



# WE KNOW KEN- SINGTON

SUBURB PROFILE



motionproperty

## KENSINGTON



**4.0km**

Distance from GPO



**10.8k**

Population

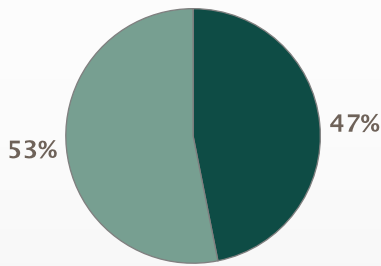
**↑11.5%**

5 year population change



**10 years**

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Kensington is approximately 2.1 square kilometres. It has 9 parks covering nearly 8.4% of total area. The population of Kensington in 2011 was 9,718 people. By 2016 the population was 10,833 showing a population growth of 11.5% in the area during that time. The predominant age group in Kensington is 30-39 years. Households in Kensington are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kensington work in a professional occupation. In 2011, 47.6% of the homes in Kensington were owner-occupied compared with 45.3% in 2016. Currently the median sales price of houses in the area is \$978,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**2,351**

**76**

**\$869,415**

**11**



**2,431**

**146**

**\$540,633**

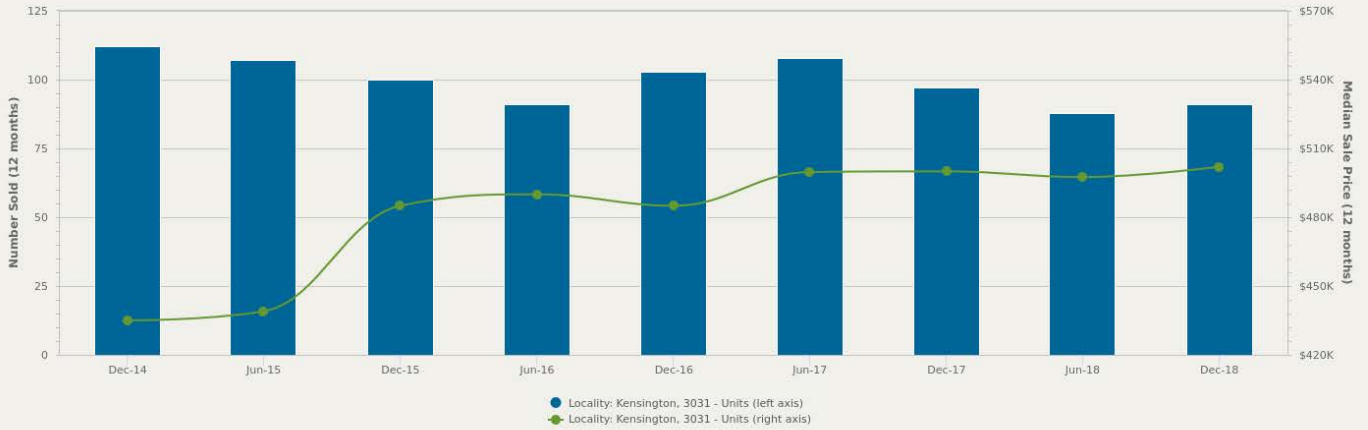
**42**

\*Total number of unique properties listed for sale over the past 12 months.



## UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$602,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

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Median Price\*

\$502,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

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Lower Quartile Price\*

\$428,250

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period



## UNITS: MARKET ACTIVITY SNAPSHOT

### ON THE MARKET

### RECENTLY SOLD

**10**

**1**  
BEDROOMS

**20**



**301/88 Altona Street  
Kensington VIC 3031**

Listed on 15 Mar 2019  
\$350,000 - \$360,000



**247-263 Racecourse Road  
Kensington VIC 3031**

Listed on 15 Mar 2019  
\$375,000 - \$385,000



**10 Nottingham Street  
Kensington VIC 3031**

Sold on 16 Mar 2019  
\$317,500\*



**16/11 Smith Street  
Kensington VIC 3031**

Sold on 26 Feb 2019  
\$389,000\*



**17**

**2**  
BEDROOMS

**36**



**5 Cakebread Mews  
Kensington VIC 3031**

Listed on 17 Mar 2019  
Private Sale \$699,000



**7/162 Stockmans Way  
Kensington VIC 3031**

Listed on 16 Mar 2019  
\$579,000



**8-32 Howlett Street  
Kensington VIC 3031**

Sold on 16 Mar 2019  
\$531,000\*



**7/50-54 Henry Street  
Kensington VIC 3031**

Sold on 07 Mar 2019  
\$507,500\*



**11**

**3**  
BEDROOMS

**7**



**14-16 Anderson Walk  
Kensington VIC 3031**

Listed on 15 Mar 2019  
\$1,140,000



**35 Gatehouse Drive  
Kensington VIC 3031**

Listed on 15 Mar 2019  
\$780,000 - \$825,000



**31/29-47 Bendall Street  
Kensington VIC 3031**

Sold on 12 Feb 2019  
\$703,000\*



**79 Gower Street Kensington  
VIC 3031**

Sold on 28 Dec 2018  
\$1,575,000

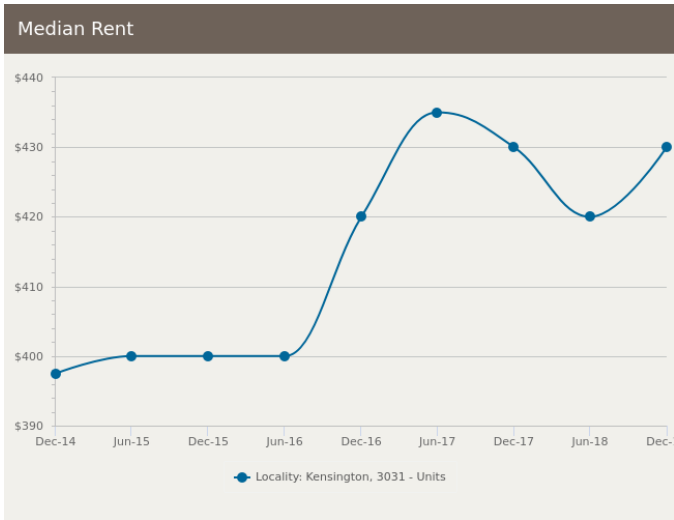


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

**12** **1** **BEDROOMS**

<p><b>80 Speakmen Street</b> Kensington VIC 3031</p> <p>Listed on 18 Mar 2019 <b>\$360/W</b></p> <p> 1  1  1,013m<sup>2</sup></p>	<p><b>2/120 Rankins Road</b> Kensington VIC 3031</p> <p>Listed on 14 Mar 2019 <b>\$290/W</b></p> <p> 1  1  522m<sup>2</sup></p>
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**30** **2** **BEDROOMS**

<p><b>109/108 Altona Street</b> Kensington VIC 3031</p> <p>Listed on 18 Mar 2019 <b>\$440/W</b></p> <p> 1  1  1,306m<sup>2</sup></p>	<p><b>132/77 Hobsons Road</b> Kensington VIC 3031</p> <p>Listed on 18 Mar 2019 <b>\$490/W</b></p> <p> 1  1  -</p>
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**6** **3** **BEDROOMS**

<p><b>80 Rankins Road</b> Kensington VIC 3031</p> <p>Listed on 18 Mar 2019 <b>\$795/W</b></p> <p> 1  2  216m<sup>2</sup></p>	<p><b>11 Howlett Street</b> Kensington VIC 3031</p> <p>Listed on 14 Mar 2019 <b>\$630/W</b></p> <p> 2  2  192m<sup>2</sup></p>
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= number of units observed as On the Market for Rent within the last month

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## Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific  
ABN 67 087 759 171  
P: 1300 734 318  
E: [support@corelogic.com.au](mailto:support@corelogic.com.au)

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PH: 1300 850 730 WEB: [motionproperty.com.au](http://motionproperty.com.au)  
Level 5, 132 Albert Road, South Melbourne 3205 VIC