

Kensington NSW 2033

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -5	MEDIAN PRICE \$1,362,500 +10%	AVERAGE PRICE \$1,719,583 +15%
HIGHEST SALE \$6,325,000	LOWEST SALE \$27,000	TOTAL VALUE \$20.64M

POSTCODE 2033 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$849	AVERAGE WEEKLY RENT \$885	OBSERVATIONS 257
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Figures cover the entire 2033 postcode area, not Kensington alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,362,500 +10%	AVERAGE PRICE \$1,719,583 +15%	TOTAL SALES 12 -29%
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PROPERTY TYPE BREAKDOWN

Residentials	12 (100%)
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KEY MARKET INSIGHTS

- 12 properties settled in Kensington NSW 2033 in September 2026.
- The median sale price rose 10% to \$1,362,500, up from \$1,235,000 in August.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$27,000 to \$6,325,000, a spread of \$6,298,000.
- The standout sale was 48 MILROY AVE at \$6,325,000 on 2 Sep — 364% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
48 MILROY AVE	Residential	\$6,325,000	2 Sep
1103/7 BLACK LION PL	Residential	\$2,325,000	15 Sep
801/137 A ANZAC PDE	Residential	\$2,175,000	15 Sep
501 C/254 ANZAC PDE	Residential	\$1,800,000	11 Sep
219/137 C ANZAC PDE	Residential	\$1,530,000	3 Sep
503 E/103 DONCASTER AVE	Residential	\$1,505,000	16 Sep
5/39 DONCASTER AVE	Residential	\$1,220,000	4 Sep
708/84 ANZAC PDE	Residential	\$1,100,000	7 Sep
4/16 SALISBURY RD	Residential	\$1,020,000	11 Sep
38/1 GLOUCESTER PL	Residential	\$1,018,000	15 Sep
28/231 ANZAC PDE	Residential	\$590,000	17 Sep
1103/7 BLACK LION PL	Residential	\$27,000	4 Sep