

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.16m

Quarterly Price Change

0.26% ↑

Median Unit Price*

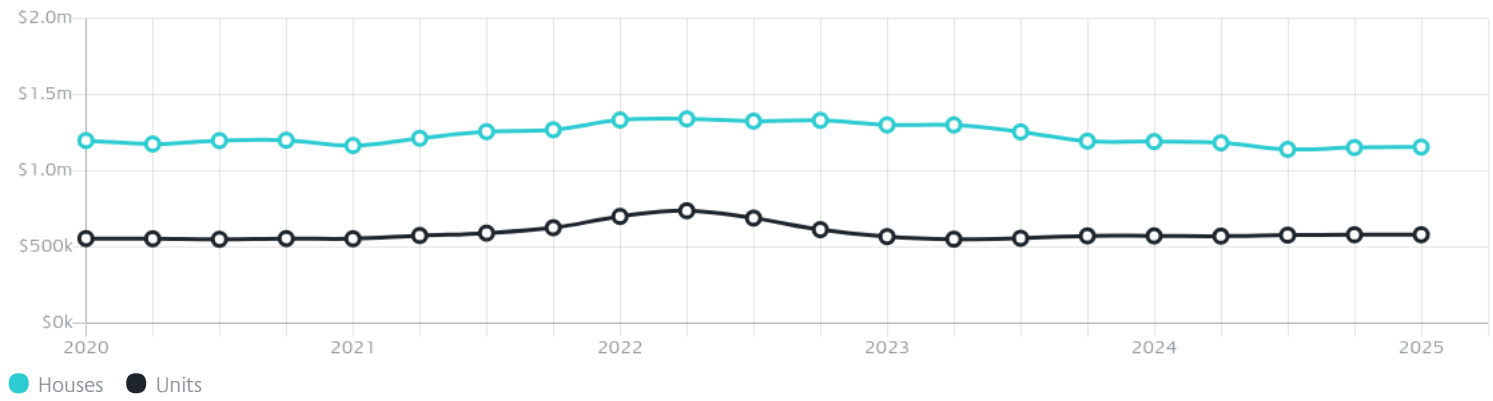
Median

\$580k

Quarterly Price Change

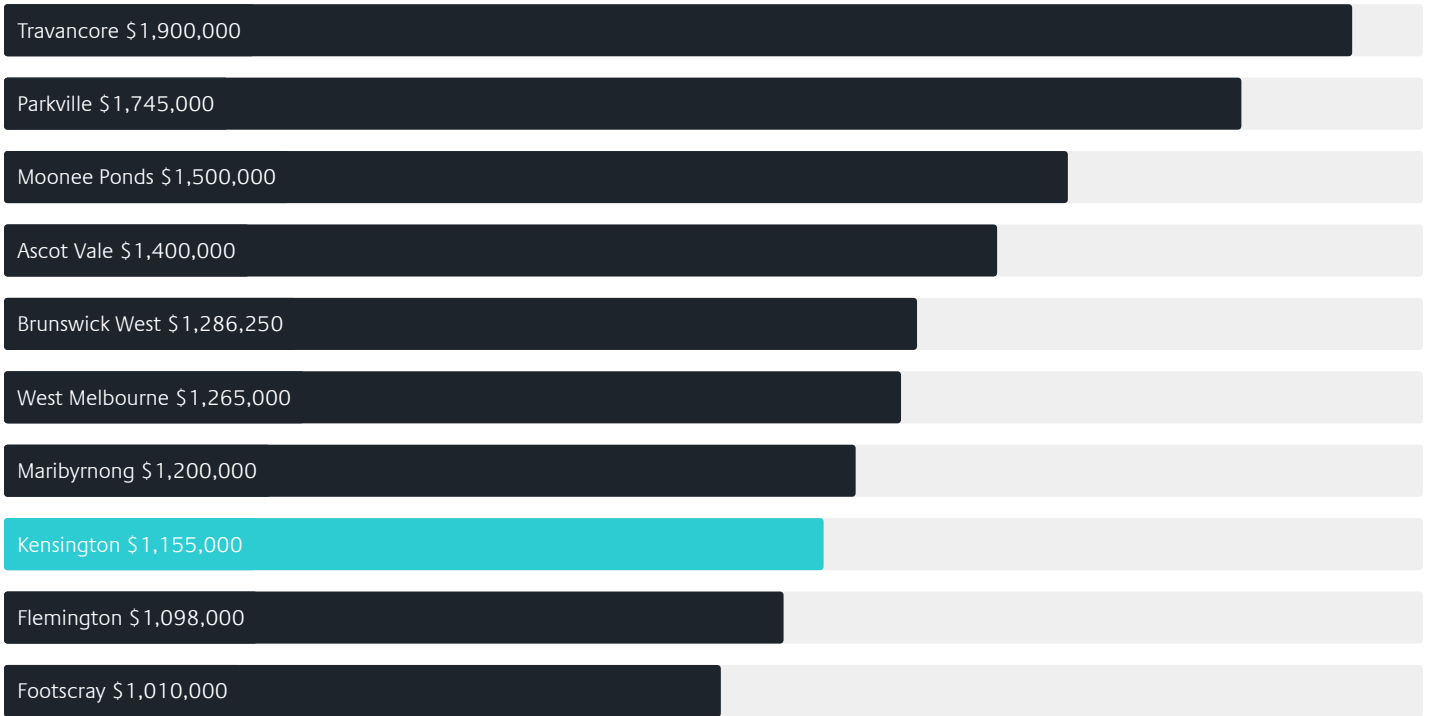
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 51%
● Private 49%

Auction Clearance Rate*

72.22%

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
 15/8 Mawbey St Kensington	1	Apartment	\$370,000	25 Apr 2025
 8/37 Kensington Rd Kensington	2	Unit	\$634,000	24 Apr 2025
 G10/102 Rankins Rd Kensington	1	Apartment	\$435,000	23 Apr 2025
 6/465 Macaulay Rd KENSINGTON	2	Apartment	\$765,000	17 Apr 2025
 1/29 Bendall St Kensington	3	Apartment	\$725,000	17 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
 7/60 Henry St Kensington	2	Apartment	\$652,000	09 Apr 2025
 84 Bellair St Kensington	2	House	\$1,460,000	05 Apr 2025
 410/255 Racecourse Rd Kensington	2	Apartment	\$600,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 43 Parsons St Kensington	2	House	\$995,000	05 Apr 2025
 3 Matthews Mews Kensington	2	Townhouse	\$777,000	05 Apr 2025
 116/18 Bent St Kensington	1	Apartment	\$457,000	03 Apr 2025
 803/70 Speakmen St Kensington	2	Apartment	\$445,000	31 Mar 2025
 103/60 Speakmen St Kensington	1	Apartment	\$370,000	31 Mar 2025
 310/71 Henry St Kensington	1	Unit	\$410,500	31 Mar 2025
 9 Taylor Mews Kensington	2	Townhouse	\$670,000	26 Mar 2025
 702/72 Altona St Kensington	2	Apartment	\$580,000	26 Mar 2025
 66 Bangalore St Kensington	5	House	\$2,454,000	26 Mar 2025
 23 Newton St Kensington	3	Townhouse	\$870,000	25 Mar 2025
 5/6 Darcy La Kensington	2	Apartment	\$582,000	22 Mar 2025
 103/80 Speakmen St Kensington	1	Apartment	\$325,500	22 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 51a Robertson St Kensington	3	House	\$875,000	21 Mar 2025
 38/1 Gatehouse Dr Kensington	2	Apartment	\$460,000	19 Mar 2025
 602/70 Speakmen St KENSINGTON	2	Apartment	\$430,000	19 Mar 2025
 2/1 Gatehouse Dr KENSINGTON	3	Unit	\$585,000	19 Mar 2025
 10/12 Mawbey St Kensington	1	Apartment	\$370,000	16 Mar 2025
 23 Epsom Rd Kensington	4	House	\$1,366,000	15 Mar 2025
 19-21 Stockmans Way Kensington	4	House	\$1,827,500	14 Mar 2025
 3 Bent St Kensington	3	House	\$990,000	11 Mar 2025
 12/8-32 Howlett St Kensington	2	Apartment	\$480,000	08 Mar 2025
 1/26 Coopers La KENSINGTON	2	Townhouse	\$840,000	01 Mar 2025
 144 Bellair St Kensington	2	House	\$1,135,000	01 Mar 2025
 21 Newton St Kensington	3	House	\$870,000	26 Feb 2025

Jellis Craig

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Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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