

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.15m

Quarterly Price Change

1.05% ↑

Median Unit Price*

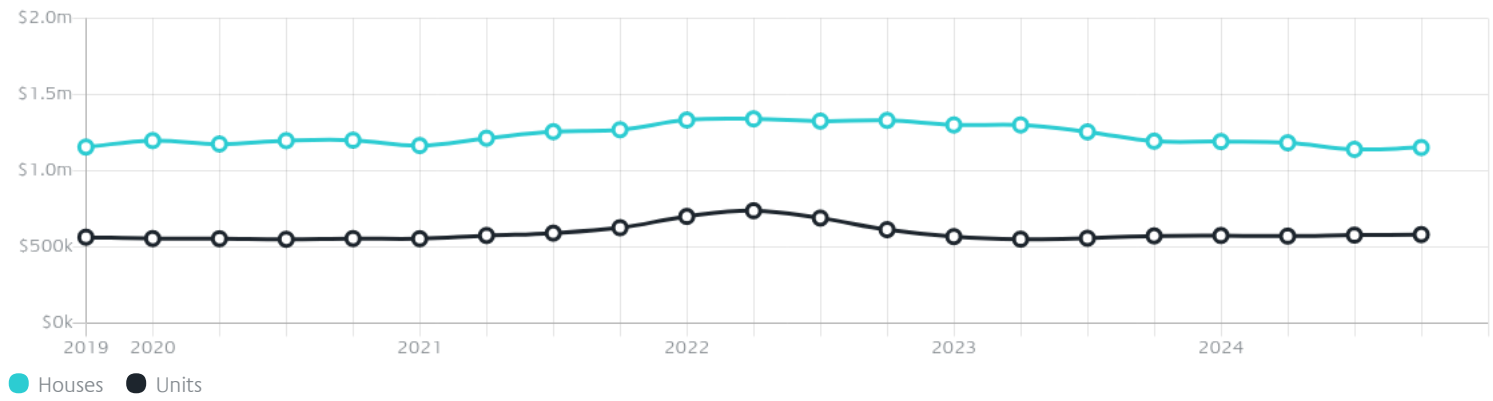
Median

\$581k

Quarterly Price Change

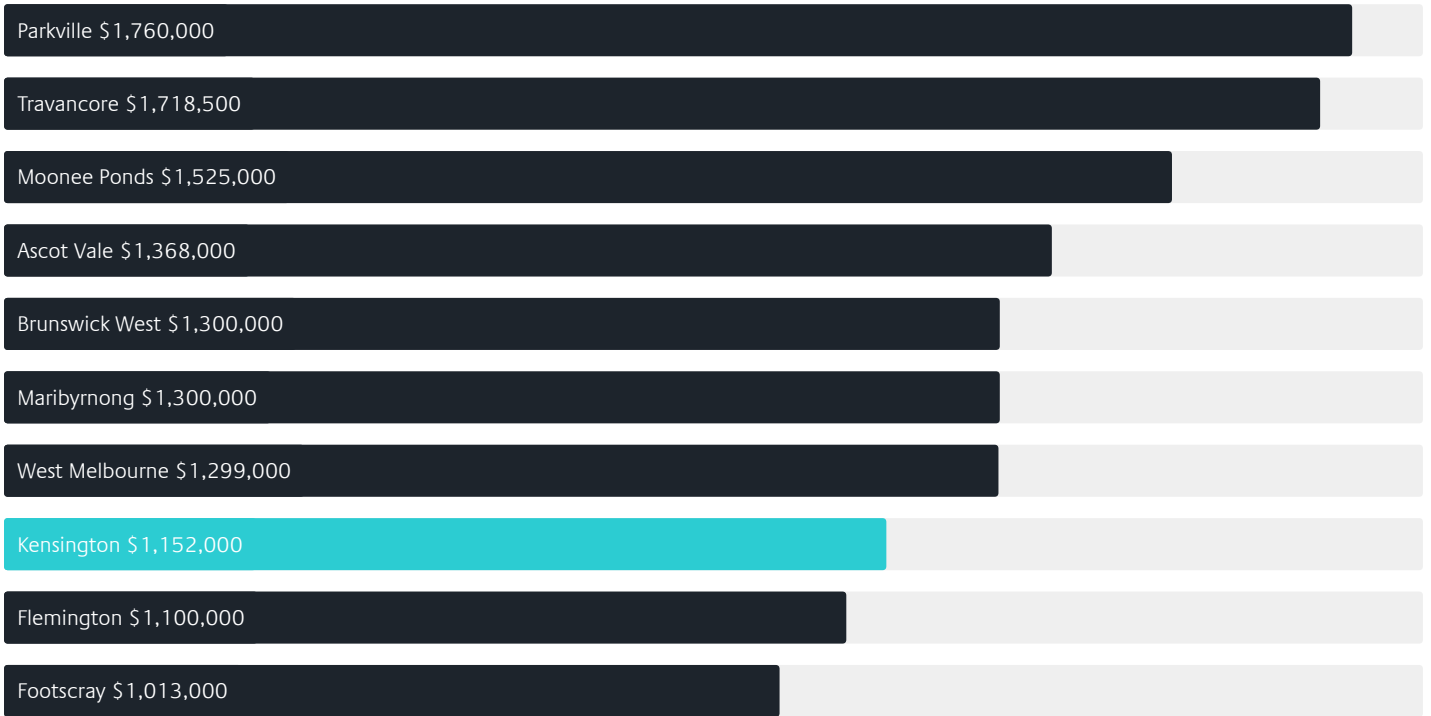
0.62% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 47%
● Private 53%

Auction Clearance Rate*

85.19%

Median Days on Market^

31 days

Average Hold Period*

7.7 years

Insights

Dwelling Type^



● Houses 17% ● Units 83%

Ownership^



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

Population^

10,745

Median Asking Rent per week*

\$700

Population Growth^

-0.62%

Rental Yield*

3.17%

Median Age^













35 years

Median Household Size^













2.1 people

Sold Properties~





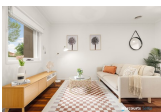







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 602/70 Speakmen St KENSINGTON	2	Apartment	\$430,000	31 Jan 2025
 20/1 Gatehouse Dr Kensington	2	Apartment	\$440,000	30 Jan 2025
 103/62 Altona St Kensington	1	Apartment	\$335,000	22 Jan 2025
 19 Pridham St Kensington	2	House	\$1,005,000	20 Jan 2025
 35/8-32 Howlett St Kensington	2	Apartment	\$482,000	09 Jan 2025
 16 Birch La Kensington	2	Townhouse	\$715,000	24 Dec 2024
 101/85-87 Lambeth St Kensington	1	Apartment	\$400,000	23 Dec 2024
 206/88 Altona St Kensington	1	Apartment	\$350,000	19 Dec 2024
 110/80 Speakmen St Kensington	1	Apartment	\$362,500	18 Dec 2024
 404/40 Altona St Kensington	2	Unit	\$525,000	16 Dec 2024
 11 Eastwood St Kensington	2	House	\$865,000	14 Dec 2024
 29 Bangalore St Kensington	3	House	\$1,285,000	14 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 96-98 Mercantile Pde Kensington	3	House	\$1,280,000	13 Dec 2024
 37 Mcconnell St Kensington	3	House	\$1,170,000	07 Dec 2024
 16 Musgrove Mews Kensington	2	Townhouse	\$675,000	07 Dec 2024
 12/7 Rankins Rd Kensington	2	Flat/Unit/Apartment	\$560,000	05 Dec 2024
 53 Rankins Rd Kensington	2	House	\$950,000	03 Dec 2024
 79 Rankins Rd Kensington	2	House	\$985,000	03 Dec 2024
 35/29 Bendall St Kensington	2	Apartment	\$699,000	01 Dec 2024
 111/80 Ormond St Kensington	2	Apartment	\$377,500	30 Nov 2024
 46 Bateman Rd Kensington	4	House	\$1,330,000	30 Nov 2024
 12/16 Mawbey St Kensington	2	Apartment	\$520,000	30 Nov 2024
 65 Rankins Rd Kensington	3	House	\$1,280,000	30 Nov 2024
 14 Gardner La Kensington	5	House	\$1,285,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Kensington Rd Kensington	4	House	\$1,265,000	30 Nov 2024
 20 Bradfield La KENSINGTON	1	Townhouse (Conjoined)	\$570,000	29 Nov 2024
 6/29 Eastwood St Kensington	2	Apartment	\$524,000	28 Nov 2024
 27/1 Gatehouse Dr Kensington	2	Apartment	\$470,000	27 Nov 2024
 6a Calwell St Kensington	2	Townhouse	\$701,000	26 Nov 2024
 205/86 Altona St Kensington	2	Flat/Unit/Apartment	\$493,250	26 Nov 2024
 39 Smith St Kensington	4	House	\$1,300,000	26 Nov 2024
 402/60 Speakmen St KENSINGTON	1	Apartment	\$335,000	25 Nov 2024
 43-45 Stockmans Way Kensington	2	House	\$1,100,000	25 Nov 2024
 66 Tennyson St Kensington	3	House	\$1,135,000	23 Nov 2024
 1/7 Bruce St Kensington	2	Townhouse	\$935,000	21 Nov 2024
 42 Woodruff St Kensington	2	Townhouse	\$730,000	20 Nov 2024



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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