



Kensington Suburb Report

Your connection to property insights



JellisCraig

Property Prices

KENSINGTON SUBURB REPORT

Median house price¹

Median
\$1.19m

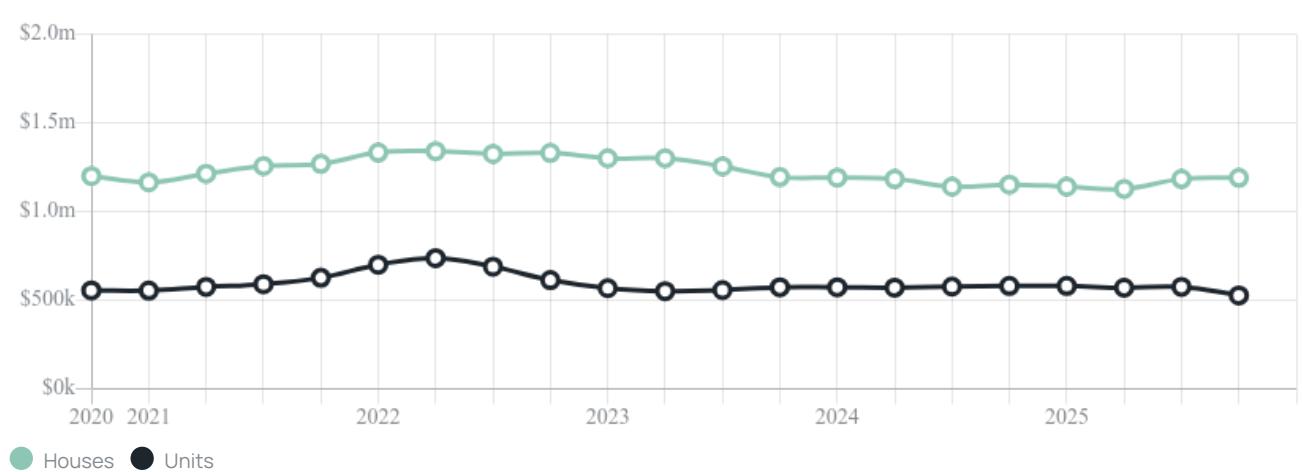
Quarterly price change
0.61% 

Median unit price¹

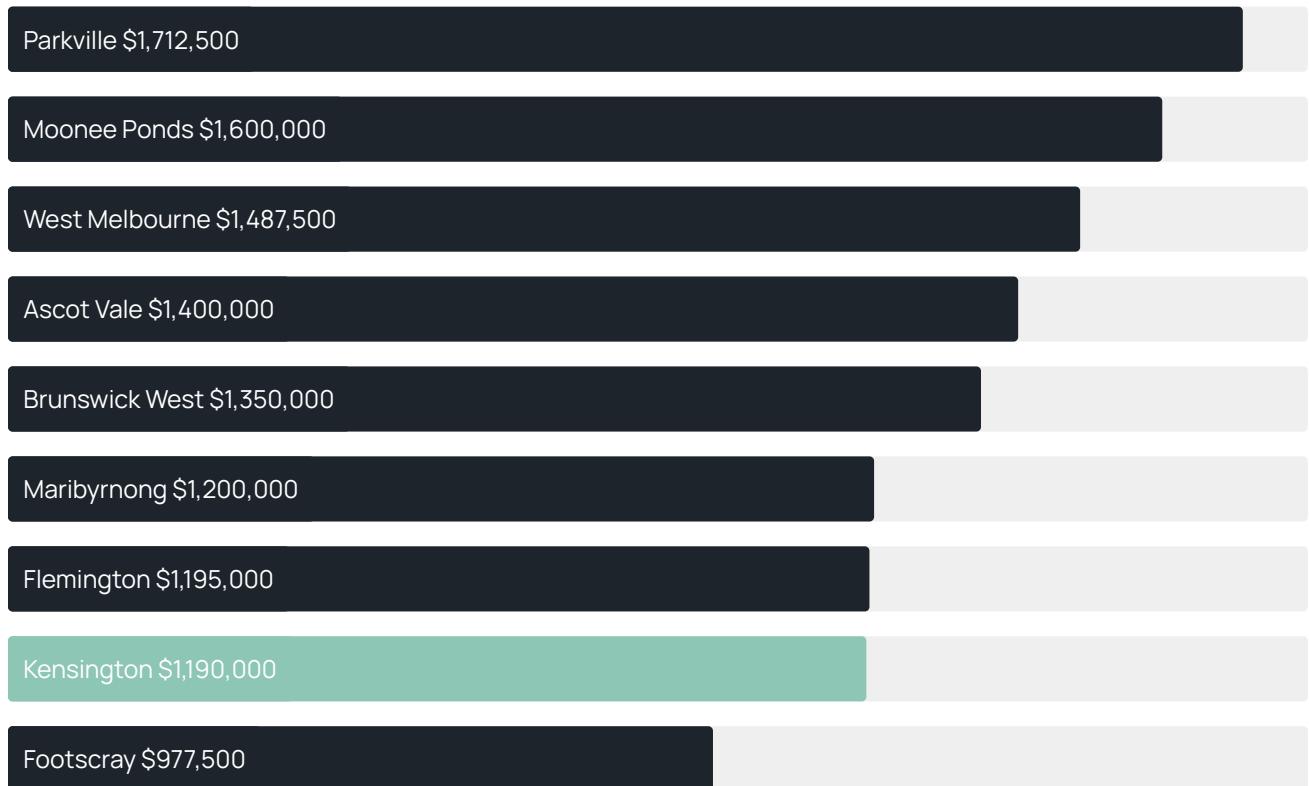
Median
\$527k

Quarterly price change
-8.34% 

Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

KENSINGTON SUBURB REPORT

Sale method²



● Auction 34%
● Private 66%

Auction clearance rate³

85.71%

Median days on market³

32 days

Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

7.7 years

Insights

Dwelling type⁵



● Houses 17% ● Units 83%

Ownership⁵



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

Population⁵

10,745

Median asking rent¹

\$695 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/58 Bateman Rd Kensington	4	Townhouse	\$1,300,000	24 Jan 2026
 68 Parsons St Kensington	3	Townhouse	\$1,010,000	22 Jan 2026
 102/62 Altona St Kensington	2	Apartment	\$490,000	20 Jan 2026
 201/86 Altona St Kensington	2	Apartment	\$500,000	15 Jan 2026
 13/2 Howlett St Kensington	3	Apartment	\$742,500	12 Jan 2026
 18/8-32 Howlett St KENSINGTON	2	House	\$450,000	06 Jan 2026
 4/8 Mawbey St KENSINGTON	2	Apartment	\$510,000	31 Dec 2025
 7g/71 Henry St KENSINGTON	2	Apartment	\$552,000	31 Dec 2025
 502/77 Hobsons Rd Kensington	1	Apartment	\$350,000	23 Dec 2025
 15 Bendall St Kensington	3	House	\$1,425,000	23 Dec 2025

Sold Properties

KENSINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Bayswater Rd Kensington	3	House	\$1,088,000	20 Dec 2025
 317/77 Hobsons Rd Kensington	1	Apartment	\$354,000	18 Dec 2025
 23 Wakefield St Kensington	4	House	\$1,367,500	13 Dec 2025
 1 Robertson St KENSINGTON	2	House	\$1,221,000	13 Dec 2025
 16 Pridham St Kensington	3	House	\$1,055,000	13 Dec 2025
 7 Mercantile Pde Kensington	2	Townhouse	\$913,000	10 Dec 2025
 710/70 Speakmen St Kensington	2	Apartment	\$460,000	10 Dec 2025
 18/18 Mawbey St Kensington	1	Apartment	\$380,000	09 Dec 2025
 319/77 Hobsons Rd Kensington	1	Apartment	\$448,000	09 Dec 2025
 705/70 Speakmen St Kensington	2	Apartment	\$460,000	09 Dec 2025

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 60 Epsom Rd Kensington	4	House	\$2,215,000	06 Dec 2025
 1/60 Henry St Kensington	2	Apartment	\$570,000	06 Dec 2025
 407/77 Hobsons Rd Kensington	2	Apartment	\$525,000	06 Dec 2025
 72 Henry St Kensington	3	Townhouse	\$1,220,000	02 Dec 2025
 27-29 Wakefield St Kensington	6	House	\$1,650,000	02 Dec 2025
 18/20 Howlett St Kensington	2	Flat/Unit/Apartment	\$450,000	01 Dec 2025
 57 Market St Kensington	3	House	\$970,000	29 Nov 2025
 48 Kensington Rd Kensington	2	House	\$1,107,500	29 Nov 2025
 10 Gordon Cr Kensington	3	House	\$2,150,000	28 Nov 2025
 123 Rankins Rd Kensington	2	House	\$1,060,000	26 Nov 2025



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 01/02/2026

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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