



Kensington

Suburb Report



Your connection to property insights



JellisCraig

KENSINGTON SUBURB REPORT

Median house price¹

Median

\$1.22m

Quarterly price change

1.75% ↑

Median unit price¹

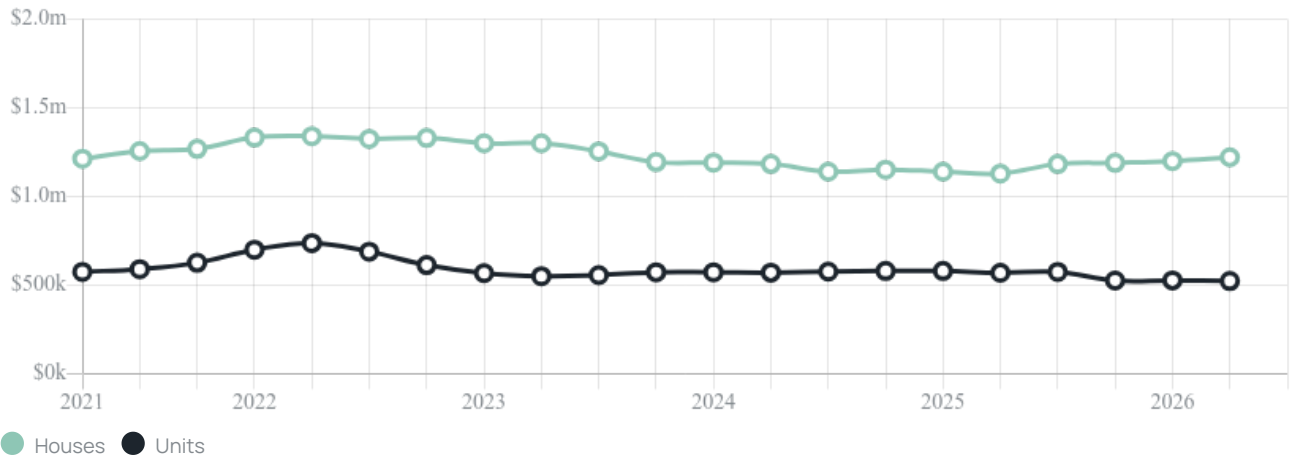
Median

\$524k

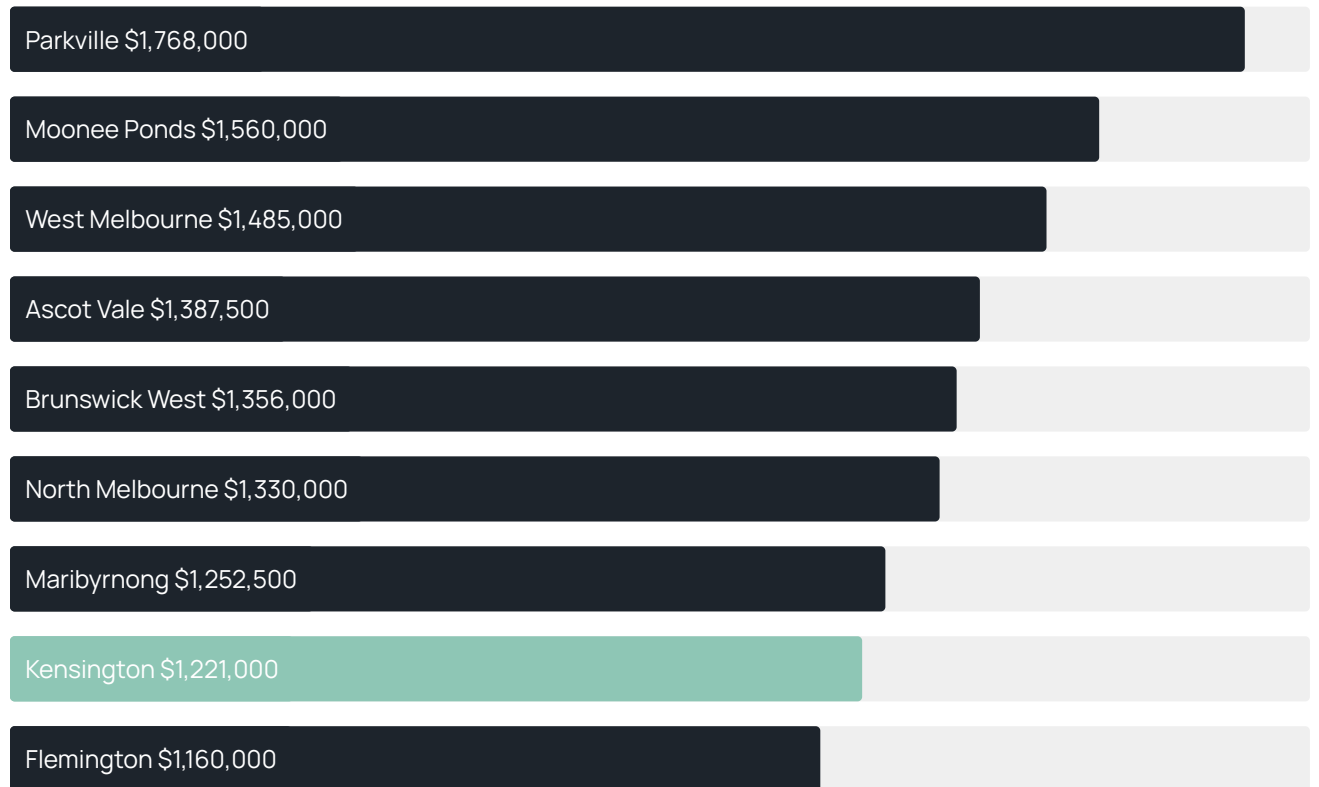
Quarterly price change

-0.66% ↓

Quarterly price change¹



KENSINGTON SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 48%
● Private 52%

Auction clearance rate³

57.69%

Median days on market³

37 days

Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

7.7 years

Dwelling type⁵

● Houses 17% ● Units 83%

Ownership⁵

● Owned outright 20% ● Mortgaged 34% ● Rented 47%

Population⁵

10,745

Median asking rent¹

\$713 per week

Population growth⁵

-0.62%

Rental yield¹

3.17%

Median age⁵

35 years

Median household size⁵

2.1 people

KENSINGTON SUBURB REPORT

Recent Kensington sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 302/80 Ormond St Kensington	2	Apartment	\$395,000	28 Jul 2026
 5 Merino Mews Kensington	3	Townhouse	\$830,000	21 Jul 2026
 9/65 Bayswater Rd Kensington	2	Apartment	\$490,000	20 Jul 2026
 1/19 Rankins Rd Kensington	2	Apartment	\$541,000	15 Jul 2026
 702/70 Speakmen St Kensington	2	Apartment	\$375,000	15 Jul 2026
 428 Arden St Kensington	2	House	\$1,200,000	14 Jul 2026
 3 Childers St Kensington	3	House	\$875,000	10 Jul 2026
 14 Bendall St Kensington	1	Townhouse	\$650,000	08 Jul 2026
 28 Anderson Wlk Kensington	3	House	\$1,050,000	04 Jul 2026
 14/1 Gatehouse Dr Kensington	3	Apartment	\$625,000	29 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 343/77 Hobsons Rd Kensington	2	Apartment	\$555,000	26 Jun 2026
 413/60 Speakmen St Kensington	2	Apartment	\$400,000	25 Jun 2026
 14 Mulgrave St Kensington	2	House	\$910,000	24 Jun 2026
 54 Bangalore St Kensington	5	House	\$2,290,000	23 Jun 2026
 50 Epsom Rd Kensington	3	Townhouse	\$1,215,000	17 Jun 2026
 14-16 Tankard St Kensington	4	House	\$1,230,000	15 Jun 2026
 14/7-9 Rankins Rd Kensington	2	Apartment	\$545,000	15 Jun 2026
 379 Racecourse Rd Kensington	1	Unit	\$453,000	13 Jun 2026
 13 Robertson St Kensington	2	House	\$1,270,000	05 Jun 2026
 206 Stockmans Way Kensington	2	House	\$890,500	03 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 224/77 Hobsons Rd Kensington	2	Flat/Unit/Apartment	\$520,000	01 Jun 2026
 16 Wolseley Pde Kensington	2	House	\$1,357,000	30 May 2026
 15 Collett St Kensington	2	House	\$900,000	28 May 2026
 307/88 Altona St Kensington	2	Apartment	\$395,000	28 May 2026
 136/77 Hobsons Rd Kensington	2	Apartment	\$620,000	26 May 2026
 3/7 Wight St Kensington	1	Flat/Unit/Apartment	\$300,000	22 May 2026
 310/80 Ormond St Kensington	2	Apartment	\$400,000	21 May 2026
 109 Eastwood St Kensington	2	House	\$900,000	18 May 2026
 17/11 Smith St Kensington	1	Townhouse (Conjoined)	\$390,000	18 May 2026
 406/15 Thompson St Kensington	2	Flat/Unit/Apartment	\$750,000	18 May 2026



Jellis Craig Kensington
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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