

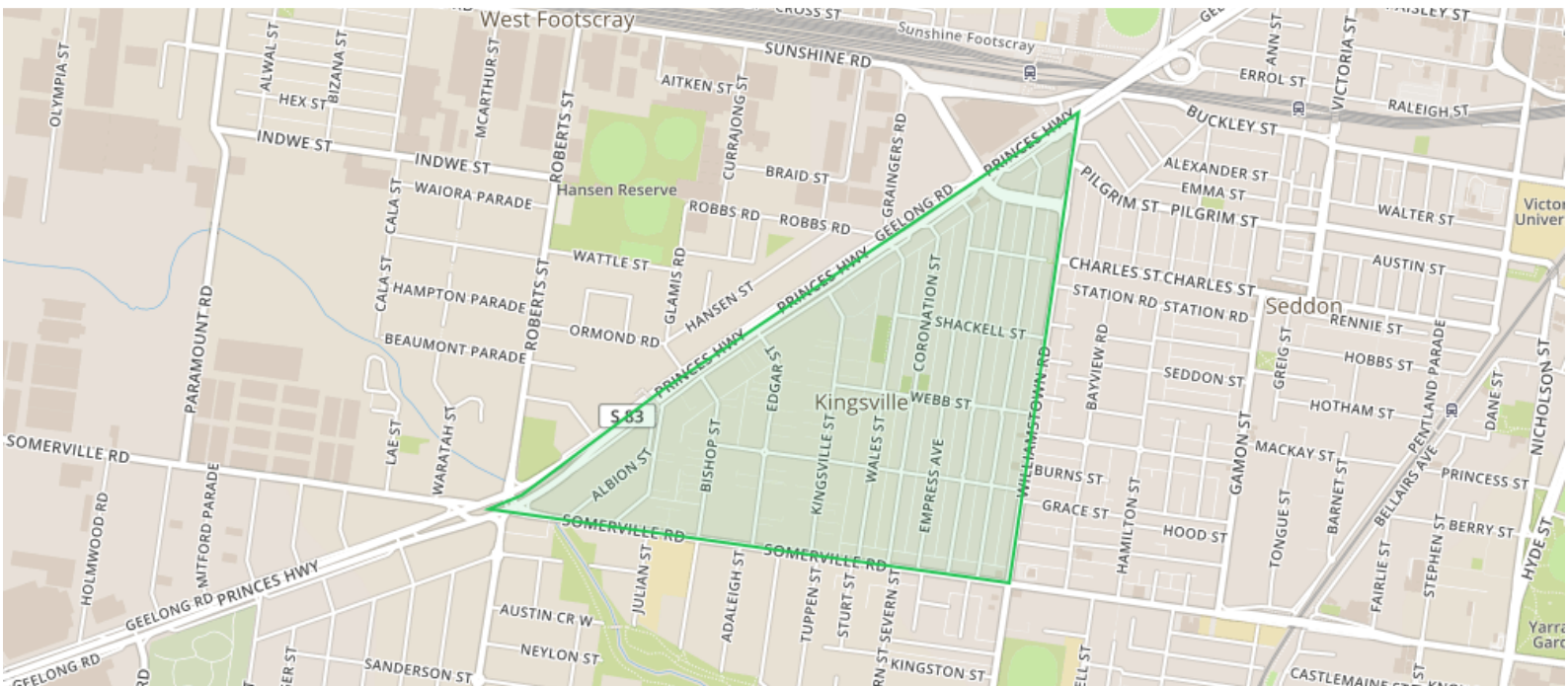
# Suburb Report

## Kingsville VIC 3012





# Kingsville VIC 3012



The size of Kingsville is approximately 0.7 square kilometres.

It has 1 park covering nearly 0.5% of total area.

The population of Kingsville in 2011 was 3,509 people.

By 2016 the population was 3,963 showing a population growth of 12.9% in the area during that time.

The predominant age group in Kingsville is 30-39 years.

Households in Kingsville are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Kingsville work in a professional occupation.

In 2011, 59% of the homes in Kingsville were owner-occupied compared with 56.3% in 2016.



**House**  
Current Median

**\$952,500**



**Unit**  
Current Median

**\$424,999**



**# Listings**  
last 12 month

**21**

# Recent Activity

Total sales  
last 12 months

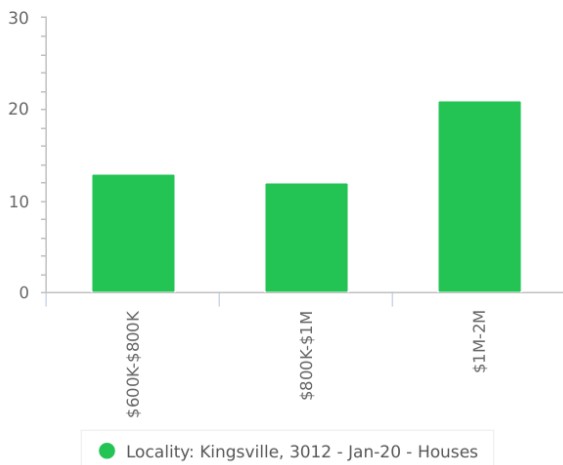
85

## Why is recent activity important to me?

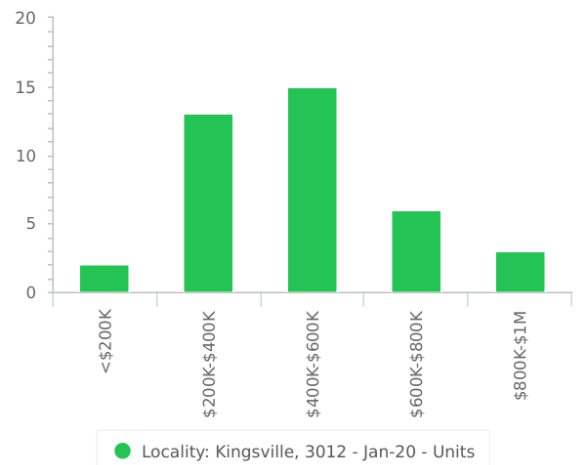
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



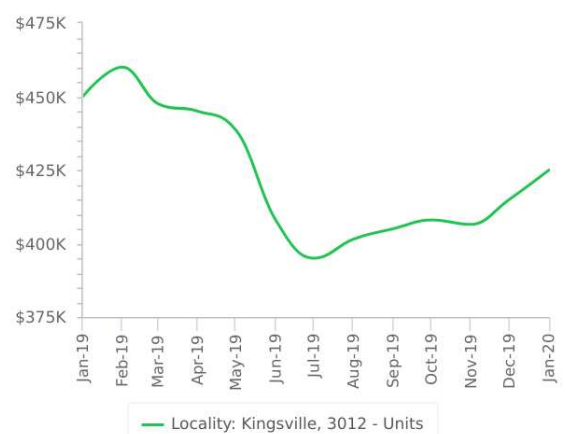
Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



# Recent Sales

**UNIT**

1 BED 1 BATH 1 CAR  
 4/19 KINGSVILLE STREET  
 KINGSVILLE VIC 3012  
**\$197,000**  
 21/03/20



**HOUSE**  
 3 BED 2 BATH 1 CAR  
 107 CHIRNSIDE STREET  
 KINGSVILLE VIC 3012  
**\$1,220,000**  
 02/03/20

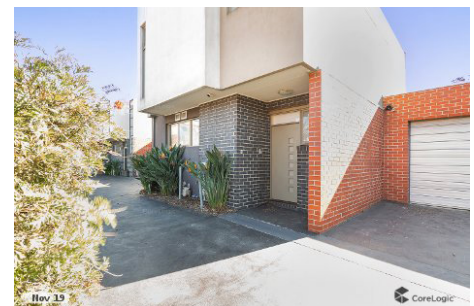
**HOUSE**  
 3 BED 1 BATH 1 CAR  
 80 CORONATION STREET  
 KINGSVILLE VIC 3012  
**\$890,000**  
 24/03/20



**HOUSE**  
 3 BED 2 BATH 1 CAR  
 196 WILLIAMSTOWN ROAD  
 KINGSVILLE VIC 3012  
**\$1,100,000**  
 18/03/20



**HOUSE**  
 3 BED 2 BATH 1 CAR  
 52 EMPRESS AVENUE  
 KINGSVILLE VIC 3012  
**\$1,205,000**  
 16/03/20



**UNIT**  
 3 BED 2 BATH 2 CAR  
 3/12 KINGSVILLE STREET  
 KINGSVILLE VIC 3012  
**\$755,000**  
 29/02/20





HOUSE

3 BED 1 BATH 2 CAR

15 CHATFIELD STREET  
KINGSVILLE VIC 3012

**\$1,310,000**

22/02/20

HOUSE

3 BED 1 BATH 2 CAR

146 CHIRNSIDE STREET  
KINGSVILLE VIC 3012

**\$957,000**

22/02/20



UNIT

2 BED 1 BATH 1 CAR

3/13 BISHOP STREET  
KINGSVILLE VIC 3012

**\$535,000**

25/02/20



HOUSE

0 BED 1 BATH 1 CAR

34 WILLIAMSTOWN ROAD  
KINGSVILLE VIC 3012

**\$875,000**

14/02/20



HOUSE

3 BED 0 BATH 0 CAR

99 CHIRNSIDE STREET  
KINGSVILLE VIC 3012

**\$815,000**

21/02/20



UNIT

2 BED 1 BATH 1 CAR

1/13 BISHOP STREET  
KINGSVILLE VIC 3012

**\$424,999**

31/01/20

# Recent Listings



## Jas Stephens inspection policy for buyers and tenants

To ensure inspections can be carried out with the health and well-being of you and our community in mind, Jas Stephens has implemented new property inspection policies that will replace traditional open house inspections.

- Let's avoid the handshake for now, a simple hi is enough
- Please avoid touching any surfaces during the inspection
- Hand sanitizer is to please be used upon entry and exit of the property
  - Gloves will be available for use at the property
- Inspections will be contactless, there will be no paper brochures/magazines/contracts exchanged physically, everything digital

We please urge you not to attend any property inspections if you are displaying or feeling any flu like symptoms or have been in contact with someone who has returned from overseas travel with the last 14 days.

Thank you for your co-operation and understanding.

Contact the agent to arrange your private inspection appointment.

JAS STEPHENS



Mar 20

## HOUSE

3 BED 1 BATH 1 CAR

55 KINGSVILLE STREET  
KINGSVILLE VIC 3012

\$930,000 -  
\$980,000



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JAS STEPHENS



Mar 20

## UNIT

2 BED 1 BATH 1 CAR

9/30 BISHOP STREET  
KINGSVILLE VIC 3012

\$400,000 - \$420,000

## UNIT

1 BED 1 BATH 1 CAR

413 GEELONG ROAD  
KINGSVILLE VIC 3012

\$330,000



- ✓ Private home inspections
- ✓ FaceTime Inspections
- ✓ Online Auctions
  - Bidding
  - Contract signing
- ✓ 3D Walkthroughs
- ✗ Open home inspections
- ✗ Auctions in person

comptongreen



Mar 20

## UNIT

2 BED 2 BATH 1 CAR

118 WILLIAMSTOWN ROAD  
KINGSVILLE VIC 3012

AUCTION

## UNIT

2 BED 2 BATH 1 CAR

3/15 LEWIS STREET  
KINGSVILLE VIC 3012

\$680,000  
\$720,000



Mar 23



- ✓ Private home inspections
- ✓ FaceTime Inspections
- ✓ Online Auctions
  - Bidding
  - Contract signing
- ✓ 3D Walkthroughs
- ✗ Open home inspections
- ✗ Auctions in person

comptongreen

## UNIT

3 BED 2 BATH 1 CAR

124 WILLIAMSTOWN ROAD  
KINGSVILLE VIC 3012

AUCTION

Mar 23

# Rental Statistics



Median Rental Price

**\$550 /w**



Rental Yield

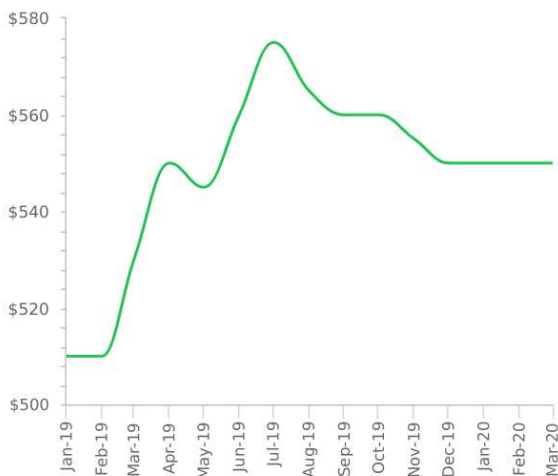
**3.09%**



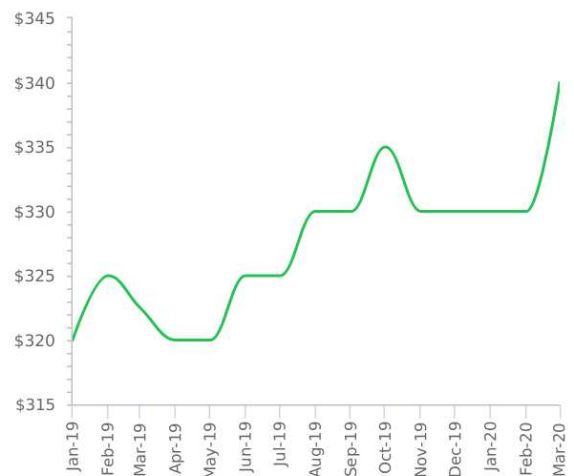
Number of Rentals

**59**

## Median Weekly Rent Trends



— Locality: Kingsville, 3012 - Houses



— Locality: Kingsville, 3012 - Units





Compton Green  
HOBSONS BAY t. 03 9397 1600  
INNER WEST t. 03 9314 1188

[comptongreen.com.au](http://comptongreen.com.au)

Prepared on 23 Apr 2020 by

Sales results and median prices are based on the latest statistical period available (1 Feb - 31 Jan 2020).

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