



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

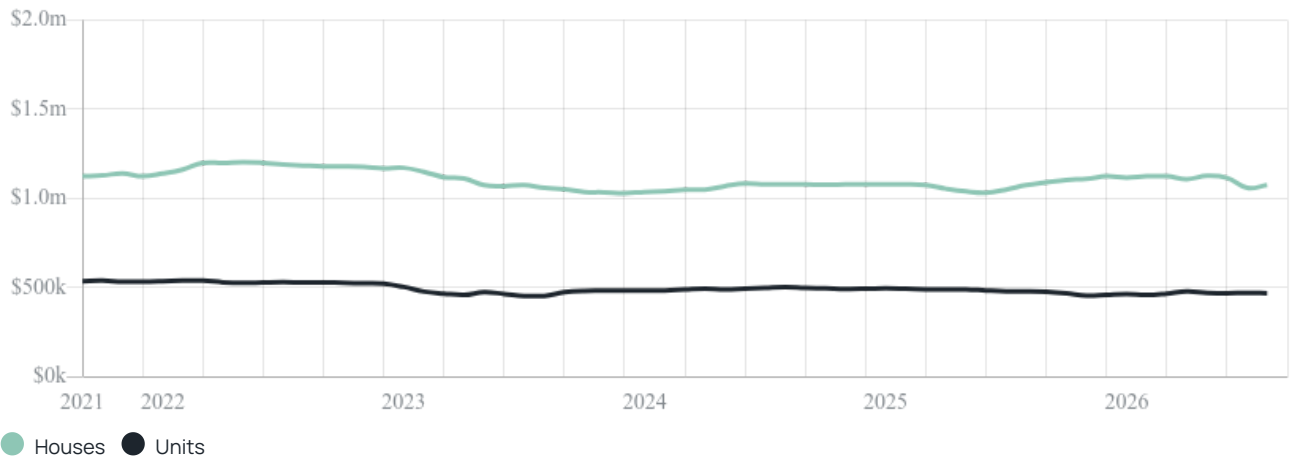
Median

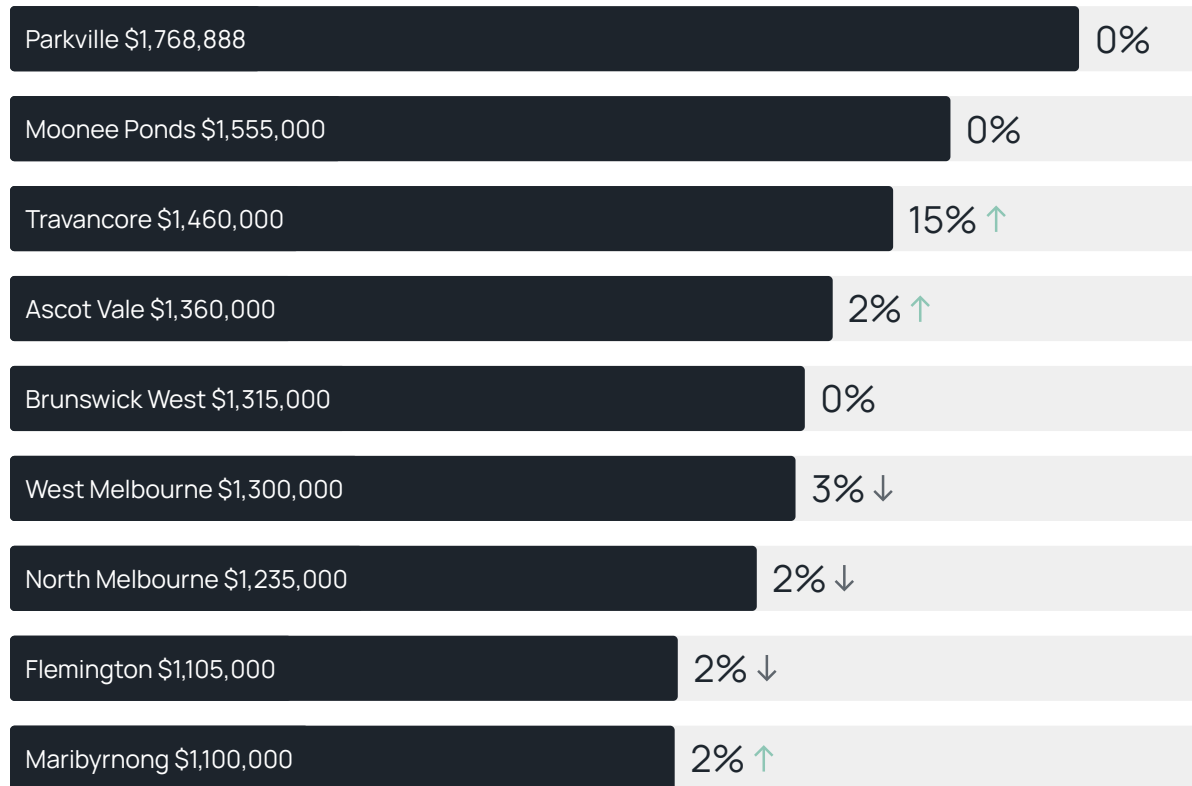
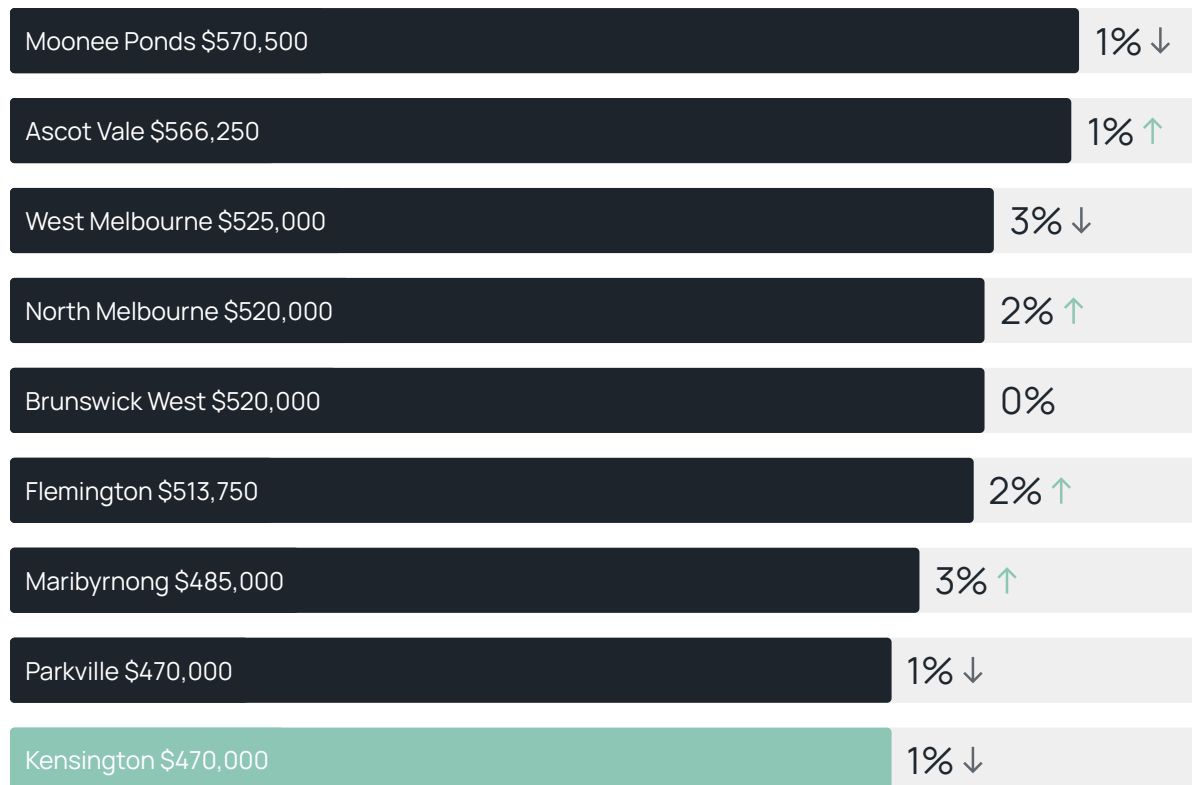
\$470k

Quarterly price change

-0.53% ↓

Kensington quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

58.62%

Median days on market³

House

Unit

26 days

33 days

Jellis Craig average inspection attendance per listing⁴

27 groups

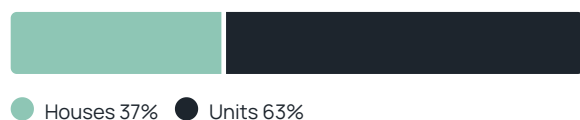
Average hold period¹

House

Unit

16.1 years

11.7 years

Dwelling type⁵Ownership⁵Population⁵

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

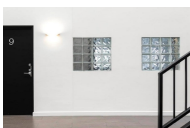
2.1 people

Recent Kensington sales²

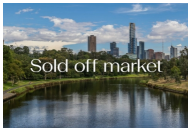
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 65 The Ridgeway Kensington	2	House	\$1,290,000	05 Sep 2026
 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
 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

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Address	Bedrooms	Type	Price	Sold
 23 The Ridgeway Kensington	2	House	\$1,115,000	19 Aug 2026
 709/38 Albermarle Street Kensington	3	Apartment	Undisclosed	18 Aug 2026
 6/33 Rankins Road Kensington	1	Apartment	Undisclosed	18 Aug 2026
 20 Ormond Street Kensington	2	House	\$1,310,000	15 Aug 2026
 13/16 Mawbey Street Kensington	1	Apartment	\$400,000	14 Aug 2026
 34 Ormond Street Kensington	2	House	Undisclosed	12 Aug 2026
 225/77 Hobsons Road Kensington	2	Apartment	\$620,000	12 Aug 2026
 209/71 Henry Street Kensington	2	Apartment	\$560,000	11 Aug 2026
 25-27 Smith Street Kensington	3	House	Undisclosed	08 Aug 2026
 9/33 Rankins Road Kensington	2	Apartment	\$572,000	08 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 38 Cornish Lane Kensington	3	House	\$943,000	08 Aug 2026
 206/108 Altona Street Kensington	1	Unit	\$377,500	04 Aug 2026
 54 Rankins Road Kensington	4	House	\$2,035,000	03 Aug 2026
 105/108 Altona Street Kensington	1	Apartment	\$375,000	31 Jul 2026
 1/50 Rankins Road Kensington	2	Apartment	\$775,000	29 Jul 2026
 302/80 Ormond Street Kensington	2	Apartment	\$395,000	28 Jul 2026
 7/63 Eastwood Street Kensington	1	Apartment	\$400,000	28 Jul 2026
 95-97 Newman Street Kensington	0	Residential_land	Undisclosed	28 Jul 2026
 25 The Ridgeway Kensington	3	House	Undisclosed	27 Jul 2026
 5 Collett Street Kensington	2	House	Undisclosed	23 Jul 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 06/09/2026

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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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