

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and a swing set are visible in the background.

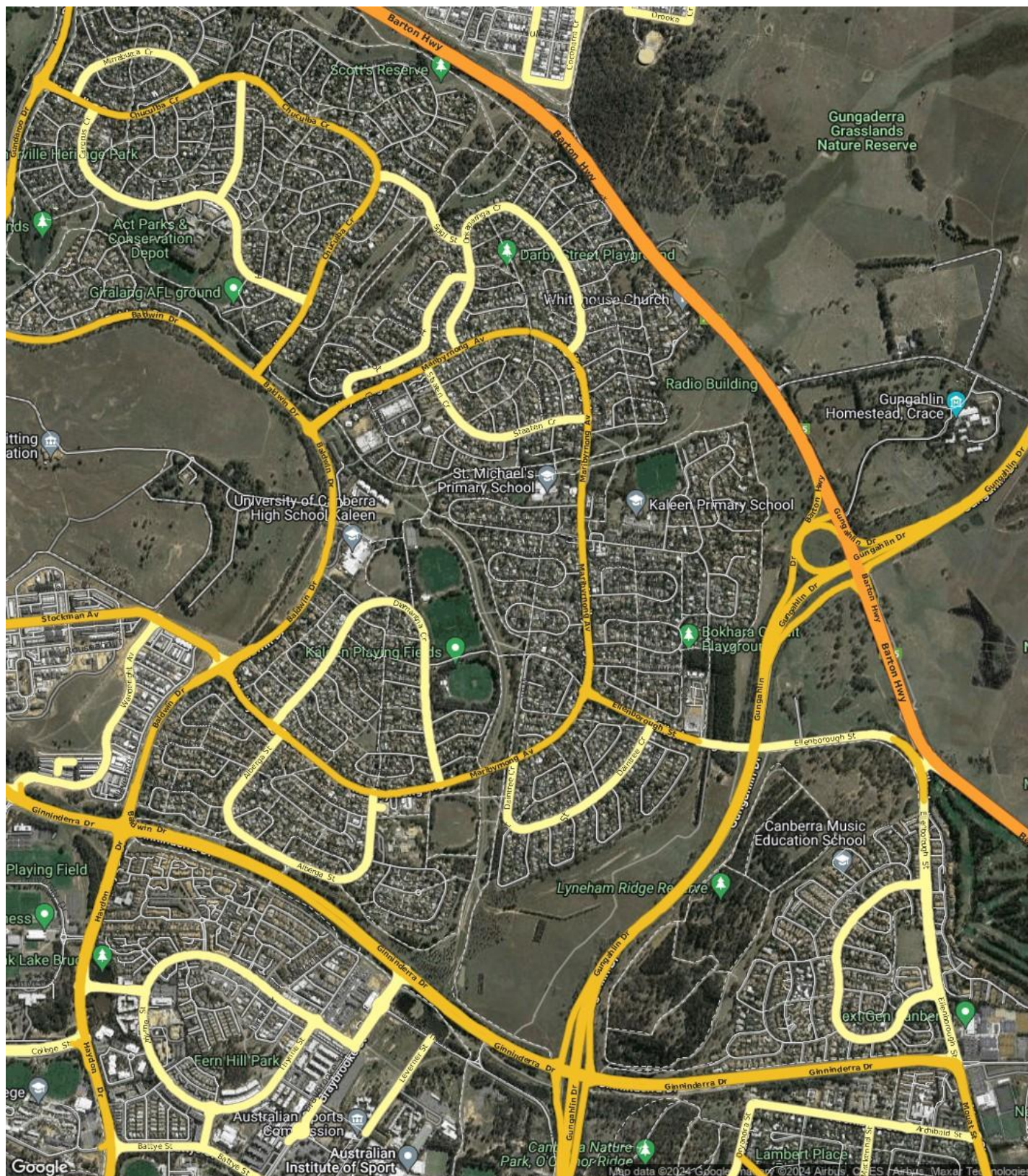
RayWhite.

Suburb
flyover report

KALEEN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

KALEEN - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra, 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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KALEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	99	\$ 390,000	0.0 %	\$ 105,000	\$ 670,000
2007	105	\$ 430,500	10.4 %	\$ 48,600	\$ 710,000
2008	77	\$ 445,000	3.4 %	\$ 10,000	\$ 720,000
2009	95	\$ 461,000	3.6 %	\$ 50,000	\$ 761,000
2010	51	\$ 567,000	23.0 %	\$ 174,000	\$ 805,000
2011	49	\$ 520,000	-8.3 %	\$ 101,687	\$ 830,000
2012	77	\$ 530,000	1.9 %	\$ 192,615	\$ 780,000
2013	82	\$ 540,000	1.9 %	\$ 235,000	\$ 820,000
2014	67	\$ 554,000	2.6 %	\$ 255,000	\$ 790,000
2015	79	\$ 590,000	6.5 %	\$ 56,000	\$ 935,000
2016	80	\$ 631,750	7.1 %	\$ 132,500	\$ 1,045,000
2017	83	\$ 695,000	10.0 %	\$ 186,667	\$ 1,060,000
2018	65	\$ 740,000	6.5 %	\$ 560,000	\$ 1,250,000
2019	89	\$ 734,000	-0.8 %	\$ 318,500	\$ 1,385,000
2020	85	\$ 790,000	7.6 %	\$ 215,000	\$ 1,607,500
2021	112	\$ 1,017,500	28.8 %	\$ 500,000	\$ 1,750,000
2022	66	\$ 1,120,500	10.1 %	\$ 262,500	\$ 2,200,000
2023	81	\$ 1,000,000	-10.8 %	\$ 462,500	\$ 1,850,000
2024	0				

Median Sale Price

\$1m

Based on 81 recorded House sales within the last 12 months (2023)

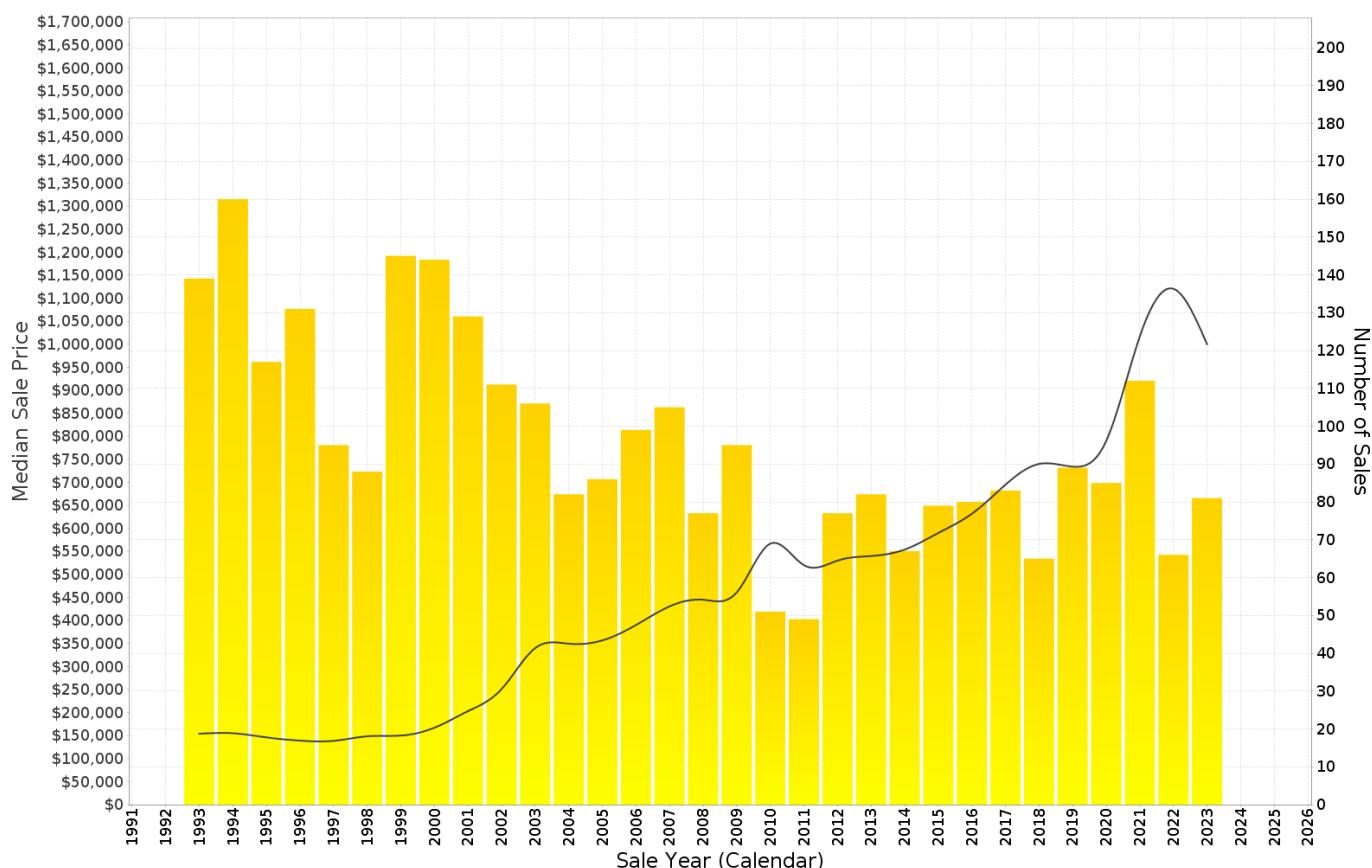
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

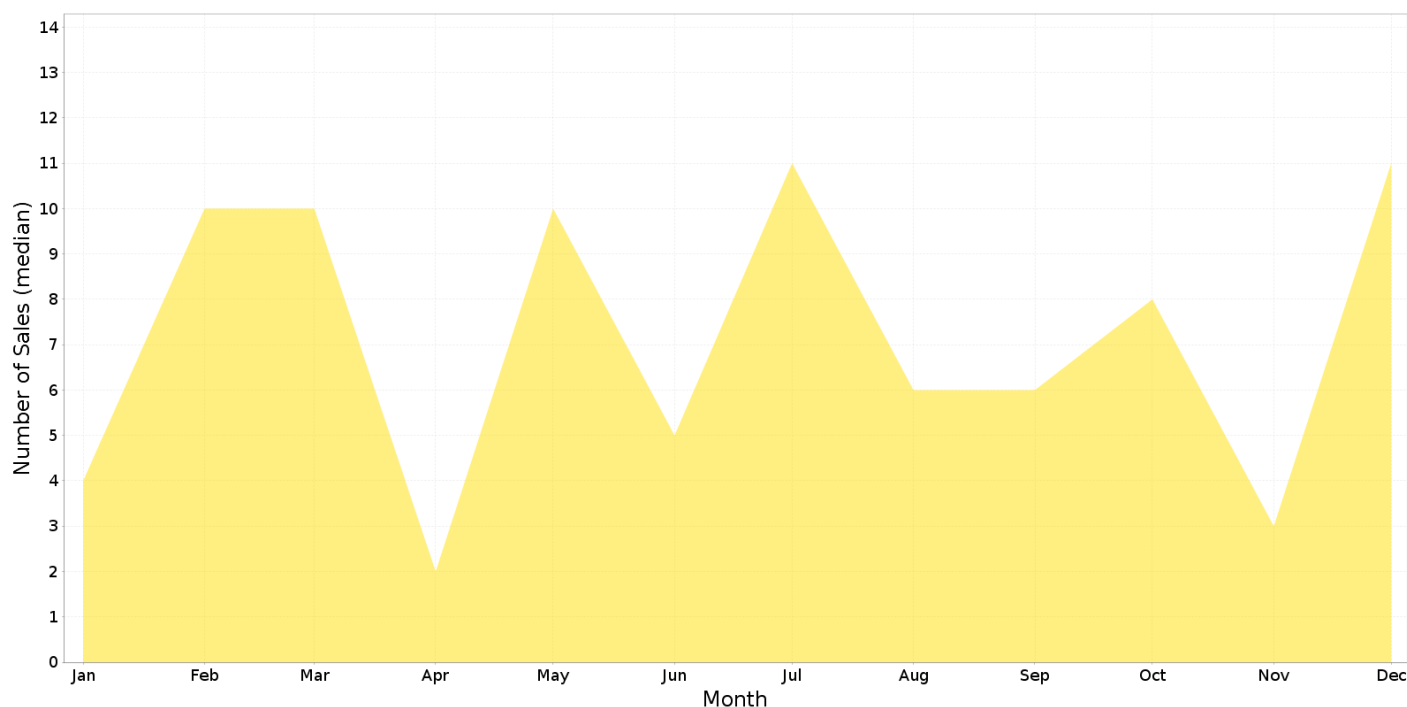
-10.8%

Current Median Price: \$1,000,000
Previous Median Price: \$1,120,500

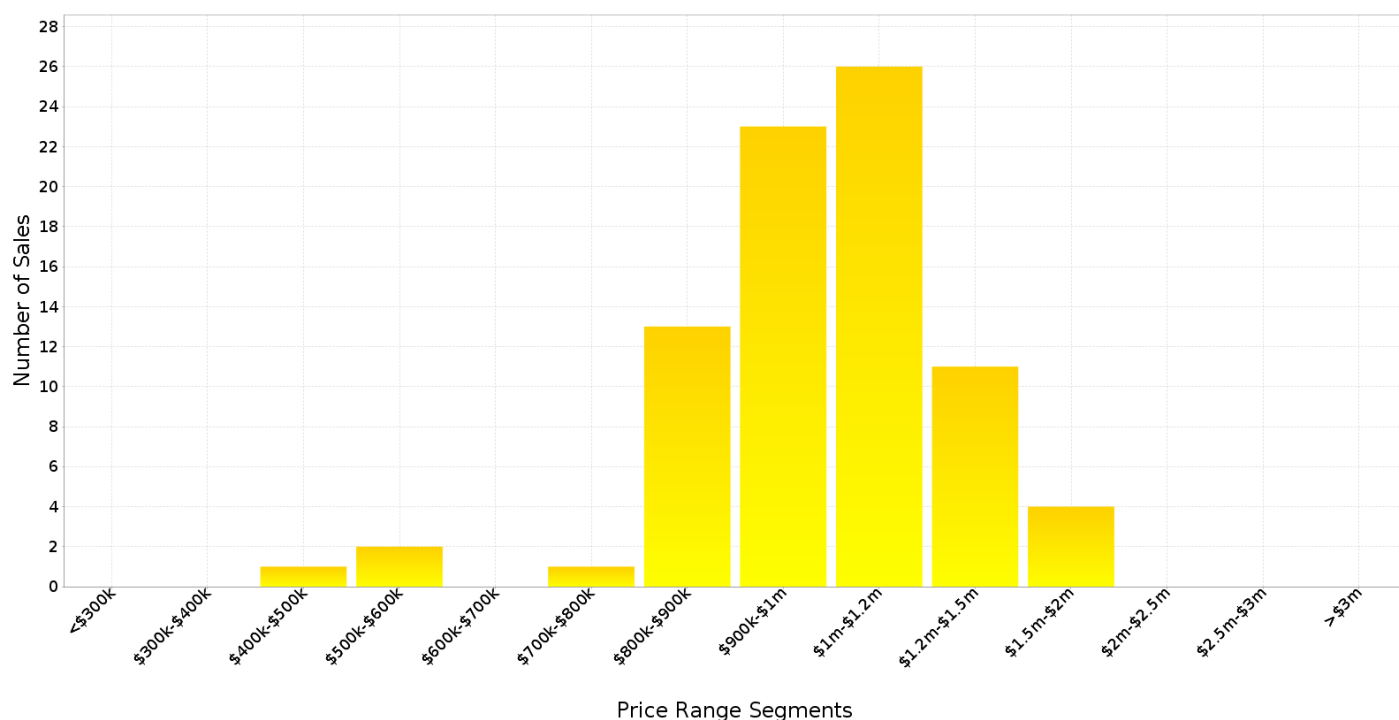
Based on 147 recorded House sales compared over the last two rolling 12 month periods



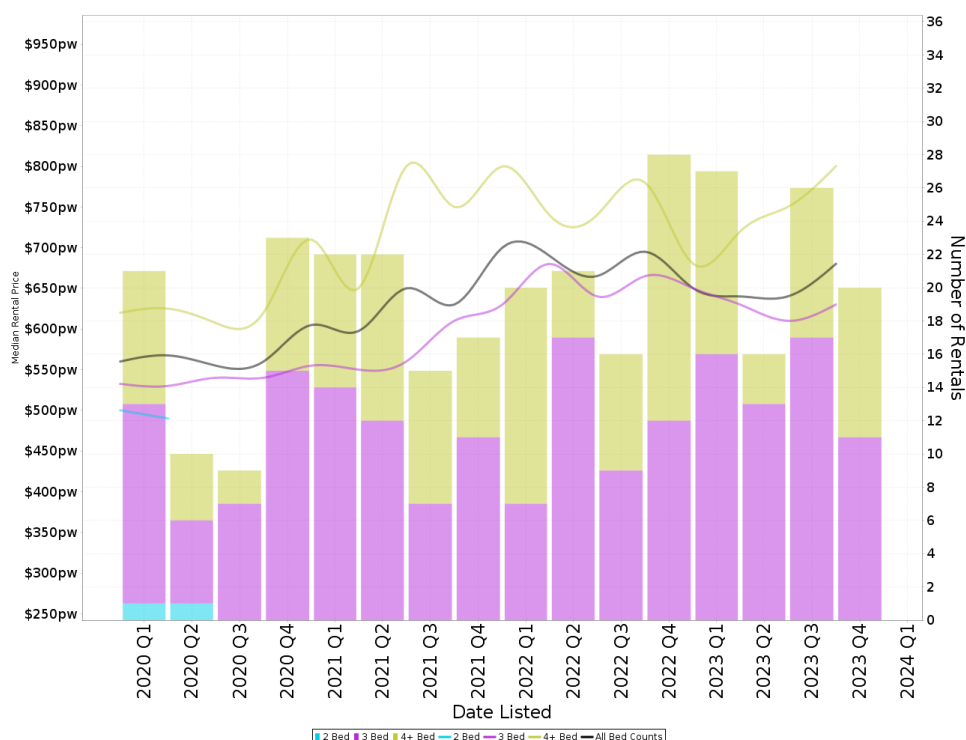
KALEEN - Peak Selling Periods (3 years)



KALEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.8%

Current Median Price: \$1,000,000
Previous Median Price: \$1,120,500

Based on 147 registered House sales compared over the last two rolling 12 month periods.

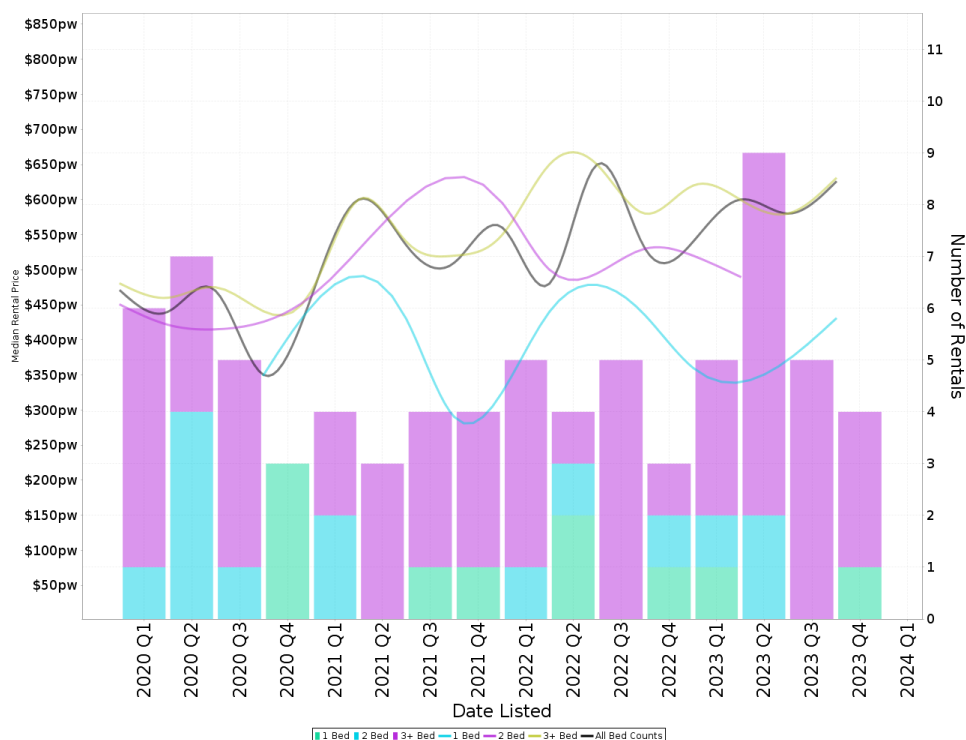
Suburb Rental Yield

+3.4%

Current Median Price: \$1,000,000
Current Median Rent: \$650

Based on 89 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.6%

Current Median Price: \$817,500
Previous Median Price: \$760,000

Based on 25 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$817,500
Current Median Rent: \$600

Based on 23 registered Unit rentals compared over the last 12 months.

KALEEN - Recently Sold Properties

Median Sale Price

\$1m

Based on 81 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-10.8%

Current Median Price: \$1,000,000
Previous Median Price: \$1,120,500

Based on 147 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

81

Based on recorded House sales within the 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

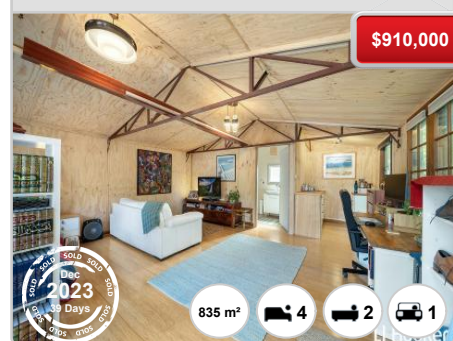
12 APSLEY PL



21 MURCHISON ST



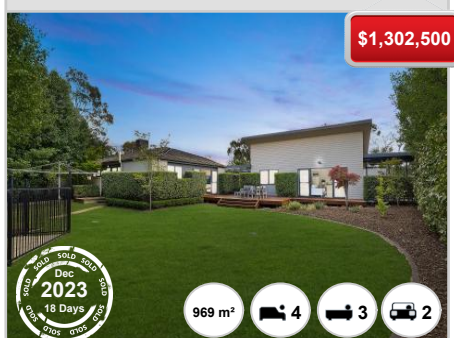
24 DELEGATE ST



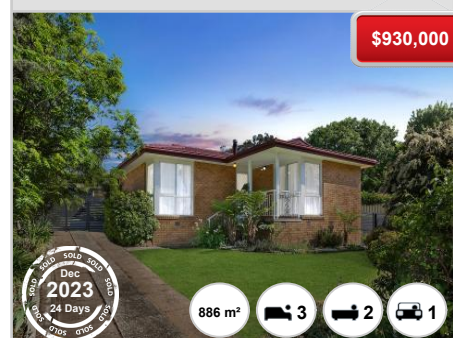
46 DAINTREE CRES



12 BULLOO PL



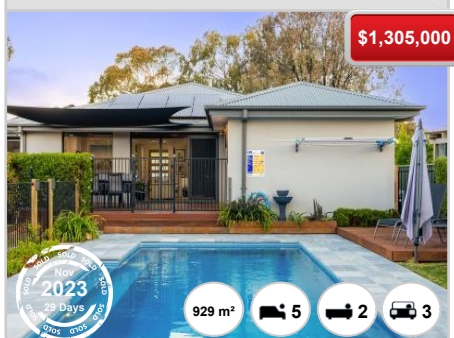
28 BURNETT ST



55 BALONNE ST



























31 DIAMANTINA CRES



25 GASCOYNE CCT



67 MARIBYRNONG AVE  \$502,500  850 m ² 4 2 2	19 SHERLOCK ST  \$1,430,000  1,374 m ² 7 3 2	50 ONKAPARINGA CRES  \$1,077,000  822 m ² 4 2 2
13 DAINTREE CRES  \$1,060,000  734 m ² 4 2 2	12 SHANNON CCT  \$935,000  865 m ² 4 2 2	21 MORUYA CCT  \$980,000  956 m ² 2 1 1
53 GAIRDNER CCT  \$1,200,000  834 m ² 4 1 2	7 OAKOVER CCT  \$999,000  706 m ² 4 2 2	10 SHERLOCK ST  \$1,052,500  700 m ² 4 2 2
11 LYNDON ST  \$1,080,000  1,026 m ² 4 2 2	13 MURCHISON ST  \$930,000  978 m ² 3 2 2	60 MARIBYRNONG AVE  \$901,000  830 m ² 3 2 3

KALEEN - Properties For Rent

Median Rental Price

\$650 /w

Based on 89 recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.4%

Current Median Price: \$1,000,000
Current Median Rent: \$650

Based on 81 recorded House sales and 89 House rentals compared over the last 12 months

Number of Rentals

89

Based on recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

20 PASMORE CLOSE

\$725 pw

1,344 m² 3 3 2

For rent Jan 2024 49 Days

303 Maribyrnong Avenue

\$760 pw

849 m² 4 2 2

For rent Jan 2024 49 Days

102 Diamantina Crescent

\$900 per week

765 m² 4 2 2

For rent Jan 2024 49 Days

43 Nambucca Street

\$695 Gardner

670 m² 3 2 1

For rent Jan 2024 49 Days

28 YARRA STREET

800 per week

737 m² 4 2 2

For rent Nov 2023 107 Days