



Kensington

Suburb Report



Your connection to property insights



JellisCraig

KENSINGTON SUBURB REPORT

Median house price¹

Median

\$1.08m

Quarterly price change

1.42% ↑

Median unit price¹

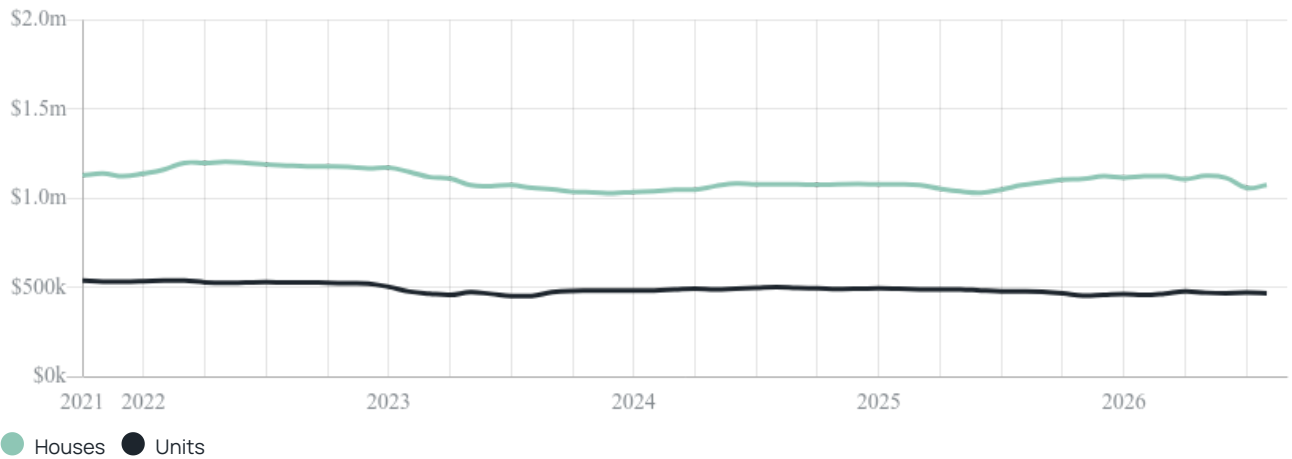
Median

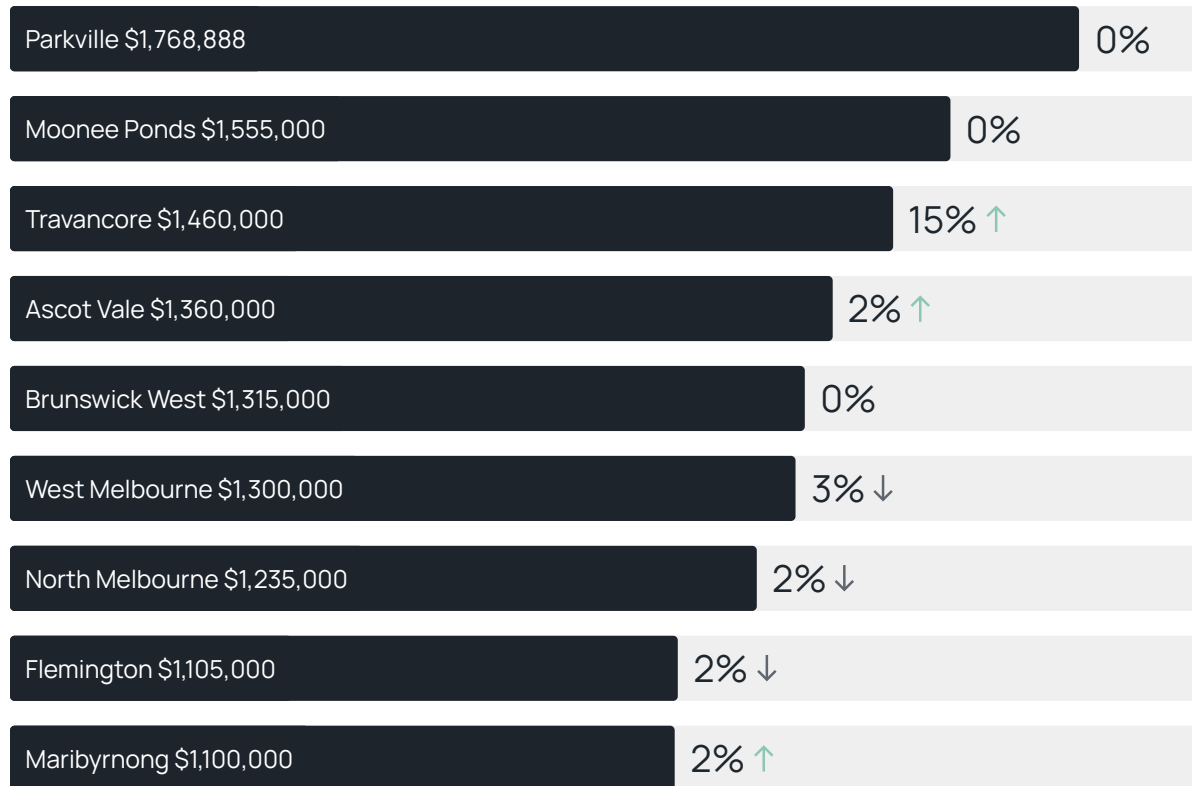
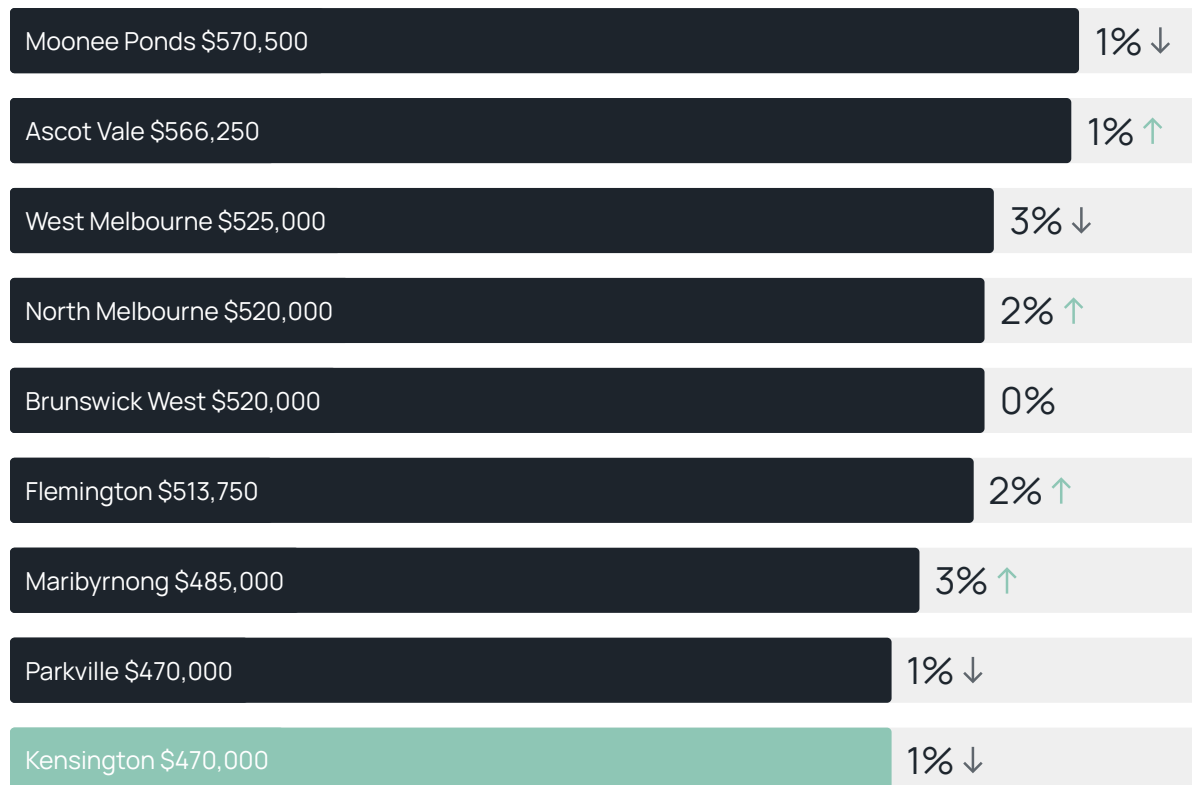
\$470k

Quarterly price change

-0.53% ↓

Kensington quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 35%
● Private 65%

Auction clearance rate³

57.14%

Median days on market³

House

Unit

26 days

33 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

House

Unit

16.1 years

11.7 years

Dwelling type⁵

● Houses 37% ● Units 63%

Ownership⁵

● Owned outright 18% ● Mortgaged 31% ● Rented 50%

Population⁵

10,745

Median asking rent per week¹

Unit

\$720

\$550

Population growth⁵

-0.62%

Rental yield¹

House

Unit

3.66%

5.67%

Median age⁵

35 years

Median household size⁵

2.1 people

Recent Kensington sales²

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
 703/70 Speakmen Street Kensington	2	Apartment	\$466,000	28 Sep 2026
 1 Lincoln Mews Kensington	2	Townhouse	Undisclosed	23 Sep 2026
 75 Collett Street Kensington	2	House	\$962,000	19 Sep 2026
 19 The Ridgeway Kensington	4	House	Undisclosed	18 Sep 2026
 3/85-87 Lambeth Street Kensington	1	Apartment	\$426,000	17 Sep 2026
 509/72 Altona Street Kensington	2	Apartment	\$555,000	16 Sep 2026
 5/19 Rankins Road Kensington	2	Apartment	\$516,000	12 Sep 2026
 14 Hardiman Street Kensington	3	House	\$1,437,500	12 Sep 2026
 16 Lambeth Street Kensington	2	House	\$730,000	11 Sep 2026
 7 Deveney Street Kensington	3	House	Undisclosed	10 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 2/86 Rankins Road Kensington	1	Apartment	\$357,500	10 Sep 2026
 48 Ormond Street Kensington	4	House	\$1,610,000	09 Sep 2026
 40 McCracken Street Kensington	2	House	\$1,122,500	09 Sep 2026
 210/86 Altona Street Kensington	2	Apartment	\$497,000	09 Sep 2026
 207/465 Macaulay Road Kensington	2	Apartment	\$550,000	09 Sep 2026
 5/162 Stockmans Way Kensington	3	Townhouse	\$760,000	08 Sep 2026
 383 Racecourse Road Kensington	1	House	Undisclosed	07 Sep 2026
 65 The Ridgeway Kensington	2	House	\$1,290,000	05 Sep 2026
 126 Tennyson Street Kensington	4	Townhouse	Undisclosed	04 Sep 2026
 308/255 Racecourse Road Kensington	1	Apartment	\$380,000	31 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 6 Holsten Lane North Kensington	5	House	\$1,120,000	31 Aug 2026
 65 Barnett Street Kensington	2	House	\$835,000	29 Aug 2026
 11-13 Stockmans Way Kensington	3	House	Undisclosed	28 Aug 2026
 25 The Crescent Kensington	3	House	\$972,500	26 Aug 2026
 116/71 Henry Street Kensington	2	Apartment	Undisclosed	26 Aug 2026
 311/60 Speakmen Street Kensington	2	Apartment	\$390,000	26 Aug 2026
 306/71 Henry Street Kensington	2	Apartment	\$575,000	25 Aug 2026
 105 Stockmans Way Kensington	2	Townhouse	\$865,000	25 Aug 2026
 1G/86 Altona Street Kensington	2	Apartment	Undisclosed	20 Aug 2026
 75 Market Street Kensington	5	House	\$2,500,000	19 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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