



**RayWhite.**

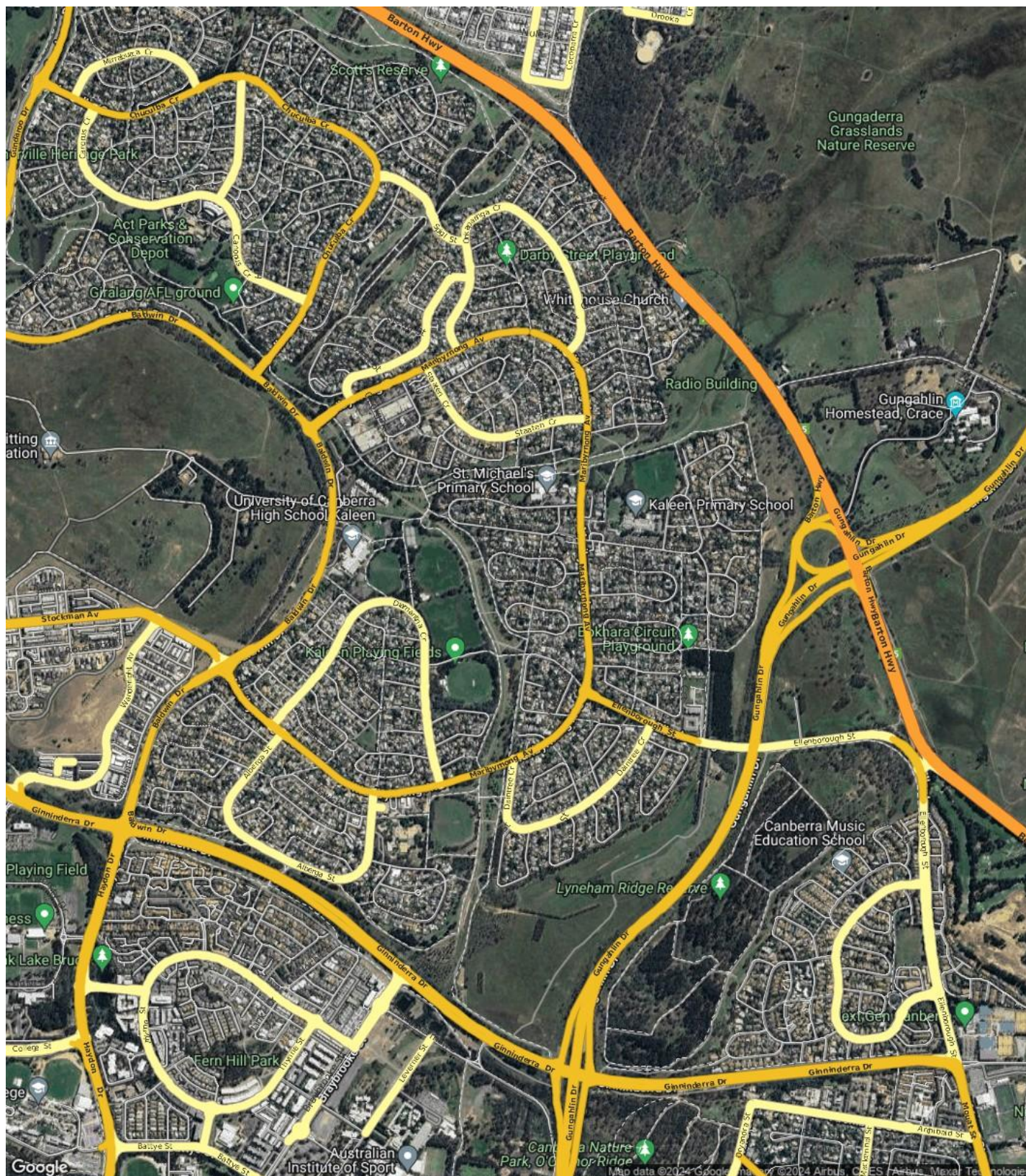


**Suburb**  
flyover report

**KALEEN (HOUSE)**

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# KALEEN - Suburb Map



# 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	99	\$ 999,000	-10.8 %	\$ 462,500	\$ 1,850,000
2024	11	\$ 980,000	-1.9 %	\$ 490,000	\$ 1,649,500

## Median Sale Price

# \$980k

Based on 79 recorded House sales within the last 12 months (Apr '23 - Mar '24)

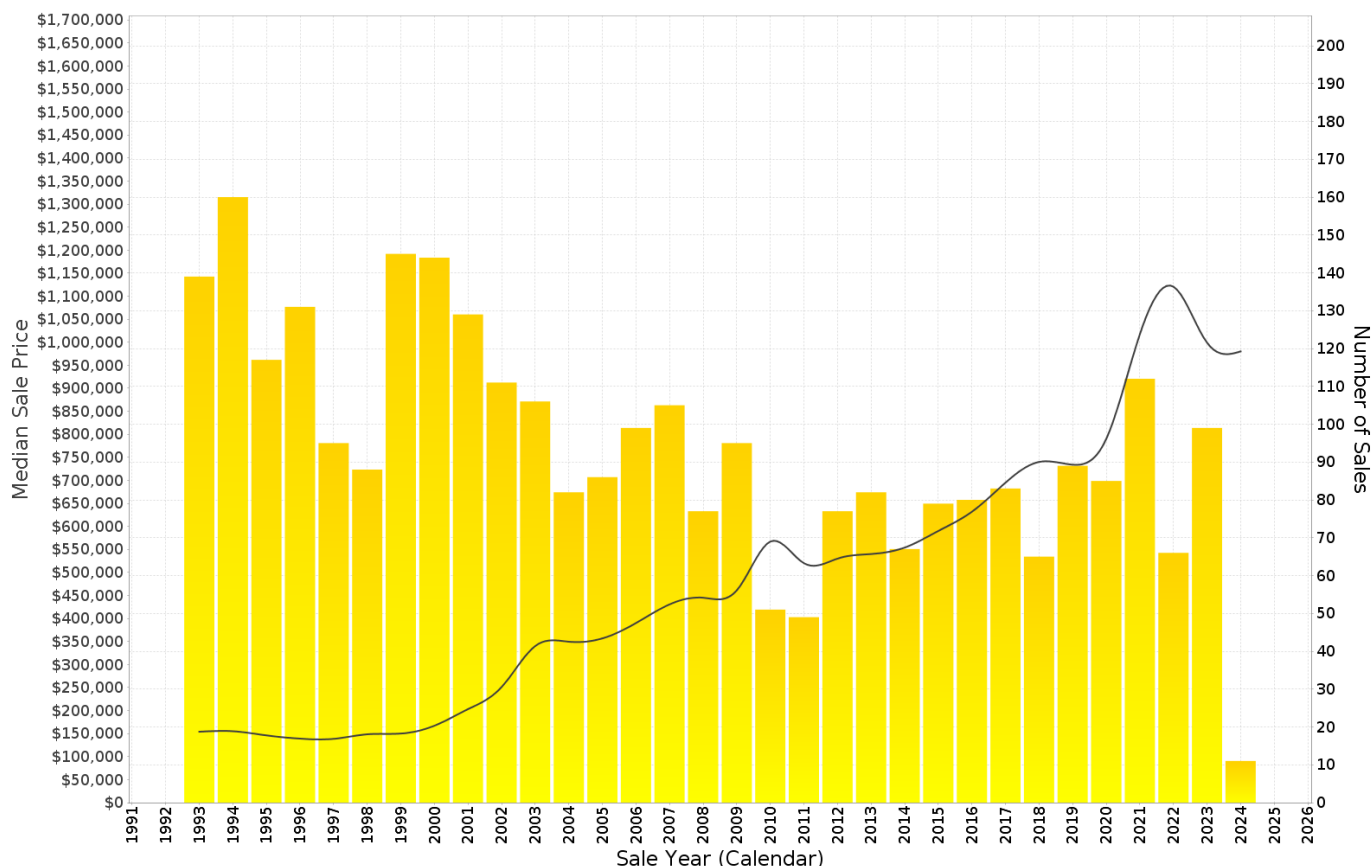
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

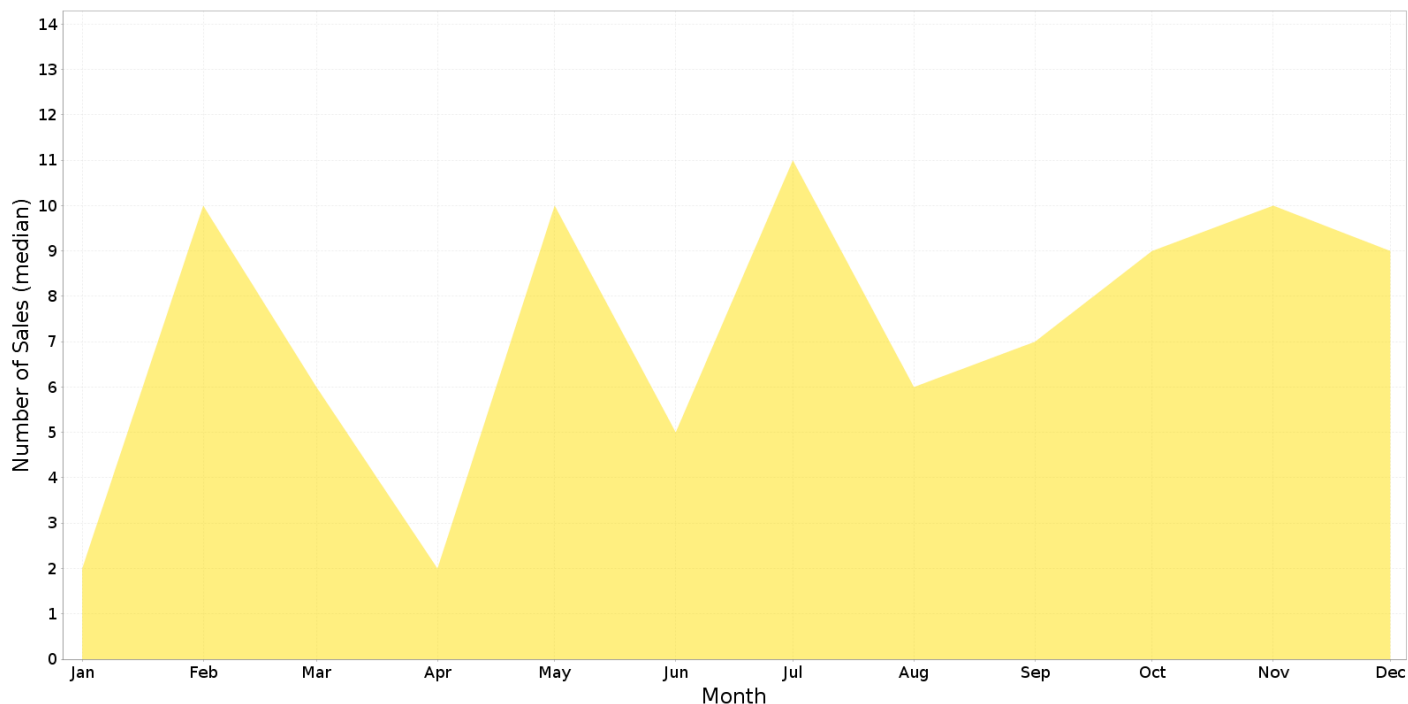
# -4.9%

Current Median Price: \$980,000  
Previous Median Price: \$1,030,000

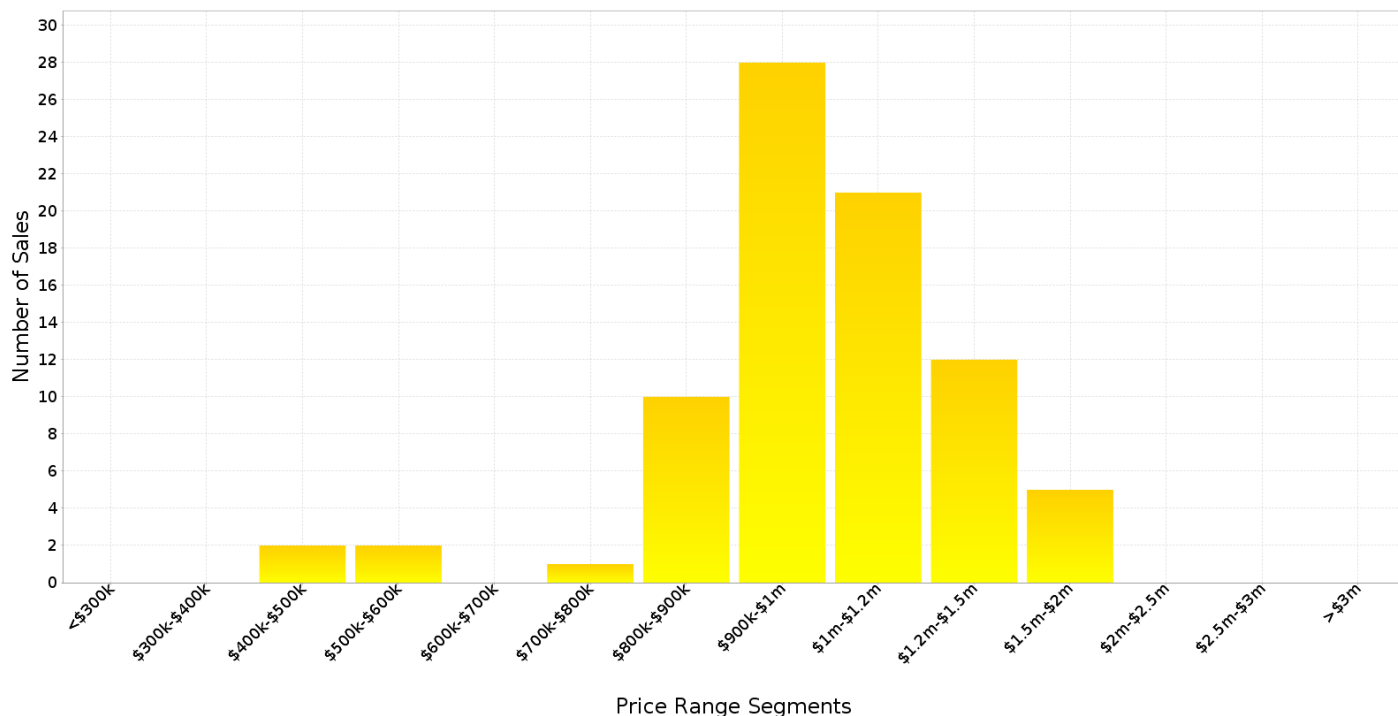
Based on 158 recorded House sales compared over the last two rolling 12 month periods



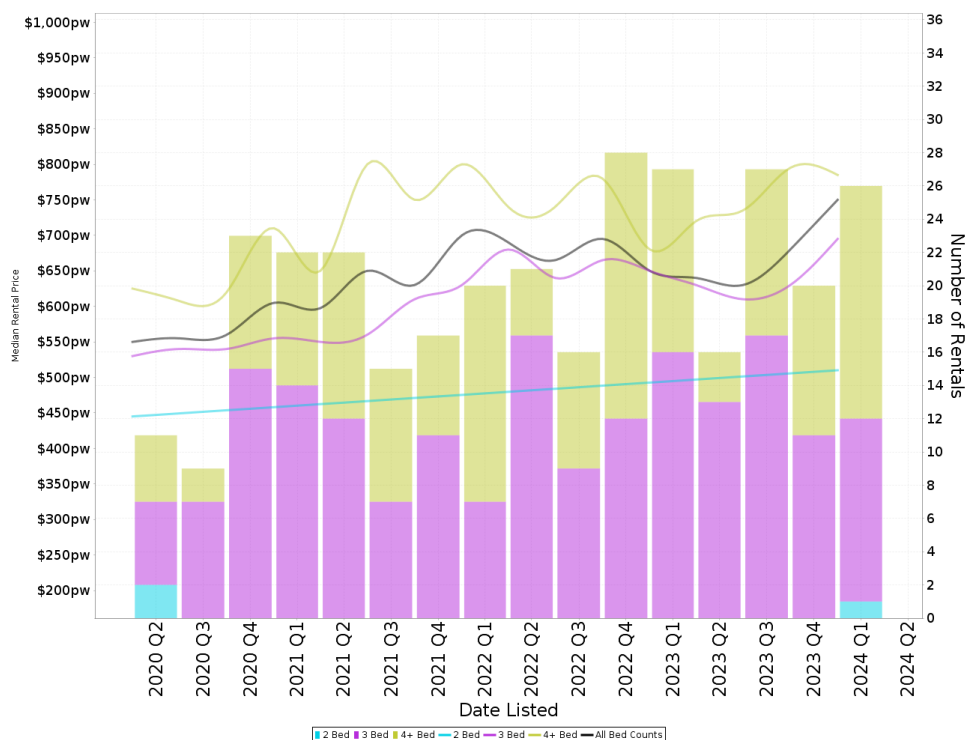
## KALEEN - Peak Selling Periods (3 years)



## KALEEN - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.9%**

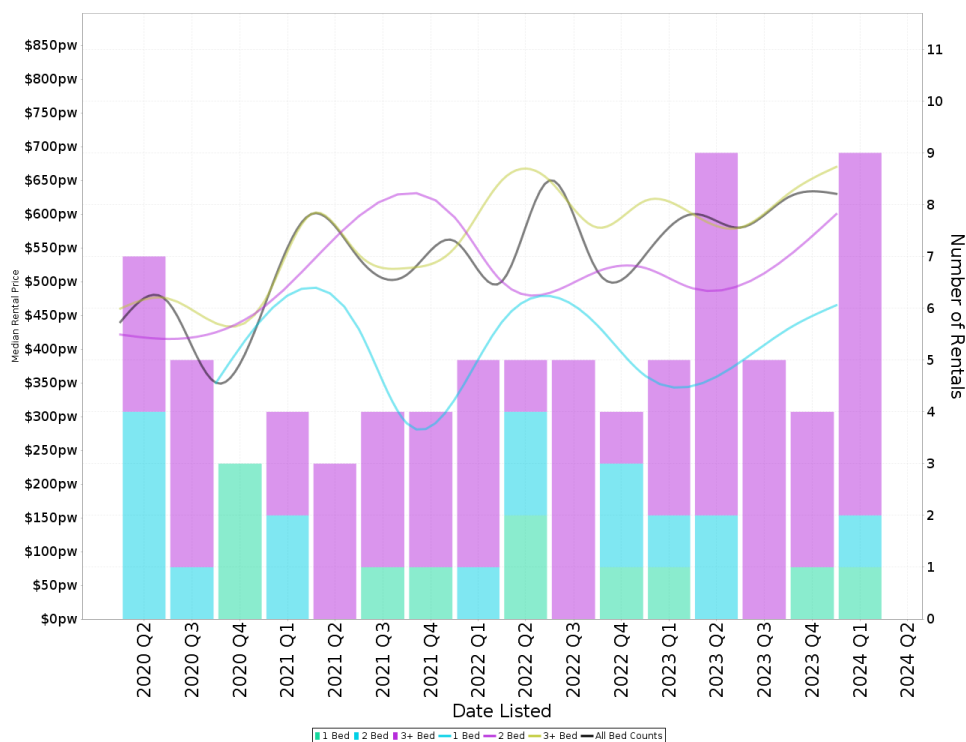
Current Median Price: \$980,000  
 Previous Median Price: \$1,030,000  
 Based on 158 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$980,000  
 Current Median Rent: \$675  
 Based on 89 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-0.2%**

Current Median Price: \$801,000  
 Previous Median Price: \$803,000  
 Based on 26 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$801,000  
 Current Median Rent: \$600  
 Based on 27 registered Unit rentals compared over the last 12 months.

# KALEEN - Recently Sold Properties

Median Sale Price  
**\$980k**

Based on 79 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth  
**-4.9%**

Current Median Price: \$980,000  
Previous Median Price: \$1,030,000

Based on 158 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**79**

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

**4 BOGAN PL**

**\$1,450,000**

Sold Apr 2024  
29 Days

797 m<sup>2</sup> 4 3 2

**6/155 MARIBYRNONG AVE**

**\$965,000**

Sold Apr 2024  
89 Days

3,420 m<sup>2</sup> 4 2 2

**2 TEREWAH CCT**

**\$980,000**

Sold Apr 2024  
15 Days

1,045 m<sup>2</sup> 3 1 4

**12 BLYTHE CL**

**\$1,150,000**

Sold Apr 2024  
24 Days

5 2 2

**32 GLENELG ST**

**\$1,026,000**

Sold Mar 2024  
23 Days

805 m<sup>2</sup> 4 2 4

**13 BURNETT ST**

**\$1,650,000**

Sold Mar 2024  
46 Days

1,331 m<sup>2</sup> 7 3 2

**17 GASCOYNE CCT**

**\$894,000**

Sold Mar 2024  
24 Days

707 m<sup>2</sup> 3 2 4

**25A BINGHAM CCT**

**\$1,300,500**

Sold Mar 2024  
22 Days

1,035 m<sup>2</sup> 2 1 1

**34 FLORENTINE CCT**

**\$1,050,000**

Sold Feb 2024  
19 Days

821 m<sup>2</sup> 4 2 4

**11 BINGHAM CCT**

**\$875,000**

Feb 2024  
16 Days

842 m<sup>2</sup> 3 1 1

**12 APSLEY PL**

**\$1,400,000**

Feb 2024  
23 Days

775 m<sup>2</sup> 5 3 2

**29 ASHBURTON CCT**

**\$980,000**

Feb 2024  
9 Days

940 m<sup>2</sup> 4 2 2

**19 BOKHARA CCT**

**\$1,649,500**

Feb 2024  
27 Days

979 m<sup>2</sup> 4 2 2

**4 WORONORA ST**

**\$900,000**

Feb 2024  
N/A

777 m<sup>2</sup> 3 1 8

**21 MURCHISON ST**

**\$1,130,000**

Feb 2024  
19 Days

766 m<sup>2</sup> 4 2 2

**57 FLORENTINE CCT**

**\$1,600,000**

Feb 2024  
46 Days

808 m<sup>2</sup> 5 3 2

**28 BELLINGER CRES**

**\$1,100,000**

Feb 2024  
44 Days

908 m<sup>2</sup> 3 1 2

**12 MARANOA ST**

**\$490,000**

Jan 2024  
N/A

753 m<sup>2</sup> 5 2 2

**50 TEREWAH CCT**

**\$909,909**

Jan 2024  
18 Days

771 m<sup>2</sup> 3 1 4

**46 DAINTREE CRES**

**\$1,080,000**

Dec 2023  
52 Days

728 m<sup>2</sup> 4 2 2

**24 DELEGATE ST**

**\$910,000**

Dec 2023  
19 Days

835 m<sup>2</sup> 4 2 1

# KALEEN - Properties For Rent

Median Rental Price

**\$675 /w**

Based on 89 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

**+3.6%**

Current Median Price: \$980,000  
Current Median Rent: \$675

Based on 79 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 (Apr '23 - Mar '24)

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

**23 BEMBOKA CRESCENT**

**\$600 pw**

545 m<sup>2</sup> 3 1 2

May 2024 6 Days

**31 Fitzmaurice Street**

**\$700 per week**

722 m<sup>2</sup> 4 2 2

Apr 2024 15 Days

**49A Warrego Circuit**

**\$980**

992 m<sup>2</sup> 3 1 1

Apr 2024 35 Days

**22 BALONNE STREET**

**\$700 weekly**

973 m<sup>2</sup> 4 2 2

Mar 2024 45 Days

**4 GASCOYNE CIRCUIT**

**\$800 per week**

4 1 6

Mar 2024 52 Days

**28 BELLINGER CRESCENT**

**\$620**

908 m<sup>2</sup> 3 1 2

Mar 2024 53 Days

**24 Glenelg Street**

**\$700**

740 m<sup>2</sup> 3 1 2

Mar 2024 64 Days

**42 DIAMANTINA CRESCENT**

**\$760.00 pw**

967 m<sup>2</sup> 4 2 3

Mar 2024 84 Days

**20 Pasmore Close**

**\$690 pw**

1,344 m<sup>2</sup> 3 3 2

Mar 2024 84 Days



28 YARRA STREET

\$795 per week



Nov 2023  
176 Days

737 m<sup>2</sup> 4 2 2

WHITEHINO