



Kensington

# Suburb Report



Your connection to property insights



**JellisCraig**

KENSINGTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.20m

Quarterly price change

0.84% ↑

Median unit price<sup>1</sup>

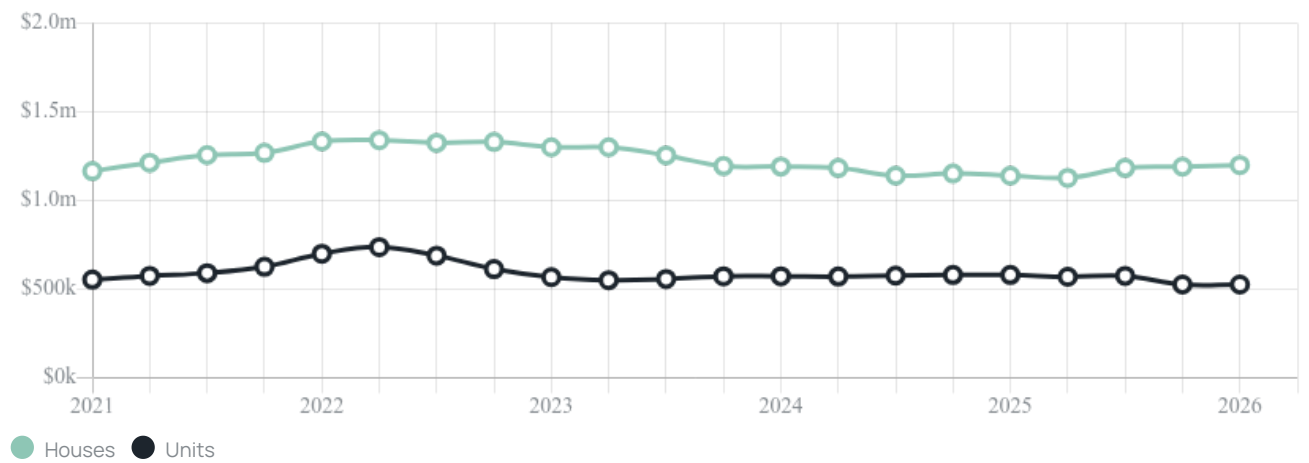
Median

\$526k

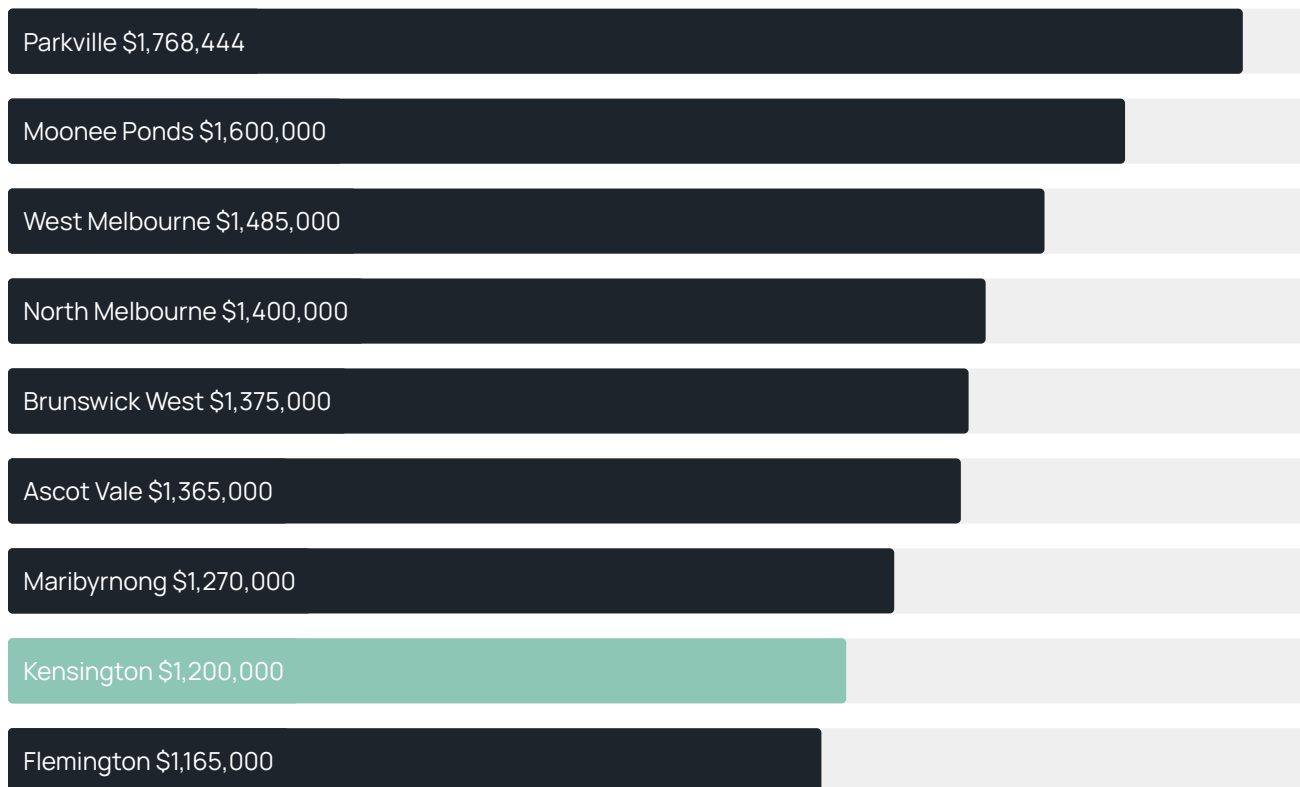
Quarterly price change

0.00% ↓

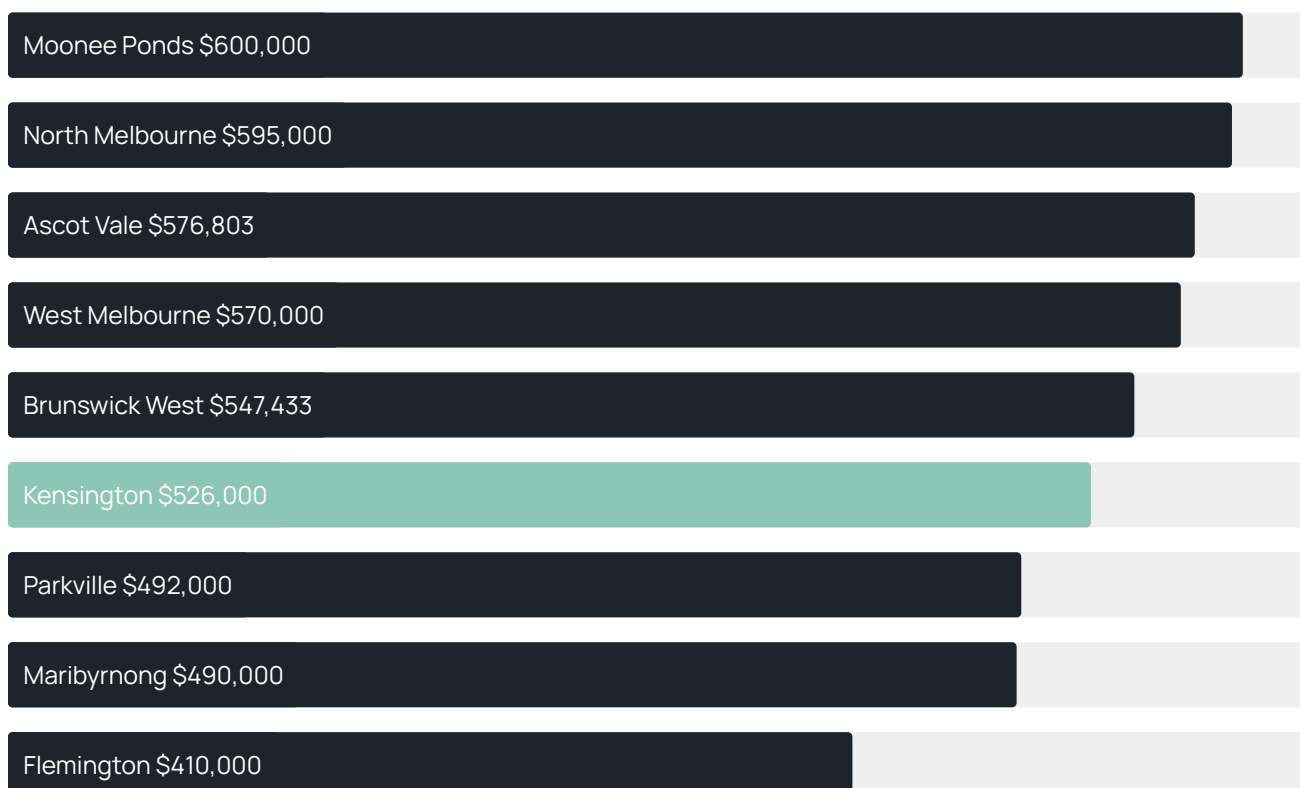
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

66.67%

Median days on market<sup>3</sup>

29 days

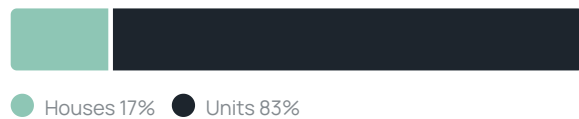
Jellis Craig average inspection attendance per listing<sup>4</sup>

29 groups

Average hold period<sup>1</sup>

7.7 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

10,745

Median asking rent<sup>1</sup>

\$700 per week

Population growth<sup>5</sup>

-0.62%

Rental yield<sup>1</sup>

3.17%

Median age<sup>5</sup>

35 years








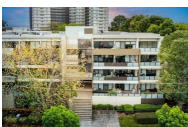


Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 67 Collett St Kensington	3	House	\$1,370,000	18 Apr 2026
 32 Collett St Kensington	2	House	\$990,000	18 Apr 2026
 5/72 Kensington Rd Kensington	2	Apartment	\$515,000	16 Apr 2026
 80-82 Bellair St Kensington	3	House	\$1,860,000	11 Apr 2026
 186 Stockmans Way Kensington	2	Townhouse	\$780,000	02 Apr 2026
 39 Rogan La Kensington	2	House	\$773,000	01 Apr 2026
 102/87 Lambeth St Kensington	1	Apartment	\$537,000	28 Mar 2026
 212/80 Ormond St Kensington	2	Apartment	\$400,000	25 Mar 2026
 100 Bellair St Kensington	4	House	\$1,680,000	24 Mar 2026
 125 Ormond St Kensington	3	House	\$1,650,000	21 Mar 2026

## KENSINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18/1 Gatehouse Dr Kensington	4	Apartment	\$680,000	21 Mar 2026
 14b Calwell St Kensington	2	Townhouse	\$710,000	21 Mar 2026
 11/16 Mawbey St Kensington	2	Apartment	\$519,000	20 Mar 2026
 514/77 Hobsons Rd Kensington	1	Apartment	\$425,000	19 Mar 2026
 3/1 Bayswater Rd Kensington	3	Townhouse (Conjoined)	\$1,315,000	18 Mar 2026
 137/77 Hobsons Rd Kensington	2	Apartment	\$630,000	17 Mar 2026
 8 Ormond St Kensington	4	House	\$2,292,000	16 Mar 2026
 13 Francis La Kensington	1	Townhouse	\$490,000	13 Mar 2026
 14 Ormond St Kensington	3	House	\$1,650,000	13 Mar 2026
 5/120 Newman St Kensington	2	Townhouse	\$890,500	13 Mar 2026

## KENSINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 506/255 Racecourse Rd Kensington	1	Apartment	\$365,000	13 Mar 2026
 9/58 Bateman Rd Kensington	4	Townhouse	\$1,095,000	13 Mar 2026
 17/16 Mawbey St KENSINGTON	1	Apartment	\$390,000	12 Mar 2026
 37 Parsons St Kensington	2	House	\$995,000	12 Mar 2026
 G4/87 Lambeth St Kensington	1	Flat/Unit/Apartment	\$440,000	10 Mar 2026
 4/85-87 Lambeth St Kensington	1	Apartment	\$440,000	07 Mar 2026
 102/10b Nottingham St Kensington	2	Flat/Unit/Apartment	\$515,000	07 Mar 2026
 4 Coopers La KENSINGTON	3	House	\$1,100,000	05 Mar 2026
 43 Barnett St Kensington	2	House	\$1,250,000	04 Mar 2026
 202/62 Altona St Kensington	2	Apartment	\$475,000	02 Mar 2026



**Jellis Craig Kensington**  
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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.

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Data is current as of PDF generation date 01/05/2026

- 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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