

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.16m

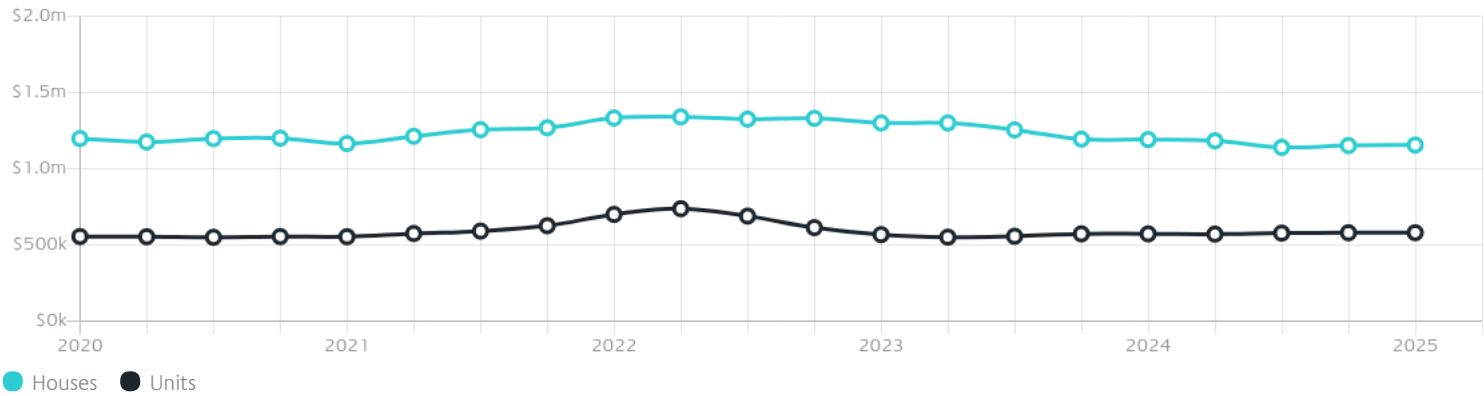
Quarterly Price Change
0.26% ↑

Median Unit Price*

Median
\$580k

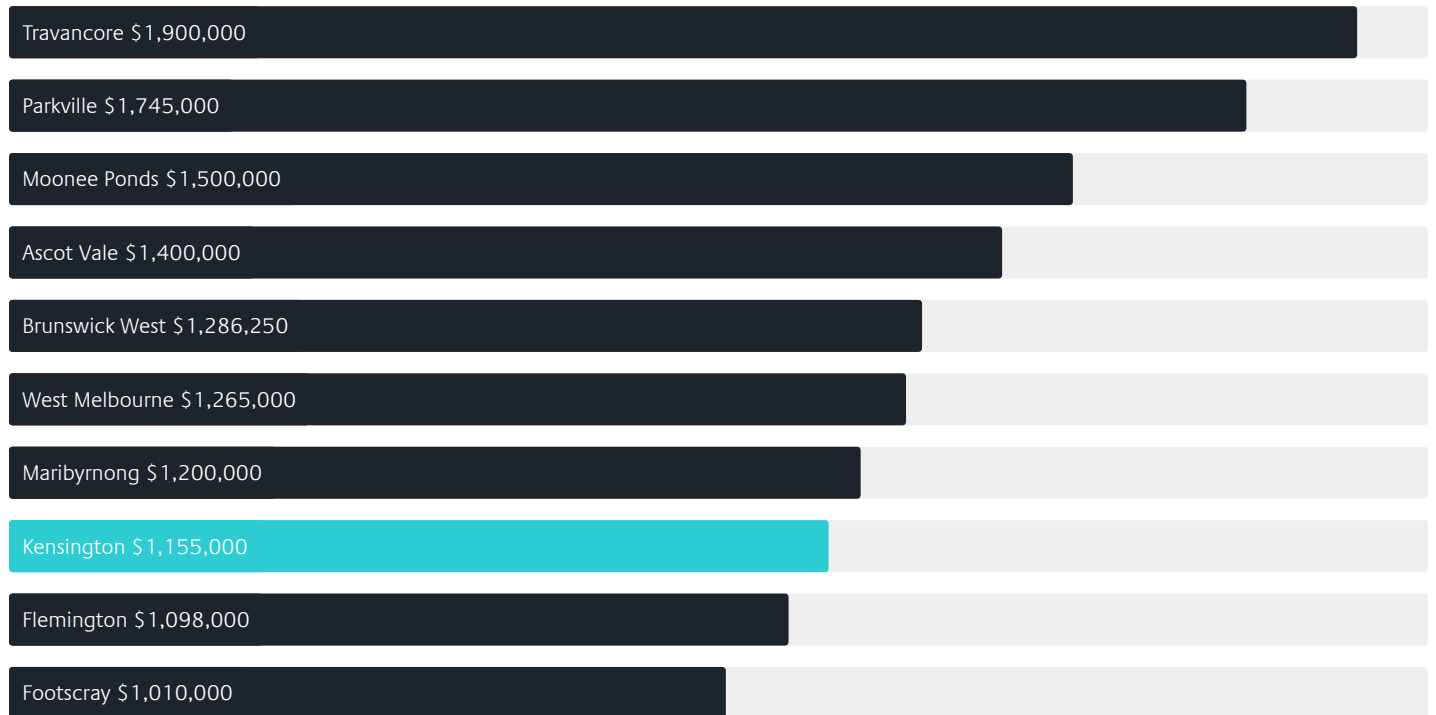
Quarterly Price Change
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 44%
● Private 56%

Auction Clearance Rate*

81.82%

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^








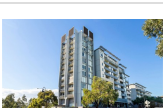
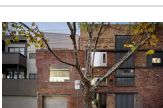

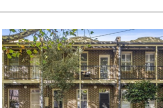
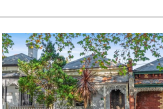
35 years

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 10 Wolseley Pde Kensington	3	House	\$1,520,000	28 Jun 2025
 110/80 Ormond St Kensington	2	Apartment	\$380,000	28 Jun 2025
 3 Barnett St Kensington	3	House	\$1,668,000	21 Jun 2025
 14 Kirk St Kensington	4	House	\$1,080,000	18 Jun 2025
 2/120 Newman St Kensington	3	Townhouse	\$1,000,000	14 Jun 2025
 2/72 Kensington Rd Kensington	2	Apartment	\$520,000	06 Jun 2025
 8/2 Rankins Rd KENSINGTON	3	House	\$1,130,000	03 Jun 2025
 208/70 Speakmen St Kensington	2	Apartment	\$430,000	03 Jun 2025
 5/2 Rankins Rd Kensington	4	House	\$1,200,000	02 Jun 2025
 54 Parsons St Kensington	2	House	\$900,000	31 May 2025
 99 Rankins Rd Kensington	3	House	\$1,110,000	31 May 2025
 51 Wolseley Pde Kensington	3	House	\$956,000	31 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Market St Kensington	4	Townhouse	\$1,320,000	30 May 2025
 19-21 Rankins Rd Kensington	12	Block of Units	\$2,275,000	29 May 2025
 203 / 102 Rankins Rd Kensington	1	Apartment	\$420,000	28 May 2025
 2 Bent St Kensington	2	House	\$970,000	28 May 2025
 215 / 77 Hobsons Rd Kensington	1	Apartment	\$415,000	28 May 2025
 65-67 Wakefield St Kensington	5	House	\$1,740,000	28 May 2025
 5 / 1 Bayswater Rd Kensington	3	Townhouse	\$1,265,000	24 May 2025
 42 The Ridgeway Kensington	2	House	\$1,340,000	23 May 2025
 3G / 108 Altona St Kensington	2	Flat / Unit / Apartment	\$468,000	23 May 2025
 3 Tennyson St Kensington	3	House	\$954,000	21 May 2025
 5 Durham St Kensington	2	House	\$966,000	21 May 2025
 6 Rourke La Kensington	2	Townhouse	\$717,500	21 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 25 Pridham St Kensington	3	House	\$1,344,000	17 May 2025
 204/45 Danks La Kensington	1	Apartment	\$352,000	14 May 2025
 208/77 Hobsons Rd Kensington	3	Flat/Unit/Apartment	\$655,000	13 May 2025
 7/2 Rankins Rd Kensington	3	House	\$1,080,000	10 May 2025
 2/4 Pridham St Kensington	2	Unit	\$560,000	08 May 2025
 9/8 Mawbey St Kensington	2	Unit	\$537,500	06 May 2025
 303/80 Ormond St Kensington	2	Apartment	\$390,000	04 May 2025
 18 Rankins Rd Kensington	3	House	\$1,190,000	03 May 2025
 22/8-32 Howlett St Kensington	2	Apartment	\$455,000	30 Apr 2025
 4/39 Barnett St Kensington	3	Townhouse	\$1,205,000	30 Apr 2025
 203/40 Altona St Kensington	2	Flat/Unit/Apartment	\$420,000	28 Apr 2025
 405/77 Hobsons Rd Kensington	2	Unit	\$527,000	27 Apr 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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