

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.15m**

Quarterly Price Change

**1.05% ↑**

## Median Unit Price\*

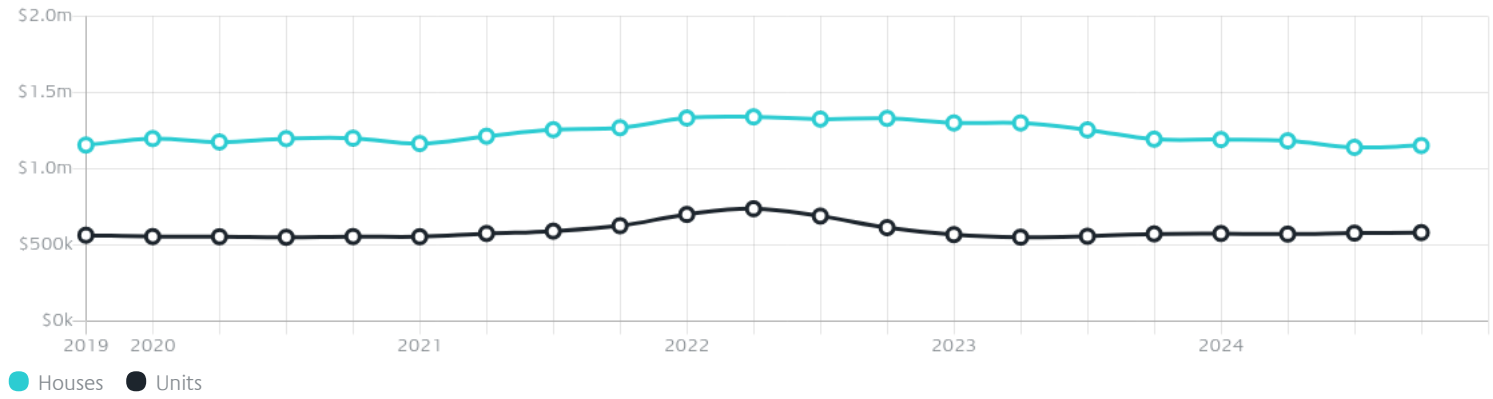
Median

**\$581k**

Quarterly Price Change

**0.62% ↑**

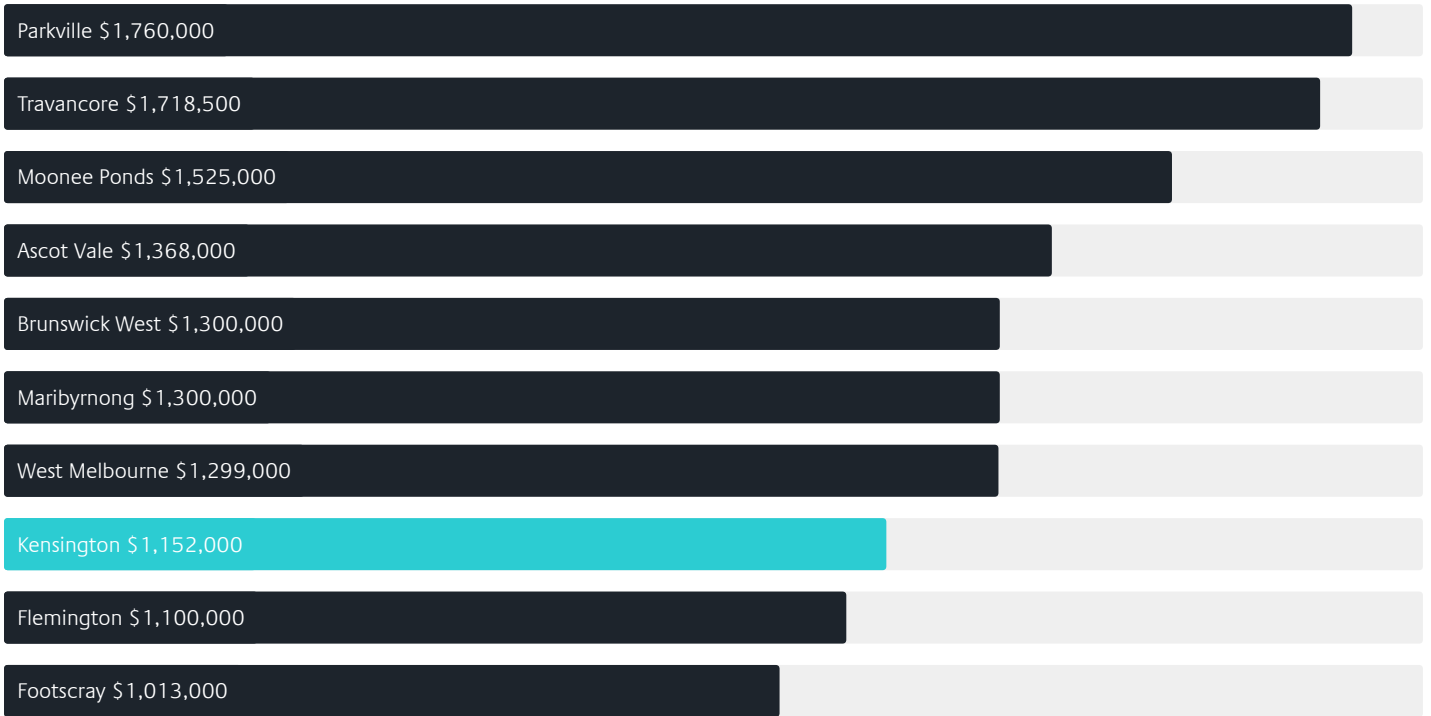
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 58%  
● Private 42%

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

90.91%

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

26 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>

\$700

## 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
 19 Hardiman St Kensington	3	House	\$1,375,000	22 Feb 2025
 50 Collett St Kensington	3	House	\$1,175,000	22 Feb 2025
 13 Hopetoun St Kensington	2	House	\$1,026,000	22 Feb 2025
 54 Hardiman St Kensington	2	House	\$960,000	20 Feb 2025
 22 Barnett St Kensington	2	House	\$961,000	15 Feb 2025
 12G/71 Henry St Kensington	2	Apartment	\$570,000	14 Feb 2025
 60-62 Wolseley Pde Kensington	3	House	\$2,650,000	12 Feb 2025
 2 Mcnamara Mews Kensington	2	Townhouse	\$767,000	11 Feb 2025
 19 Lincoln Mews Kensington	2	Townhouse	\$815,000	10 Feb 2025
 402/255 Racecourse Rd Kensington	1	Apartment	\$332,500	07 Feb 2025
 2/79 Lambeth St Kensington	3	Townhouse	\$835,000	03 Feb 2025
 602/70 Speakmen St KENSINGTON	2	Apartment	\$430,000	31 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20/1 Gatehouse Dr Kensington	2	Apartment	\$440,000	30 Jan 2025
 57 Willis St Kensington	4	House	\$1,048,000	29 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
 35/20 Howlett St Kensington	2	Flat/Unit/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
 29 Bangalore St Kensington	3	House	\$1,285,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 144 Bellair St Kensington	2	House	\$1,060,000	14 Dec 2024
 11 Eastwood St Kensington	2	House	\$865,000	14 Dec 2024
 40 Francis La Kensington	3	House	\$1,082,000	13 Dec 2024
 7 Mcconnell St Kensington	4	House	\$1,795,000	13 Dec 2024
 96-98 Mercantile Pde Kensington	3	House	\$1,280,000	13 Dec 2024
 191 Stockmans Way Kensington	3	House	\$950,000	10 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
 7 Percy St Kensington	3	House	\$1,200,000	03 Dec 2024
 79 Rankins Rd Kensington	2	House	\$985,000	03 Dec 2024

# Jellis Craig

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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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