

**Jellis
Craig**



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.14m

Quarterly Price Change

-4.05% ↓

Median Unit Price*

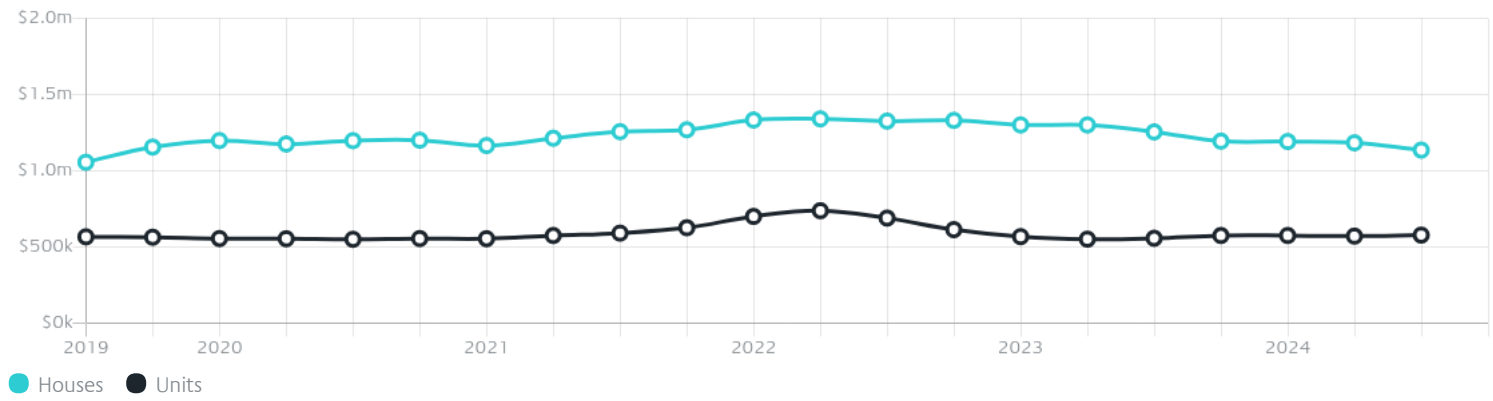
Median

\$578k

Quarterly Price Change

1.13% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 52%
● Private 48%

Auction Clearance Rate*

83.72%

Median Days on Market^

26 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*

\$690

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
 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
 96-98 Mercantile Pde Kensington	3	House	\$1,280,000	13 Dec 2024
 16 Musgrove Mews Kensington	2	Townhouse	\$675,000	07 Dec 2024
 37 Mcconnell St Kensington	3	House	\$1,170,000	07 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 111/80 Ormond St Kensington	2	Apartment	\$377,500	30 Nov 2024
 14 Gardner La Kensington	5	House	\$1,285,000	30 Nov 2024
 46 Bateman Rd Kensington	4	House	\$1,330,000	30 Nov 2024
 21 Kensington Rd Kensington	4	House	\$1,265,000	30 Nov 2024
 12/16 Mawbey St Kensington	2	Apartment	\$520,000	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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 206/60 Speakmen St Kensington	1	Flat/Unit/Apartment	\$370,000	19 Nov 2024
 24 Hopetoun St KENSINGTON	3	House	\$1,475,000	19 Nov 2024
 312/16 Mawbey St Kensington	2	Flat/Unit/Apartment	\$520,000	18 Nov 2024
 204/60 Speakmen St Kensington	1	Apartment	\$318,000	18 Nov 2024
 21 Speakmen St Kensington	3	Townhouse	\$990,000	13 Nov 2024
 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
 107/40 Altona St Kensington	2	Flat/Unit/Apartment	\$535,000	06 Nov 2024



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jellisraig.com.au

Data is current as of PDF generation date 06/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.