



Kensington

Suburb Report



Your connection to property insights



JellisCraig

KENSINGTON SUBURB REPORT

Median house price¹

Median

\$1.20m

Quarterly price change

0.84% ↑

Median unit price¹

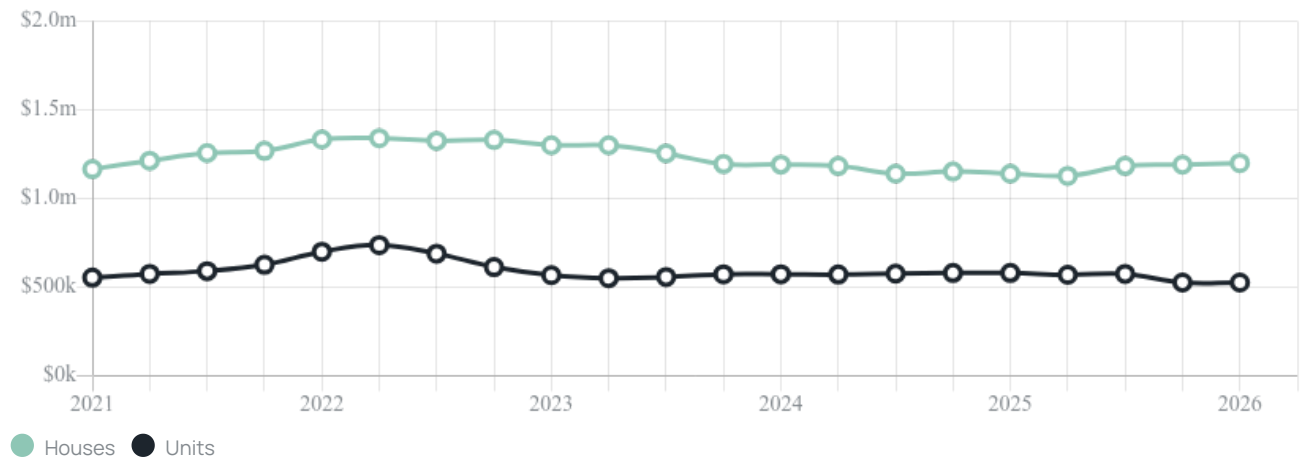
Median

\$526k

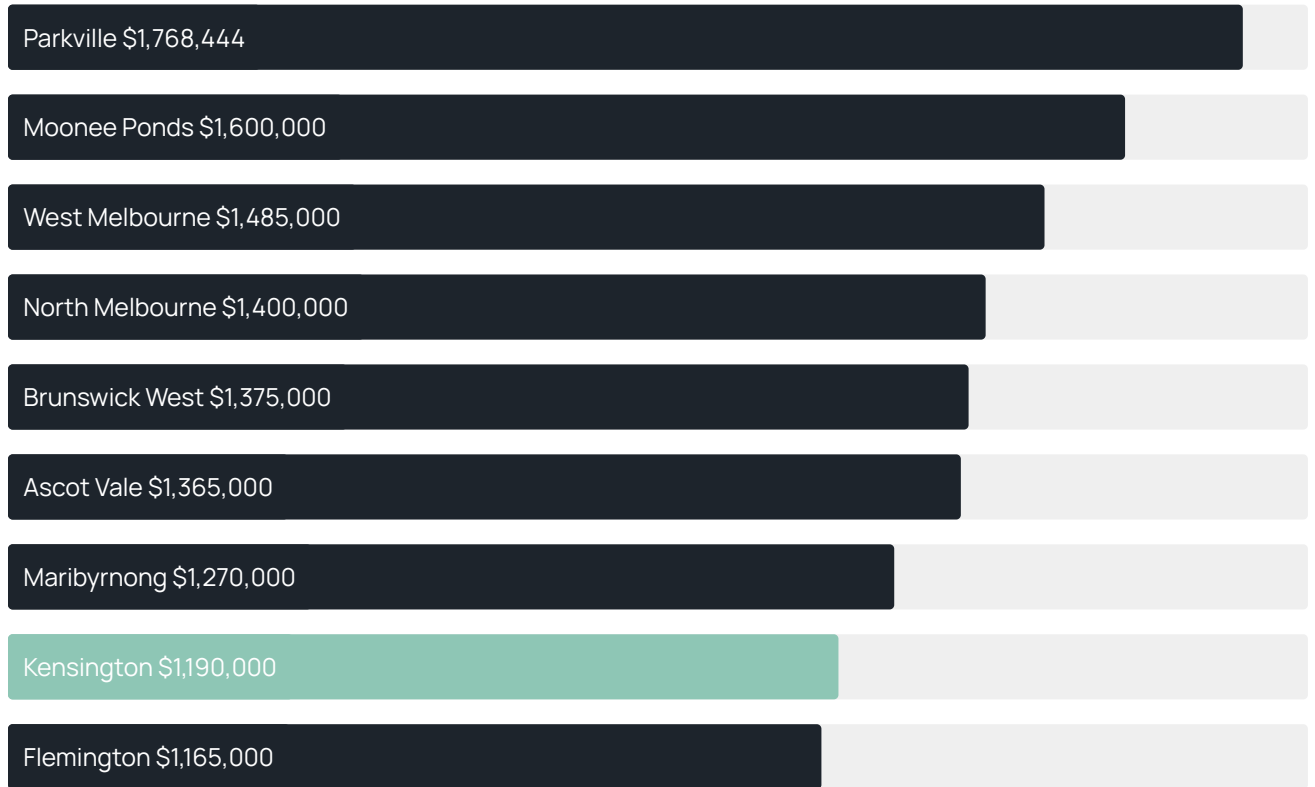
Quarterly price change

0.00% ↓

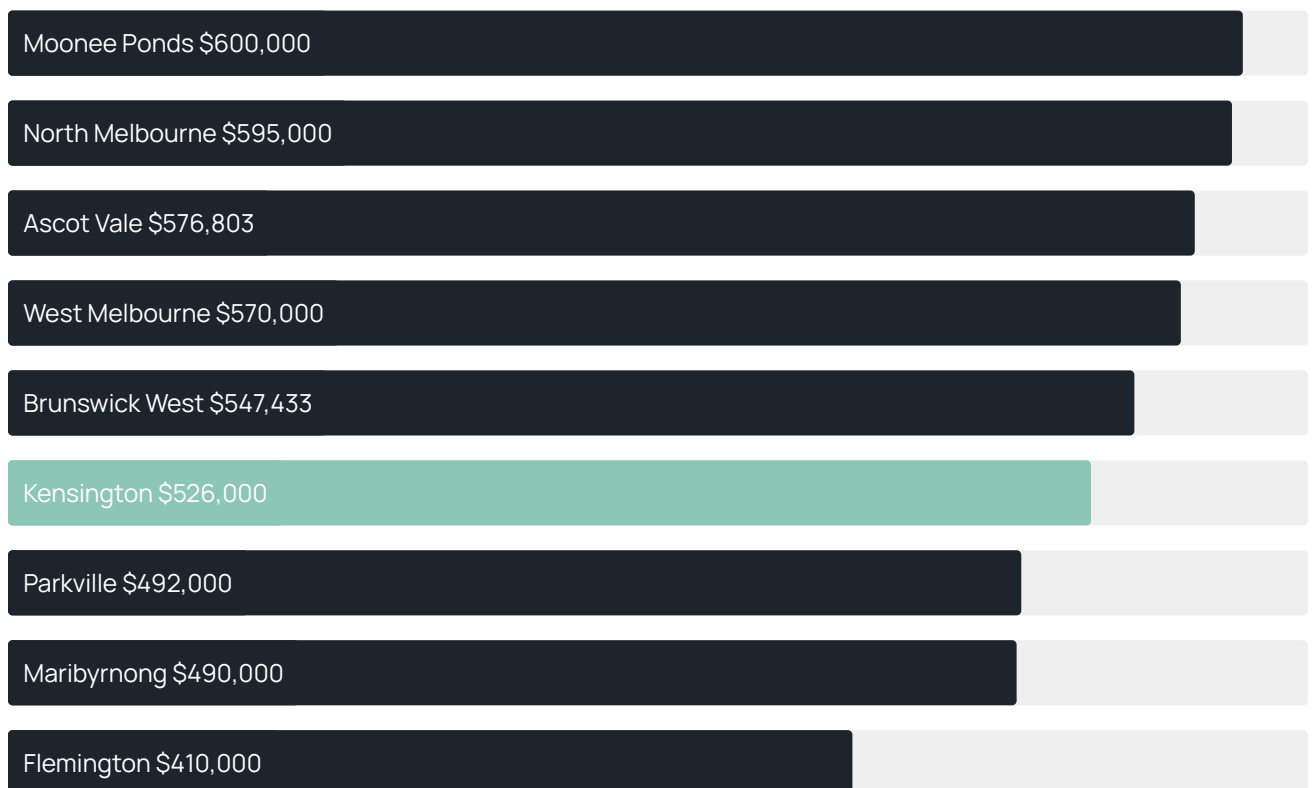
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

60%

Median days on market³

37 days

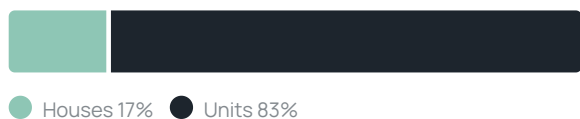
Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

7.7 years

Dwelling type⁵



Ownership⁵



Population⁵

10,745

Median asking rent¹

\$700 per week

Population growth⁵

-0.62%

Rental yield¹

3.17%

Median age⁵

35 years







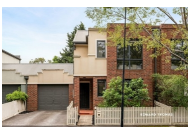



Median household size⁵

2.1 people








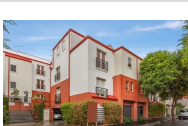
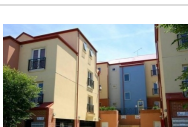
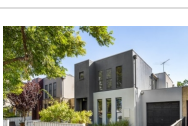
KENSINGTON SUBURB REPORT

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
 14/1 Gatehouse Dr Kensington	3	Apartment	\$625,000	29 Jun 2026
 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
 206 Stockmans Way Kensington	2	House	\$890,500	03 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 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
 310/80 Ormond St Kensington	2	Apartment	\$400,000	21 May 2026
 G2/87 Lambeth St Kensington	1	Apartment	\$522,000	11 May 2026
 32 Barnett St Kensington	4	House	\$1,080,000	09 May 2026
 24/8-32 Howlett St Kensington	2	Apartment	\$487,500	09 May 2026
 24/20 Howlett St Kensington	2	Flat/Unit/Apartment	\$487,500	09 May 2026
 32-34 Newman St Kensington	3	House	\$1,260,000	09 May 2026

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Address	Bedrooms	Type	Price	Sold
 146 Kensington Rd Kensington	3	Townhouse	\$995,000	02 May 2026
 35-37 Wakefield St Kensington	4	Townhouse	\$1,580,000	02 May 2026
 101 Westbourne Rd Kensington	4	House	\$1,270,000	02 May 2026
 101-103 Westbourne Rd Kensington	4	House	\$1,270,000	02 May 2026
 102/255 Racecourse Rd Kensington	1	Apartment	\$315,000	30 Apr 2026
 206/102 Rankins Rd Kensington	1	Apartment	\$435,000	30 Apr 2026
 8 Collett St Kensington	2	House	\$990,000	30 Apr 2026
 19 Nottingham St Kensington	2	Townhouse	\$1,000,000	30 Apr 2026
 20 Calwell St Kensington	1	Unit	\$430,000	30 Apr 2026
 2 Mulgrave St Kensington	3	House	\$1,375,000	28 Apr 2026



Jellis Craig Kensington
291 Racecourse Road, Kensington
03 8378 0500

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 01/07/2026

- 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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