

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.16m**

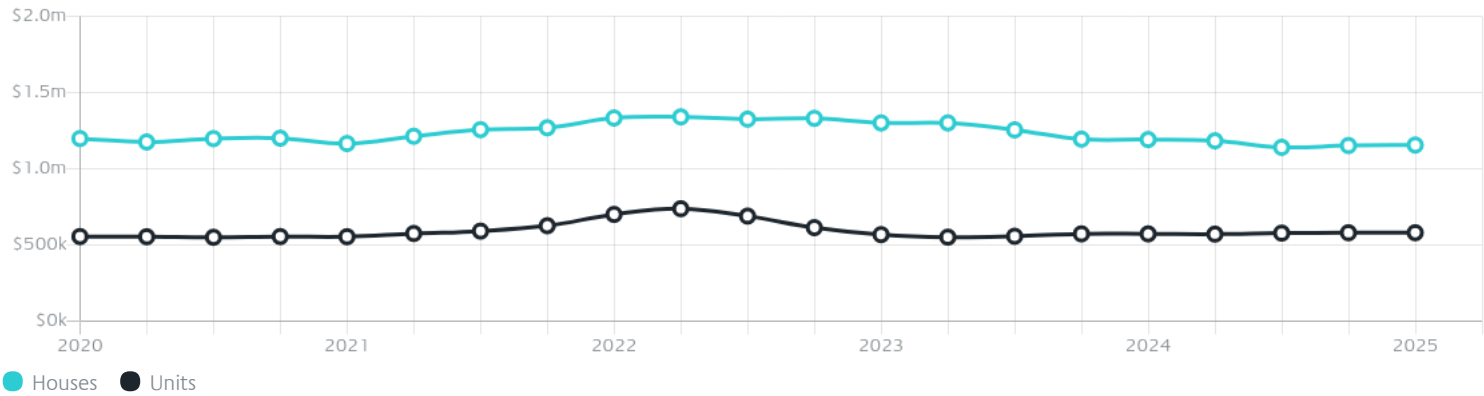
Quarterly Price Change  
**0.26% ↑**

## Median Unit Price\*

Median  
**\$580k**

Quarterly Price Change  
**0.00% ↓**

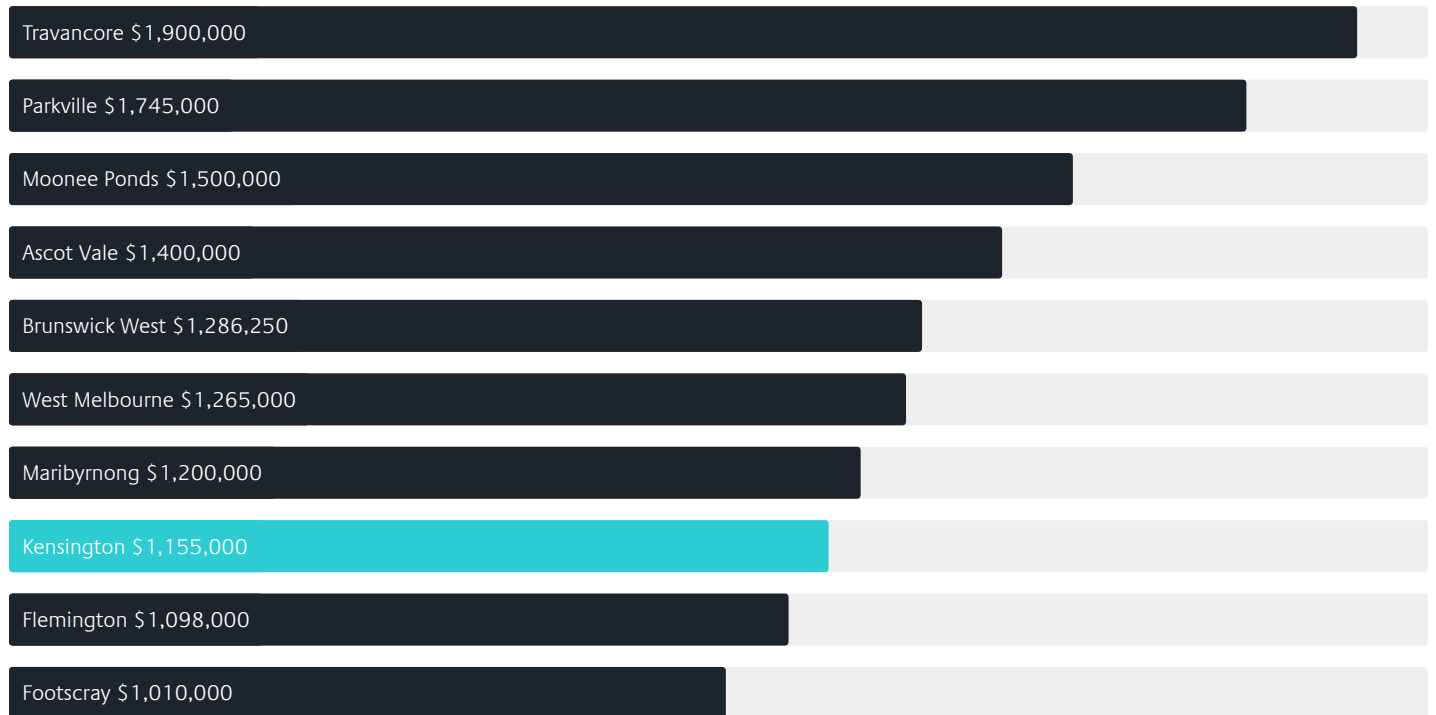
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



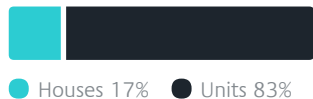
# Sales Snapshot

Sale Method<sup>\*</sup>

● Auction 45%  
● Private 55%

Auction Clearance Rate<sup>\*</sup>**72.73%**Median Days on Market<sup>^</sup>**28 days**Average Hold Period<sup>\*</sup>**7.7 years**

## Insights

Dwelling Type<sup>^</sup>

● Houses 17% ● Units 83%









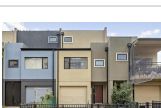
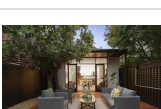
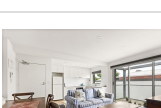
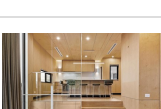
Ownership<sup>^</sup>

● 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~









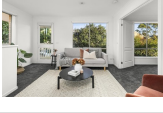

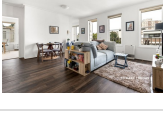

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 54 Parsons St Kensington	2	House	\$900,000	31 May 2025
 51 Wolseley Pde Kensington	3	House	\$956,000	31 May 2025
 22 Market St Kensington	4	Townhouse	\$1,320,000	30 May 2025
 19-21 Rankins Rd Kensington	12	House	\$2,275,000	29 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
 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
 25 Pridham St Kensington	3	House	\$1,344,000	17 May 2025
 204/45 Danks La Kensington	1	Apartment	\$352,000	14 May 2025
 7/2 Rankins Rd Kensington	3	House	\$1,080,000	10 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 405/77 Hobsons Rd Kensington	2	Unit	\$527,000	27 Apr 2025
 15/8 Mawbey St Kensington	1	Apartment	\$370,000	25 Apr 2025
 8/37 Kensington Rd Kensington	2	Unit	\$634,000	24 Apr 2025
 208/70 Speakmen St Kensington	2	Apartment	\$430,000	24 Apr 2025
 10/102 Rankins Rd Kensington	1	Flat/Unit/Apartment	\$435,000	23 Apr 2025
 G10/102 Rankins Rd Kensington	1	Apartment	\$435,000	23 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Mcallister Mews Kensington	2	Townhouse	\$700,000	21 Apr 2025
 117/77 Hobsons Rd Kensington	2	Apartment	\$540,000	18 Apr 2025
 1/29 Bendall St Kensington	3	Apartment	\$725,000	17 Apr 2025
 6/465 Macaulay Rd KENSINGTON	2	Apartment	\$765,000	17 Apr 2025
 4/80 Henry St Kensington	2	Townhouse (Conjoined)	\$530,000	14 Apr 2025
 81 Eastwood St Kensington	3	House	\$1,215,000	12 Apr 2025
 11 The Ridgeway Kensington	3	House	\$1,320,000	12 Apr 2025
 92 Tennyson St Kensington	2	House	\$1,183,000	11 Apr 2025
 28 Crichton La Kensington	1	Townhouse	\$570,000	11 Apr 2025
 9/12 Mawbey St Kensington	1	Flat/Unit/Apartment	\$370,000	10 Apr 2025
 7/60 Henry St Kensington	2	Apartment	\$652,000	09 Apr 2025
 84 Bellair St Kensington	2	House	\$1,460,000	05 Apr 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 01/06/2025

\* 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.