

RayWhite.

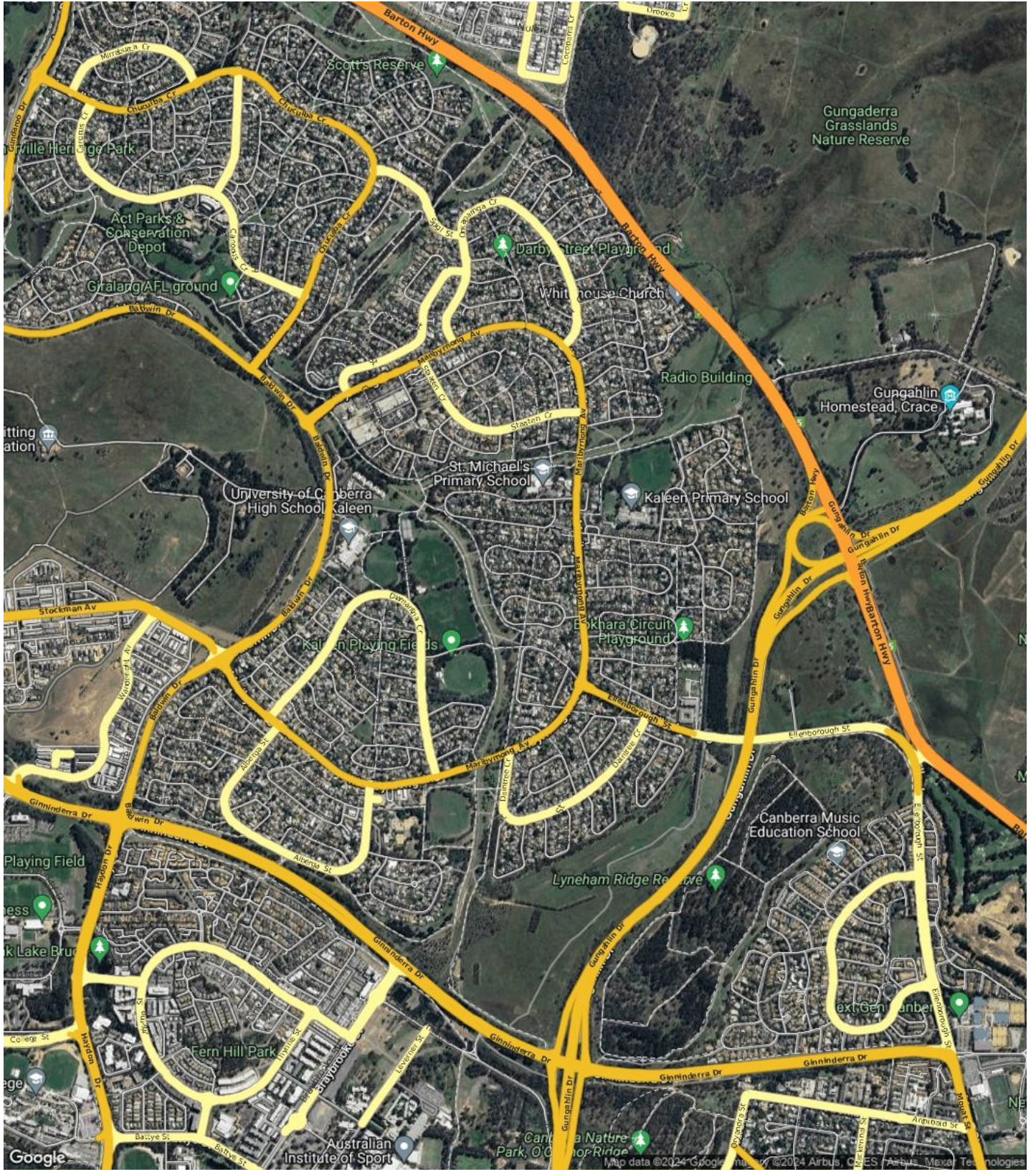
Suburb flyover report

KALEEN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



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	21	\$ 1,100,000	10.1 %	\$ 490,000	\$ 1,870,000

Median Sale Price
\$1.05m

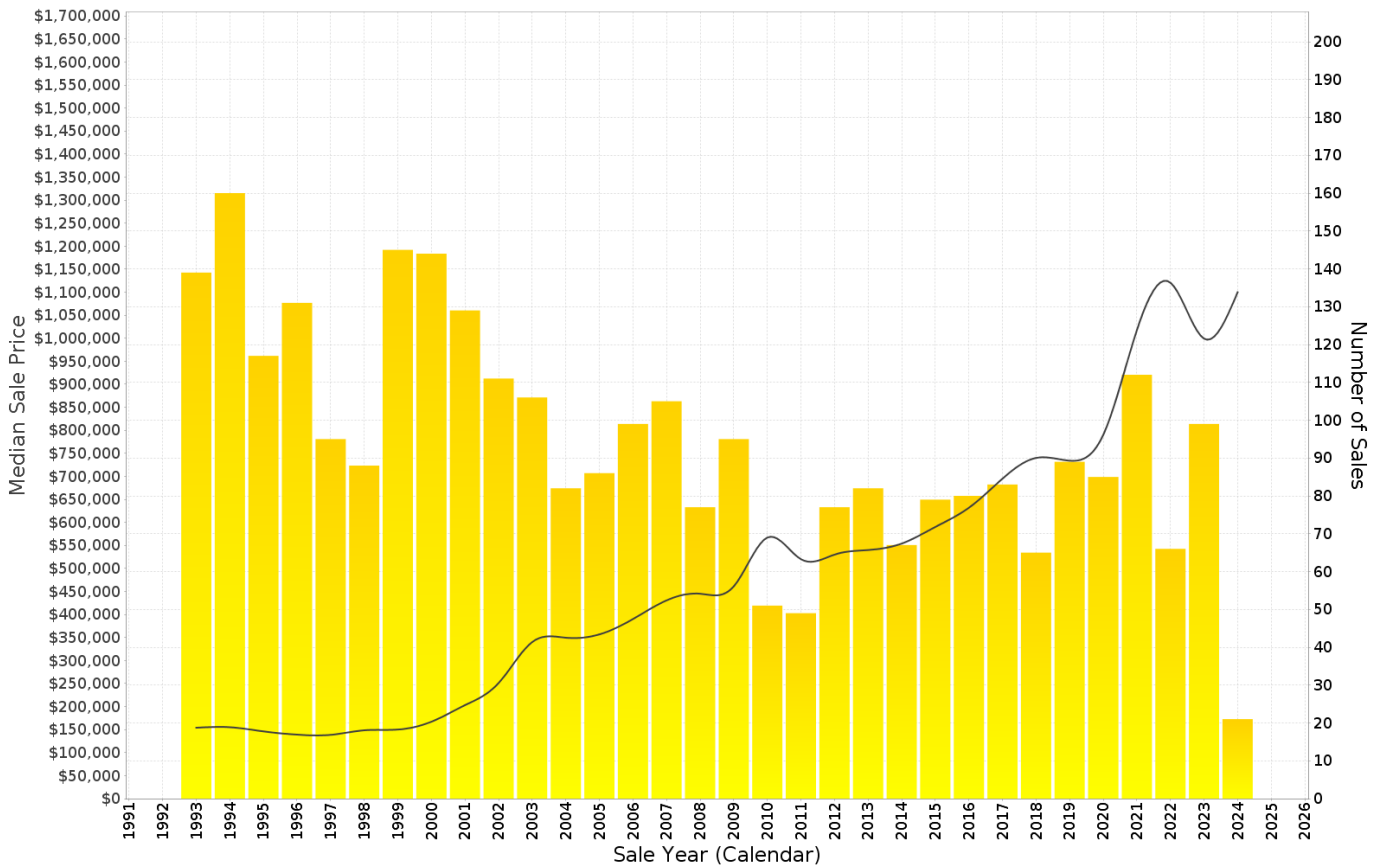
Based on 72 recorded House sales within the last 12 months (Financial Year 2024)

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

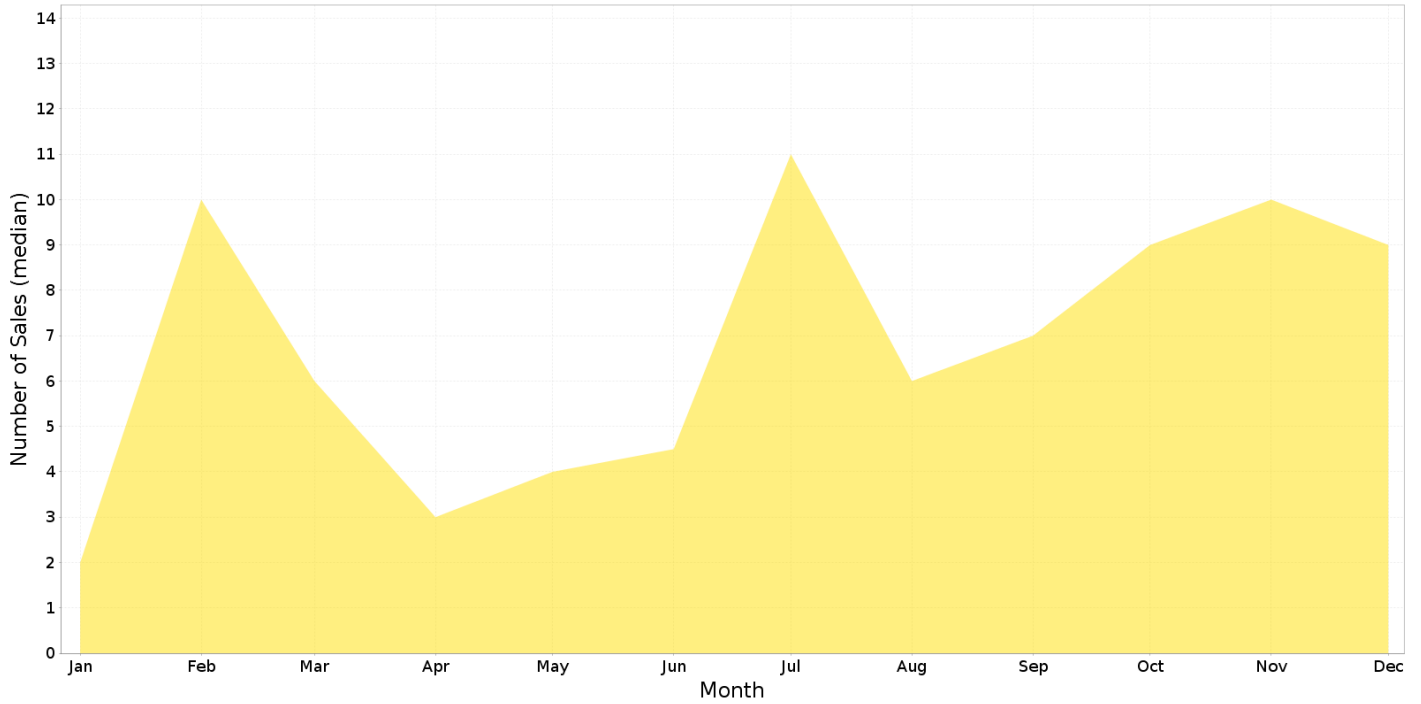
Suburb Growth
+5.1%

Current Median Price: \$1,051,250
Previous Median Price: \$1,000,000

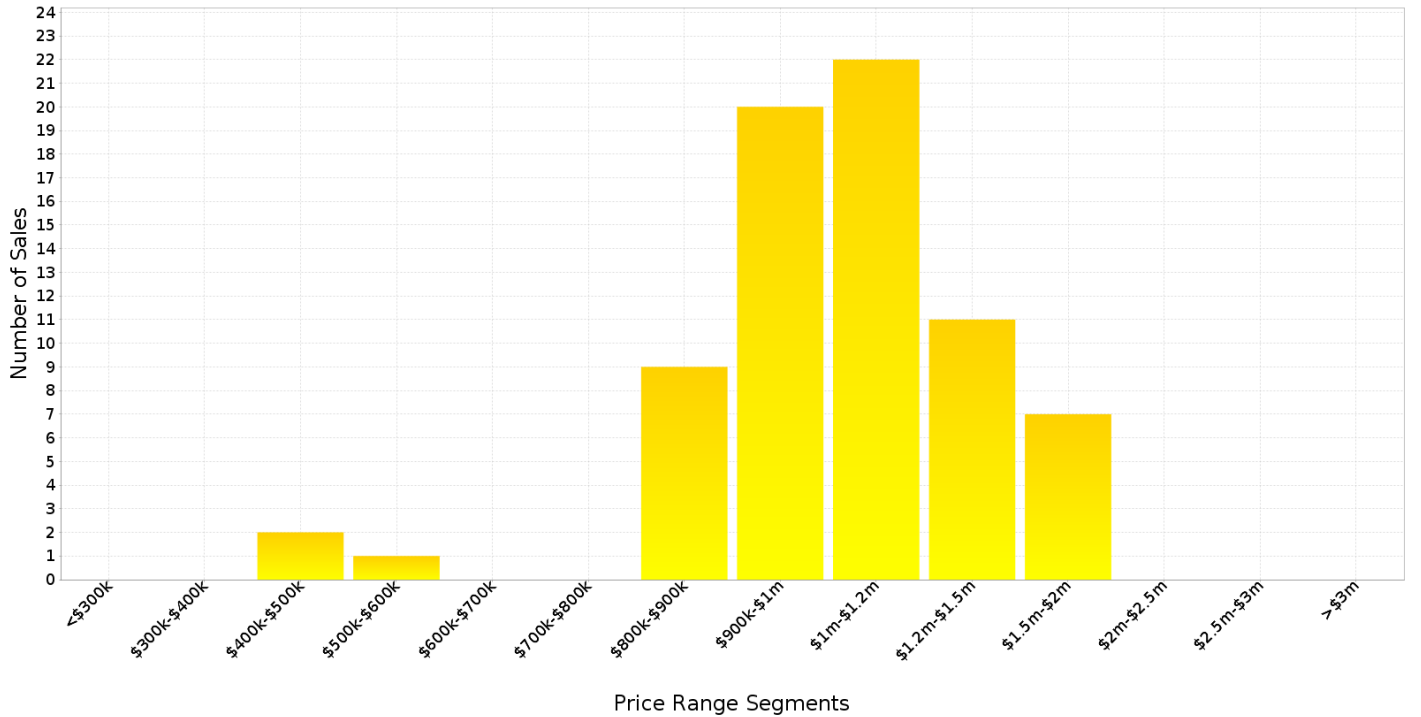
Based on 151 recorded House sales compared over the last two rolling 12 month periods



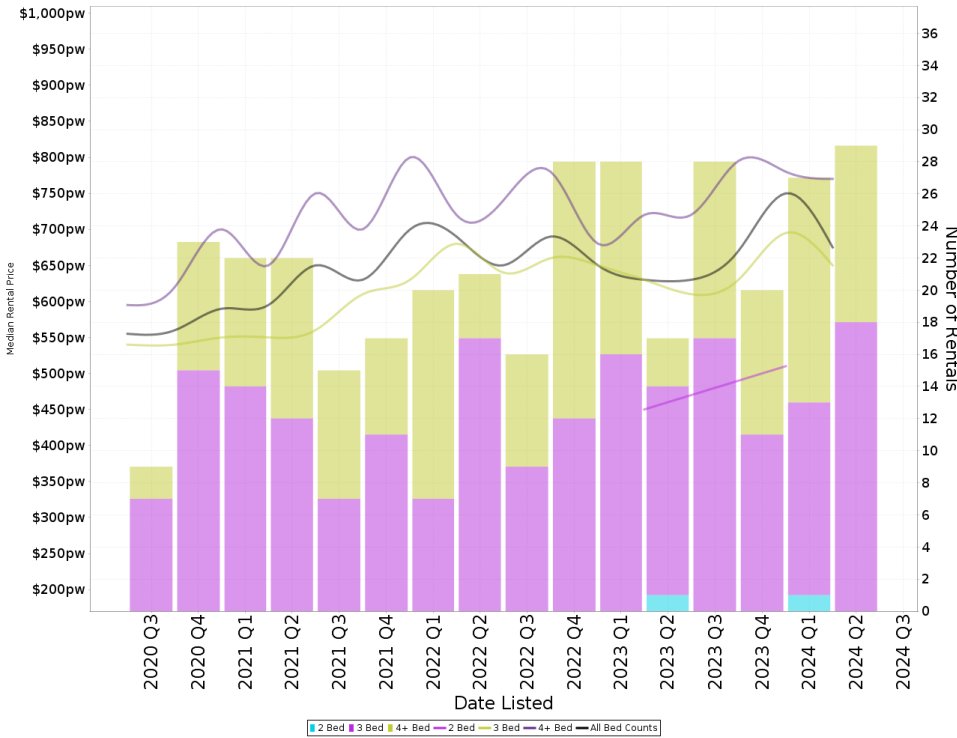
KALEEN - Peak Selling Periods (3 years)



KALEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.1%

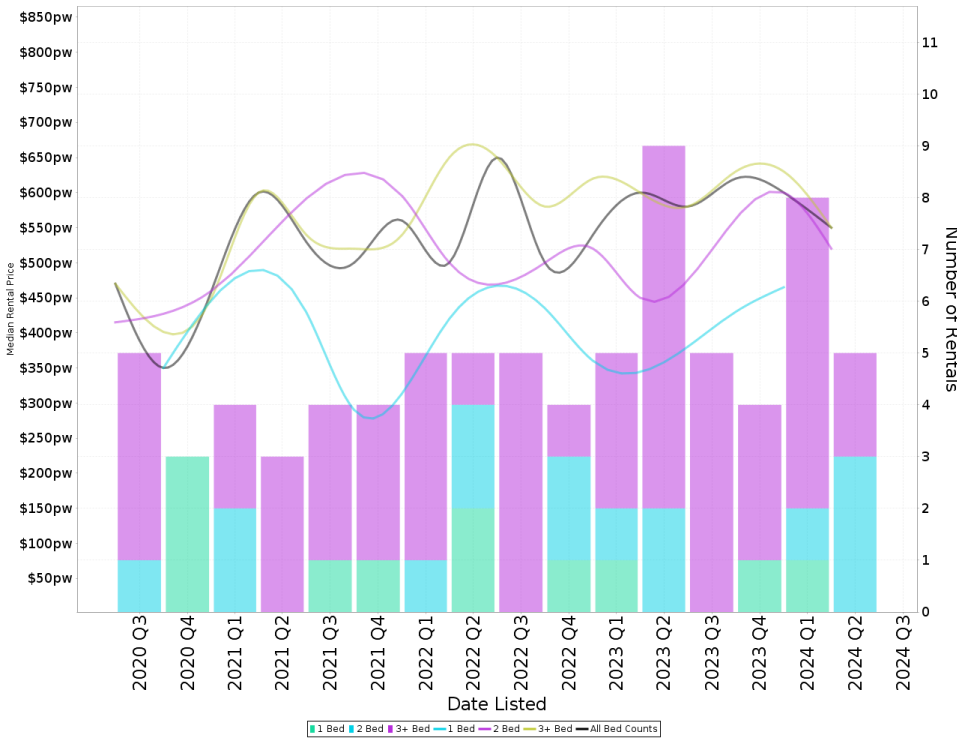
Current Median Price: \$1,051,250
Previous Median Price: \$1,000,000
Based on 151 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,051,250
Current Median Rent: \$690
Based on 104 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.7%

Current Median Price: \$801,000
Previous Median Price: \$780,000
Based on 28 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: \$595
Based on 22 registered Unit rentals compared over the last 12 months.

KALEEN - Recently Sold Properties

Median Sale Price
\$1.05m

Based on 72 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth
+5.1%

Current Median Price: \$1,051,250
Previous Median Price: \$1,000,000


Based on 151 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
72

Based on recorded House sales within the 12 months (Financial Year 2024)

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

4 HASTINGS CRT




\$880,000

Sold Jun 2024, 74 Days

687 m² 3 1 2

2/13 BALONNE ST

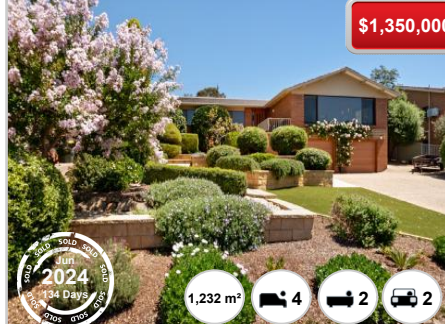


\$830,000

Sold Jun 2024, 83 Days

965 m² 4 2 2

7 BURNETT ST



\$1,350,000

Sold Jun 2024, 134 Days

1,232 m² 4 2 2

65 ONKAPARINGA CRES



\$930,000

Sold May 2024, 25 Days

679 m² 3 2 1

31 ONKAPARINGA CRES




\$1,085,000

Sold May 2024, 41 Days

680 m² 4 2 2

44 LIFFEY CCT



\$1,165,500

Sold May 2024, 60 Days

1,073 m² 4 2 2

5 BURNETT ST



\$1,800,000

Sold May 2024, N/A

1,232 m² 4 1 4

50 MARIBYRNONG AVE



\$870,000

Sold May 2024, N/A

763 m² 4 2 1

18 GASCOYNE CCT



\$1,100,000

Sold May 2024, 90 Days

927 m² 8 6 4

6/155 MARIBYRNONG AVE

\$965,000

Sold Apr 2024
89 Days

3,420 m² 4 2 2

2 TEREWAH CCT

\$980,000

Sold Apr 2024
15 Days

1,045 m² 3 1 4

4 BOGAN PL

\$1,450,000

Sold Apr 2024
21 Days

798 m² 4 3 2

17 CALLABONNA ST

\$1,150,000

Sold Apr 2024
439 Days

808 m² 4 3 2

102 MARIBYRNONG AVE

\$840,000

Sold Apr 2024
132 Days

837 m² 3 1 3

12 BLYTHE CL

\$1,150,000

Sold Apr 2024
N/A

photo not available 5 2 2

32 GLENELG ST

\$1,026,000

Sold Mar 2024
23 Days

805 m² 4 2 4

27 SANFORD PL

\$1,870,000

Sold Mar 2024
85 Days

908 m² 5 3 2

13 BURNETT ST

\$1,650,000

Sold Mar 2024
48 Days

1,331 m² 7 3 2

17 GASCOYNE CCT

\$894,000

Sold Mar 2024
24 Days

707 m² 3 2 4

25A BINGHAM CCT

\$1,300,500

Sold Mar 2024
22 Days

1,035 m² 2 1 1

34 FLORENTINE CCT

\$1,050,000

Sold Feb 2024
19 Days

821 m² 4 2 4

KALEEN - Properties For Rent

Median Rental Price

\$690 /w

Based on 104 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.4%

Current Median Price: \$1,051,250
Current Median Rent: \$690

Based on 72 recorded House sales and 104 House rentals compared over the last 12 months


Number of Rentals

104

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

25 Pokana Cct



\$600 per week

831 m² 3 1 2

Jul 2024 2 Days

25 POKANA CIRCUIT



\$600 weekly

831 m² 3 1 4

Jul 2024 2 Days

239 Maribyrnong Avenue



\$700 per week

802 m² 3 1 2

Jul 2024 9 Days

38 Nambucca Street



\$700 per week

723 m² 3 1 2

Jun 2024 17 Days

16 Shannon Circuit




\$630 per week

796 m² 3 1 2

Jun 2024 22 Days

6 POWLETT STREET



\$650 Per Week

871 m² 4 2 2

May 2024 44 Days

11 WORONORA STREET



\$620

732 m² 3 1 2

May 2024 53 Days

49A Warrego Circuit

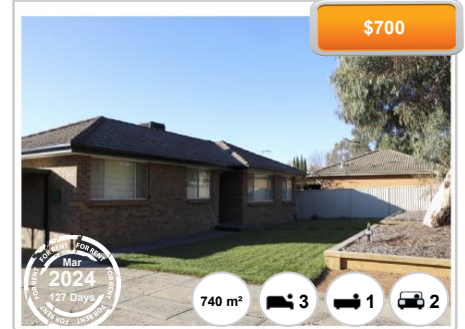


\$980

992 m² 3 1 1

Apr 2024 98 Days

24 Glenelg Street



\$700

740 m² 3 1 2

Mar 2024 127 Days