

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.15m**

Quarterly Price Change

**1.05% ↑**

## Median Unit Price\*

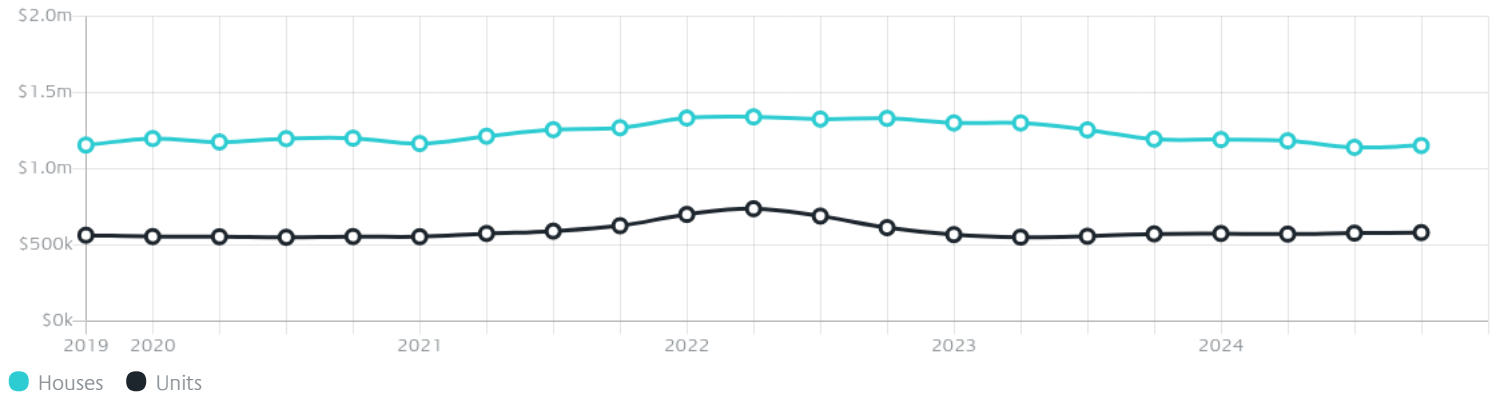
Median

**\$581k**

Quarterly Price Change

**0.62% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 51%  
● Private 49%

## Auction Clearance Rate<sup>\*</sup>

76%

## Median Days on Market<sup>^</sup>

26 days

## Average Hold Period<sup>\*</sup>

7.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 17% ● Units 83%

## Ownership<sup>^</sup>



● Owned Outright 20% ● Mortgaged 34% ● Rented 47%

## Population<sup>^</sup>

10,745

## Median Asking Rent per week<sup>\*</sup>

\$700

## Population Growth<sup>^</sup>

-0.62%

## Rental Yield<sup>\*</sup>

3.17%

## Median Age<sup>^</sup>





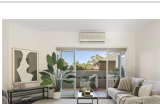
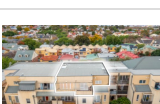

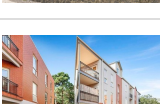

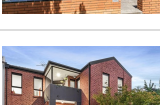

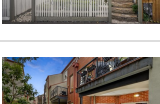
35 years

## Median Household Size<sup>^</sup>













2.1 people

# Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 9 Taylor Mews Kensington	2	Townhouse	\$670,000	26 Mar 2025
 66 Bangalore St Kensington	5	House	\$2,454,000	26 Mar 2025
 702/72 Altona St Kensington	2	Apartment	\$580,000	26 Mar 2025
 23 Newton St Kensington	3	Townhouse	\$870,000	25 Mar 2025
 5/6 Darcy La Kensington	2	Apartment	\$582,000	22 Mar 2025
 38/1 Gatehouse Dr Kensington	2	Apartment	\$460,000	19 Mar 2025
 602/70 Speakmen St KENSINGTON	2	Apartment	\$430,000	19 Mar 2025
 10/12 Mawbey St Kensington	1	Apartment	\$370,000	16 Mar 2025
 23 Epsom Rd Kensington	4	House	\$1,366,000	15 Mar 2025
 19-21 Stockmans Way Kensington	4	House	\$1,827,500	14 Mar 2025
 3 Bent St Kensington	3	House	\$990,000	11 Mar 2025
 12/8-32 Howlett St Kensington	2	Apartment	\$480,000	08 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/26 Coopers La KENSINGTON	2	Townhouse	\$840,000	01 Mar 2025
 228/77 Hobsons Rd Kensington	2	Apartment	\$600,000	23 Feb 2025
 13 Hopetoun St Kensington	2	House	\$1,026,000	22 Feb 2025
 138/77 Hobsons Rd Kensington	2	Apartment	\$535,000	22 Feb 2025
 19 Hardiman St Kensington	3	House	\$1,375,000	22 Feb 2025
 50 Collett St Kensington	3	House	\$1,175,000	18 Feb 2025
 22 Barnett St Kensington	2	House	\$961,000	15 Feb 2025
 40 Bateman Rd Kensington	4	House	\$1,300,000	15 Feb 2025
 81 Mccracken St Kensington	2	House	\$850,000	15 Feb 2025
 109/18 Bent St Kensington	2	Apartment	\$640,000	14 Feb 2025
 12G/71 Henry St Kensington	2	Apartment	\$570,000	14 Feb 2025
 39 Bangalore St Kensington	3	House	\$1,532,000	14 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 81 Rankins Rd Kensington	2	House	\$830,000	13 Feb 2025
 60-62 Wolseley Pde Kensington	3	House	\$2,650,000	12 Feb 2025
 2 Mcnamara Mews Kensington	2	Townhouse	\$767,000	11 Feb 2025
 19 Lincoln Mews Kensington	2	Townhouse	\$815,000	10 Feb 2025
 402/255 Racecourse Rd Kensington	1	Apartment	\$332,500	07 Feb 2025
 3 The Ridgeway Kensington	2	House	\$1,350,000	07 Feb 2025
 2/79 Lambeth St Kensington	3	Townhouse	\$835,000	03 Feb 2025
 G1/87 Lambeth St Kensington	1	Flat/Unit/Apartment	\$452,000	03 Feb 2025
 55 Rankins Rd Kensington	3	House	\$1,110,000	03 Feb 2025
 54 Hardiman St Kensington	2	House	\$960,000	01 Feb 2025
 20/1 Gatehouse Dr Kensington	2	Apartment	\$440,000	30 Jan 2025
 57 Willis St Kensington	4	House	\$1,048,000	29 Jan 2025



Kensington Office  
291 Racecourse Road, Kensington  
03 8378 0500

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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