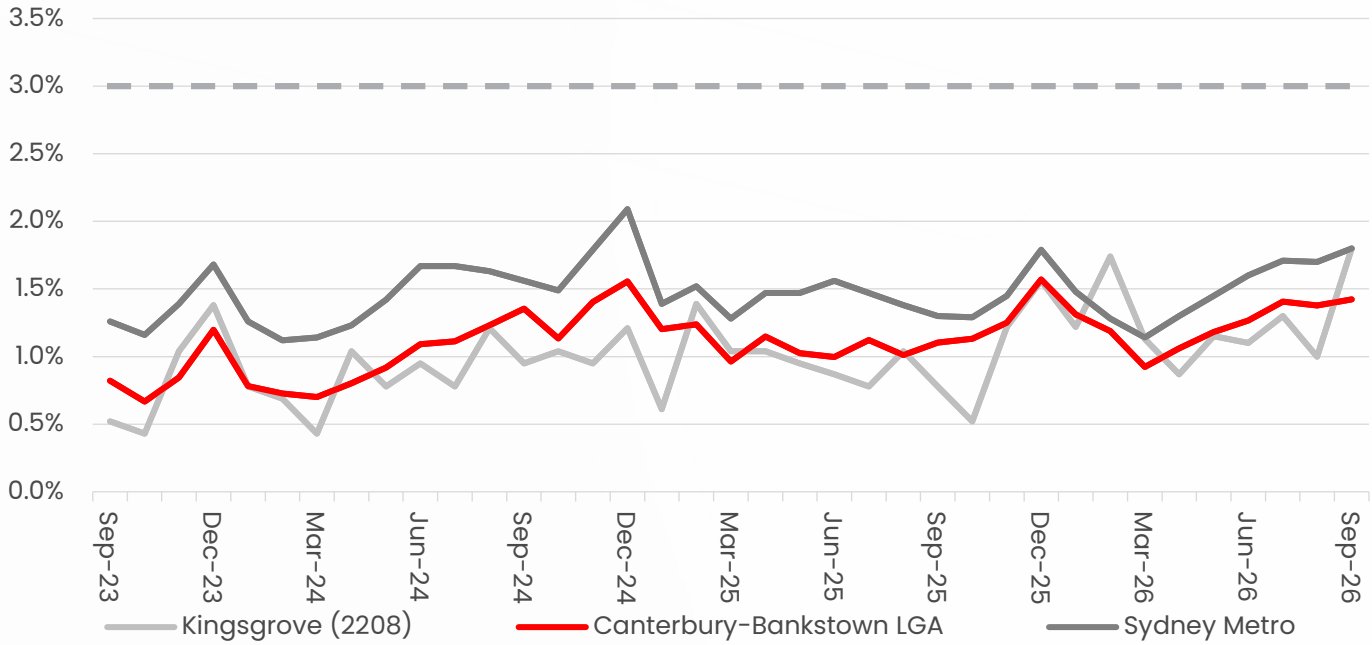
Kingsgrove¥ recorded a vacancy rate of 1.8% in September 2026, above the Canterbury - Bankstown LGA's 1.4% and on par with the Sydney Metro's 1.8%. Vacancy rates in Kingsgrove¥ have increased slightly in the past 12 months, due to more investors entering the market. That said, a 1.8% vacancy rate is still well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Kingsgrove¥. This is conducive for investors, especially with a more affordable entry price in the past 6 months.

2 BEDROOMS
+10.3%

3 BEDROOMS
+5.9%

4 BEDROOMS
+0.0%

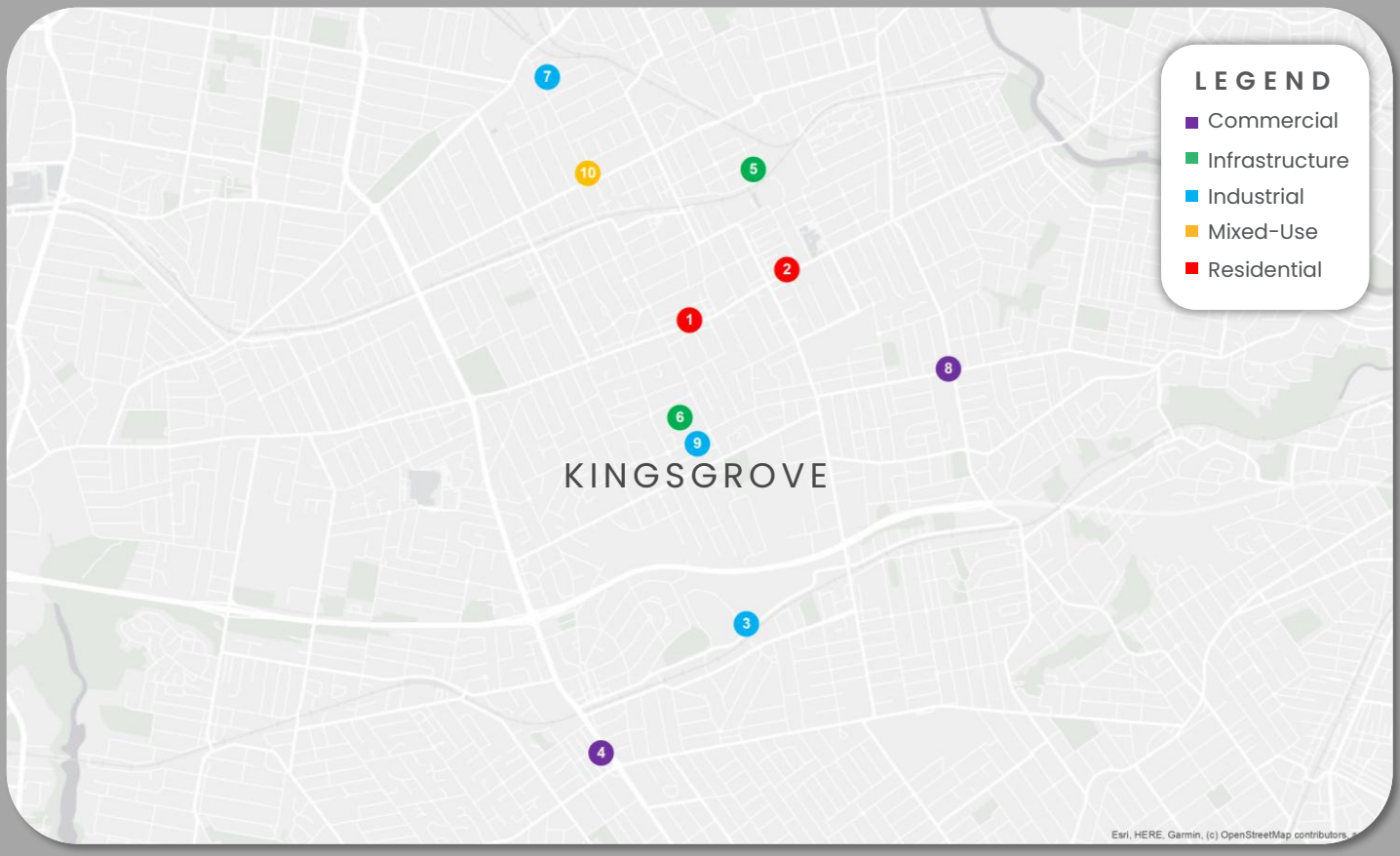
RENTAL VACANCY RATES 2026#



RENTAL YIELD 2026§

3.0%	2.8%	2.9%	3.3%	4.1%	4.3%
Kingsgrove (2208)¥	Canterbury -Bankstown LGA	Sydney Metro	Kingsgrove (2208)¥	Canterbury -Bankstown LGA	Sydney Metro

PROJECT DEVELOPMENT MAP 2026[A]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	773-777 Canterbury Road Units (39 Untis)	Residential	$9,000,000	12/12/2026
2	599-603 Canterbury Road Apartments (36 Apartments)	Residential	$6,957,000	16/12/2026
3	6 The Crescent Light Industry Conversion	Industrial	$4,016,550	16/12/2026
4	Yummy Seafood Chinese Restaurant Beverly Hill Alterations & Additions	Commercial	$887,307	23/10/2026
5	Hall & Lark Streets Drainage & Footpath Upgrades (Local Government)	Infrastructure	$850,000	16/03/2026
6	Leslie Street Depot Fire Hydrant Upgrade (Local Government)	Infrastructure	$600,000	5/10/2026
7	39 Hugh Street Warehouse	Industrial	$400,000	5/06/2026
8	155-157 Bexley Road Office Premises Conversion	Commercial	$300,000	4/06/2026
9	98 Rogers Street Warehouse	Industrial	$300,000	27/03/2026
10	11-15 Benaroon Road Industrial Facility Alterations & Additions (Industrial Facility / Office)	Mixed - Use	$300,000	11/03/2026

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- 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 up to and including Q3 (01/01/2026 – 30/09/2026) 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 Q3 2025 (01/07/2025 – 30/09/2025) and Q3 2026 (01/07/2026 – 30/09/2026) 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 September 2026.

A 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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