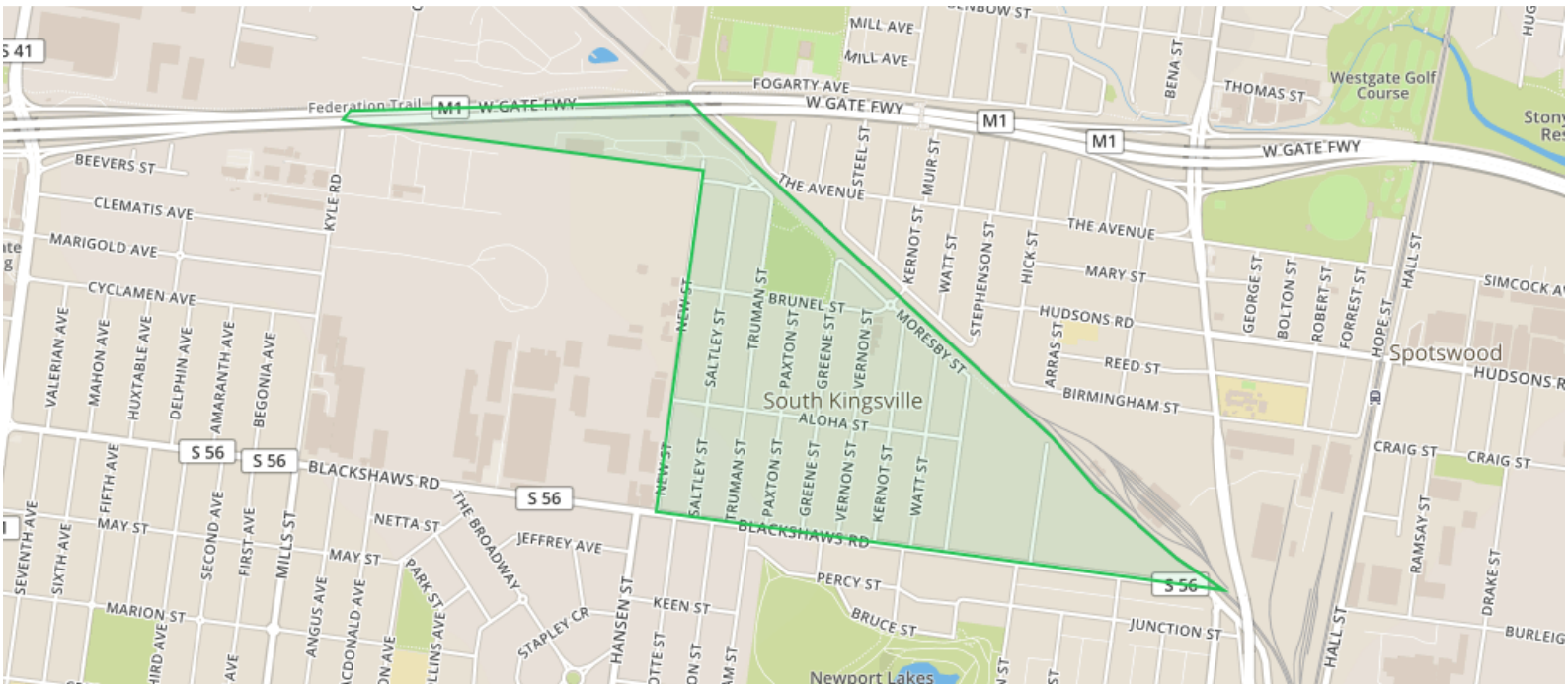


# Suburb Report

## South Kingsville VIC 3015



# South Kingsville VIC 3015



The size of South Kingsville is approximately 0.7 square kilometres.

It has 1 park covering nearly 4.2% of total area.

The population of South Kingsville in 2011 was 1,829 people.

By 2016 the population was 1,948 showing a population growth of 6.5% in the area during that time.

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

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

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

In 2011, 56.5% of the homes in South Kingsville were owner-occupied compared with 57.5% in 2016.



**House**  
Current Median

**\$810,000**



**Unit**  
Current Median

**\$430,000**



**# Listings**  
last 12 month

**16**

# Recent Activity

Total sales  
last 12 months

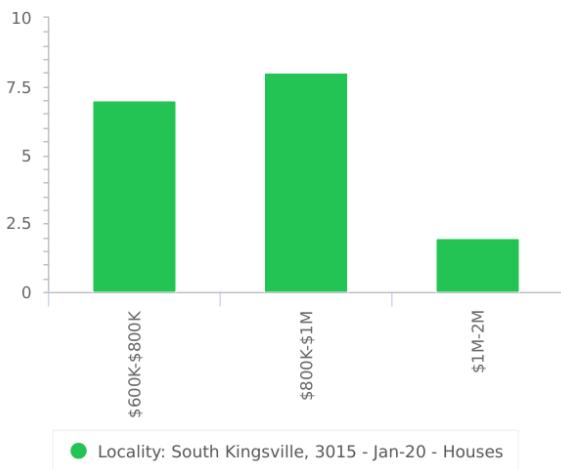
32

## Why is recent activity important to me?

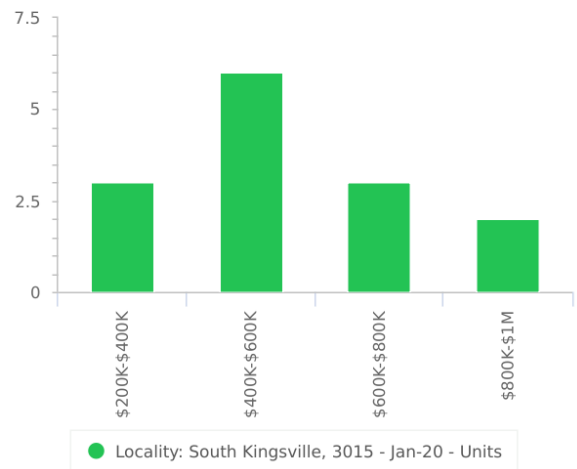
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



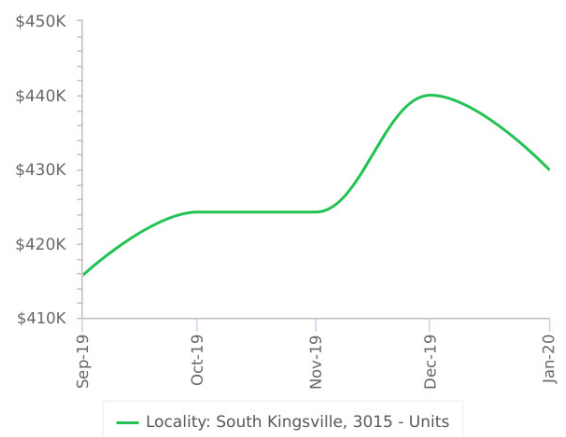
Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



# Recent Sales

**UNIT**

3 BED 2 BATH 2 CAR  
 90 SALTLEY STREET  
 SOUTH KINGSVILLE VIC 3015  
**\$915,000**  
 21/03/20



**UNIT**

4 BED 2 BATH 2 CAR  
 1/69 SALTLEY STREET  
 SOUTH KINGSVILLE VIC 3015  
**\$850,000**  
 11/03/20

**HOUSE**

4 BED 3 BATH 2 CAR  
 54A PAXTON STREET  
 SOUTH KINGSVILLE VIC 3015  
**\$1,245,000**  
 07/04/20



**UNIT**

4 BED 3 BATH 1 CAR  
 2/66 PAXTON STREET  
 SOUTH KINGSVILLE VIC 3015  
**\$950,000**  
 13/03/20



**HOUSE**

4 BED 2 BATH 5 CAR  
 27 SALTLEY STREET  
 SOUTH KINGSVILLE VIC 3015  
**\$1,213,000**  
 12/03/20



**HOUSE**

4 BED 1 BATH 2 CAR  
 41 GREENE STREET  
 SOUTH KINGSVILLE VIC 3015  
**\$990,000**  
 05/03/20



**UNIT**

3 BED 1 BATH 3 CAR

1/85 KERNOT STREET  
SOUTH KINGSVILLE VIC 3015

**\$795,000**

22/02/20

**UNIT**

2 BED 2 BATH 1 CAR

3/82 KERNOT STREET  
SOUTH KINGSVILLE VIC 3015

**\$720,000**

22/02/20

**HOUSE**

4 BED 3 BATH 2 CAR

51A WATT STREET  
SOUTH KINGSVILLE VIC 3015

**\$1,223,000**

29/02/20



Covid-19 Awareness

**Inspection process.**

In the health interests of our team, clients and community, all inspections are strictly **by appointment only.**

Please contact your agent directly to register for a private inspection.

*Thank you for your patience and understanding.*

hackingstuart



**UNIT**

3 BED 2 BATH 1 CAR

97 PAXTON STREET  
SOUTH KINGSVILLE VIC 3015

**\$935,000**

06/02/20

**UNIT**

2 BED 1 BATH 1 CAR

3/108 BLACKSHAW ROAD  
SOUTH KINGSVILLE VIC 3015

**\$450,000**

10/02/20

**HOUSE**

2 BED 1 BATH 1 CAR

60 TRUMAN STREET  
SOUTH KINGSVILLE VIC 3015

**\$960,000**

20/02/20

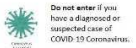
# Recent Listings



COVID-19 awareness

## Conditions of entry.

In the health interest of our community, team, clients and yourself, when visiting a property please:



Do not enter if you have a diagnosed or suspected case of COVID-19 Coronavirus.



Do not enter if you have been in close contact with someone who has been diagnosed with or has a suspected case of COVID-19 Coronavirus.



Do not enter if you have travelled overseas in the last 14 days.



Practice good hand hygiene this includes washing hands, using gloves and using alcohol-based hand sanitizer.



Avoid touching fixtures, fittings and furniture surfaces within the property.



Avoid shaking hands when greeting to maintain social distancing.

Mar 28



### HOUSE

4 BED 2 BATH 1 CAR

31C VERNON STREET  
SOUTH KINGSVILLE VIC 3015

\$720,000 -  
\$792,000



### UNIT

3 BED 2 BATH 1 CAR

89A NEW STREET  
SOUTH KINGSVILLE VIC 3015

### FORTHCOMING

AUCTION \$790,000-

COVID-19 awareness

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Thank you for your patience and understanding.



Mar 29

### HOUSE

4 BED 3 BATH 3 CAR

40A TRUMAN STREET  
SOUTH KINGSVILLE VIC 3015

EOI - \$1,169,000

### UNIT

4 BED 3 BATH 2 CAR

53A TRUMAN STREET  
SOUTH KINGSVILLE VIC 3015

\$1,120,000 - \$1,220,000



### UNIT

1 BED 1 BATH 1 CAR

10/17 GREENE STREET  
SOUTH KINGSVILLE VIC 3015

\$295,000



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Mar 28



### UNIT

2 BED 1 BATH 1 CAR

4/94 SALTLEY STREET  
SOUTH KINGSVILLE VIC 3015

\$850,000-\$900,000



# Rental Statistics



Median Rental Price

**\$470 /w**



Rental Yield

**3.01%**



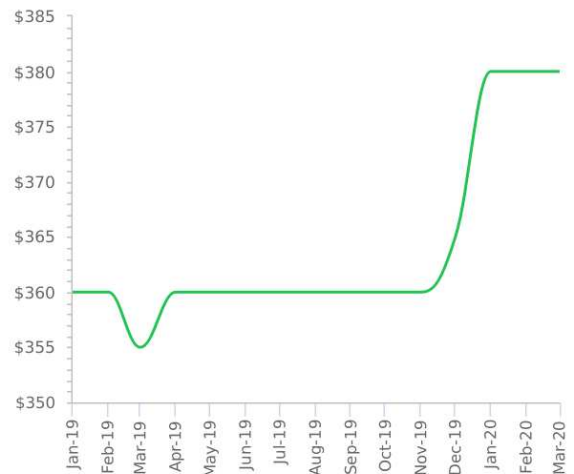
Number of Rentals

**27**

## Median Weekly Rent Trends



— Locality: South Kingsville, 3015 - Houses



— Locality: South Kingsville, 3015 - 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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