

# *Suburb* **INSIGHTS**

3031  
KENSINGTON



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.14m**

Quarterly Price Change

**-4.05% ↓**

## Median Unit Price\*

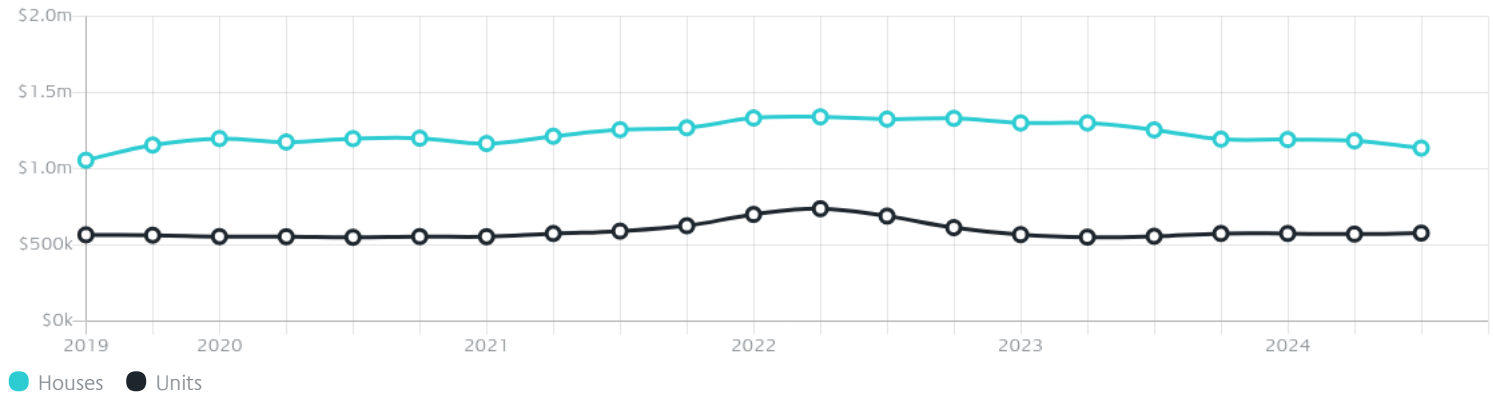
Median

**\$578k**

Quarterly Price Change

**1.13% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 52%  
● Private 48%

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

76.74%

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

27 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>

\$690

## 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 46 Bateman Rd Kensington	4	House	\$1,330,000	30 Nov 2024
 12/16 Mawbey St Kensington	2	Apartment	\$520,000	30 Nov 2024
 21 Kensington Rd Kensington	4	House	\$1,265,000	30 Nov 2024
 27/1 Gatehouse Dr Kensington	2	Apartment	\$470,000	27 Nov 2024
 402/60 Speakmen St KENSINGTON	1	Apartment	\$335,000	25 Nov 2024
 43-45 Stockmans Way Kensington	2	House	\$1,100,000	24 Nov 2024
 66 Tennyson St Kensington	3	House	\$1,135,000	23 Nov 2024
 42 Woodruff St Kensington	2	Townhouse	\$730,000	21 Nov 2024
 24 Hopetoun St KENSINGTON	3	House	\$1,475,000	19 Nov 2024
 204/60 Speakmen St Kensington	1	Apartment	\$318,000	18 Nov 2024
 101/85-87 Lambeth St Kensington	1	Apartment	\$400,000	15 Nov 2024
 21 Speakmen St Kensington	3	Townhouse	\$990,000	13 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 36/20 Howlett St Kensington	2	Apartment	\$480,000	09 Nov 2024
 605/70 Speakmen St Kensington	2	Apartment	\$482,000	09 Nov 2024
 45 Mcconnell St Kensington	2	House	\$845,000	08 Nov 2024
 10/8 Mawbey St Kensington	2	Apartment	\$485,000	01 Nov 2024
 106 Tennyson St Kensington	4	House	\$1,550,000	31 Oct 2024
 9/86 Rankins Rd Kensington	1	Apartment	\$295,000	31 Oct 2024
 93 Mccracken St Kensington	3	House	\$1,225,000	31 Oct 2024
 17 Gordon Cr Kensington	3	House	\$1,182,500	31 Oct 2024
 38 Musgrove Mews Kensington	2	Townhouse	\$690,000	30 Oct 2024
 2/11 Smith St Kensington	2	Unit	\$485,000	29 Oct 2024
 63 Rankins Rd Kensington	2	Townhouse (Conjoined)	\$995,000	28 Oct 2024
 24 Smith St Kensington	2	Townhouse	\$870,000	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/26 Barnett St Kensington	3	Townhouse	\$900,000	24 Oct 2024
 407/72 Altona St Kensington	2	Apartment	\$575,000	23 Oct 2024
 17 Hardiman St Kensington	3	House	\$1,040,000	22 Oct 2024
 502/60 Speakmen St Kensington	1	Apartment	\$335,000	22 Oct 2024
 109/77 Hobsons Rd Kensington	3	Unit	\$625,000	21 Oct 2024
 28 Bendall St Kensington	2	Townhouse	\$715,000	19 Oct 2024
 9 Fiske Pl Kensington	3	Townhouse	\$1,352,000	19 Oct 2024
 8/80 Henry St KENSINGTON	2	Unit	\$582,000	18 Oct 2024
 49 Epsom Rd Kensington	2	House	\$1,140,000	18 Oct 2024
 203/68 Altona St Kensington	1	Unit	\$380,000	17 Oct 2024
 2/29 Bendall St Kensington	3	Unit	\$725,000	16 Oct 2024
 70 Parsons St Kensington	3	Townhouse	\$790,000	16 Oct 2024

# Jellis Craig

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Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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