

WOODVALE • DUNCRAIG • **KINGSLEY**



SUBURB OVERVIEW • JUNE 2026

Kingsley, Western Australia 6026 — what has changed in the past month and what it means for owners

\$1.15M

MEDIAN SALE PRICE

▲ 17.3% year on year

18 days

DAYS ON MARKET

Up from 7-10 days (Jan)

\$830 pw

MEDIAN WEEKLY RENT

Gross yield approx 3.7%

166

HOUSES SOLD (12 MONTHS)

Tightly held, low turnover

MARKET SNAPSHOT

Median house price (Apr 2026)	\$1,150,000
Annual price growth	17.3%
5 year growth	approx 83%
Median days on market	18 days
Vendor discounting	4.2%
Median weekly rent	\$830 pw
Gross rental yield	3.7%
Vacancy rate	0.3%
Owner occupied rate	84.4%
Median household income	\$2,012 per week
Sales volume (12 months)	approx 166 houses

SUBURB AT A GLANCE

Postcode	6026
Local government	City of Joondalup
Distance to CBD	approx 18 km north
Land area	7.6 sq km
Parkland coverage	18.9% of total area
Population (2021)	13,204
Median age	44 years
Dominant household type	Couples with children
Primary schools	5
Secondary school	Woodvale Secondary College
Shopping	Kingsway City
Train station	Whitfords (1.1 km)

KINGSLEY VS THE PERTH MARKET

PERTH MEDIAN (REIWA, MAY 2026)

\$845,000

Kingsley trades 36% above the city median. That premium has remained stable even as broader market momentum eases.

PERTH ANNUAL GROWTH (COTALITY, APR 2026)

+25.7%

Kingsley at 17.3% (REIWA). Growth is solid but below the Perth average, reflecting the suburb's already elevated base.

PERTH DAYS ON MARKET (COTALITY, APR 2026)

~10 days

Kingsley has stretched to 18 days, now above the Perth median. A shift that reflects the broader softening in buyer urgency.

WHAT HAS CHANGED SINCE MAY

Kingsley's market data from the May update remains largely intact on price. The median is holding and annual growth is still comfortably positive. What has changed is the pace. The same forces affecting the broader Perth market are now visible in Kingsley, and the most obvious place they show up is at home opens.

Home open attendance is down noticeably. Earlier in the year it was common to see 15 to 25 groups through a Kingsley home open on a Saturday. That number has pulled back. We are now regularly seeing 8 to 14 groups, and fewer of them arrive with a sense of urgency. The serious buyers are still there. The casual window-shoppers who drove competitive tension have thinned out significantly.

Days on market has stretched to 18 days. At the start of 2026, Kingsley was selling in 7 to 10 days. The move to 18 days means properties are no longer selling in the first weekend by default. Buyers are taking longer to make decisions, comparing more options, and negotiating harder than they were six months ago.

What is driving this. Three things are converging. The RBA hiked the cash rate to 4.35% on 5 May 2026, the third consecutive rise this year. Perth stock levels are up 21.7% over the past four weeks. And the removal of negative gearing from established properties purchased after 12 May 2026 has contracted the investor buyer pool. Each factor individually is manageable. Together they have changed the feel of the market.

THE RATE ENVIRONMENT

What three consecutive rate hikes mean for Kingsley buyers.

The RBA cash rate now sits at 4.35%, the highest level since 2011. The compression in borrowing capacity is now showing up in offer levels across the northern suburbs. At Kingsley's price point, the typical buyer is a family upgrading or an established owner-occupier. They are less stretched than outer-suburb buyers, but the reduction in competing parties at the top of a campaign is real and is influencing final prices.

FEDERAL BUDGET: NEGATIVE GEARING AND WHAT IT MEANS HERE

What changed.

The 2026 Federal Budget (12 May 2026) removed negative gearing from established residential properties purchased after Budget night. From 1 July 2027, losses can only offset rental income, not wages. Properties already owned are fully grandfathered. New builds remain entirely exempt and retain both negative gearing and the 50% CGT discount.

Why Kingsley's land remains valuable.

Kingsley's housing stock is predominantly from the 1980s and early 1990s on generous blocks across a 7.6 square kilometre footprint. Many lots are large enough to subdivide or redevelop. Because new builds are fully exempt from the negative gearing changes, there is now a direct financial incentive to develop rather than simply hold. Kingsley's proximity to Whitfords Station, Joondalup and the coast positions it well to benefit over the next three to five years.

A PERSONAL NOTE

What I am seeing on the ground in Kingsley mirrors what I described in the Woodvale update last month. The suburb is not in trouble. The median is still growing, stock is still constrained, and the families that choose Kingsley choose it for the right reasons. But the urgency that defined this market through 2024 and into early 2025 has eased.

If you are thinking about selling in the next six to twelve months, the conditions at the time of your campaign will matter more than they have in two years. Pricing correctly for those conditions, and running a structured campaign that creates genuine competition, is the difference between a good result and a great one. That is the conversation worth having now, not after the campaign has been sitting for three weeks.

I will send through another update next month. If you want to talk through what any of this means for your property specifically, text me on 0426 188 536 or email property@andybiniwale.com.au.

Thanks to the Kingsley community for the trust.

**Cheers,
Andy Biniwale**