

# Suburb flyover report

KALEEN (HOUSE)

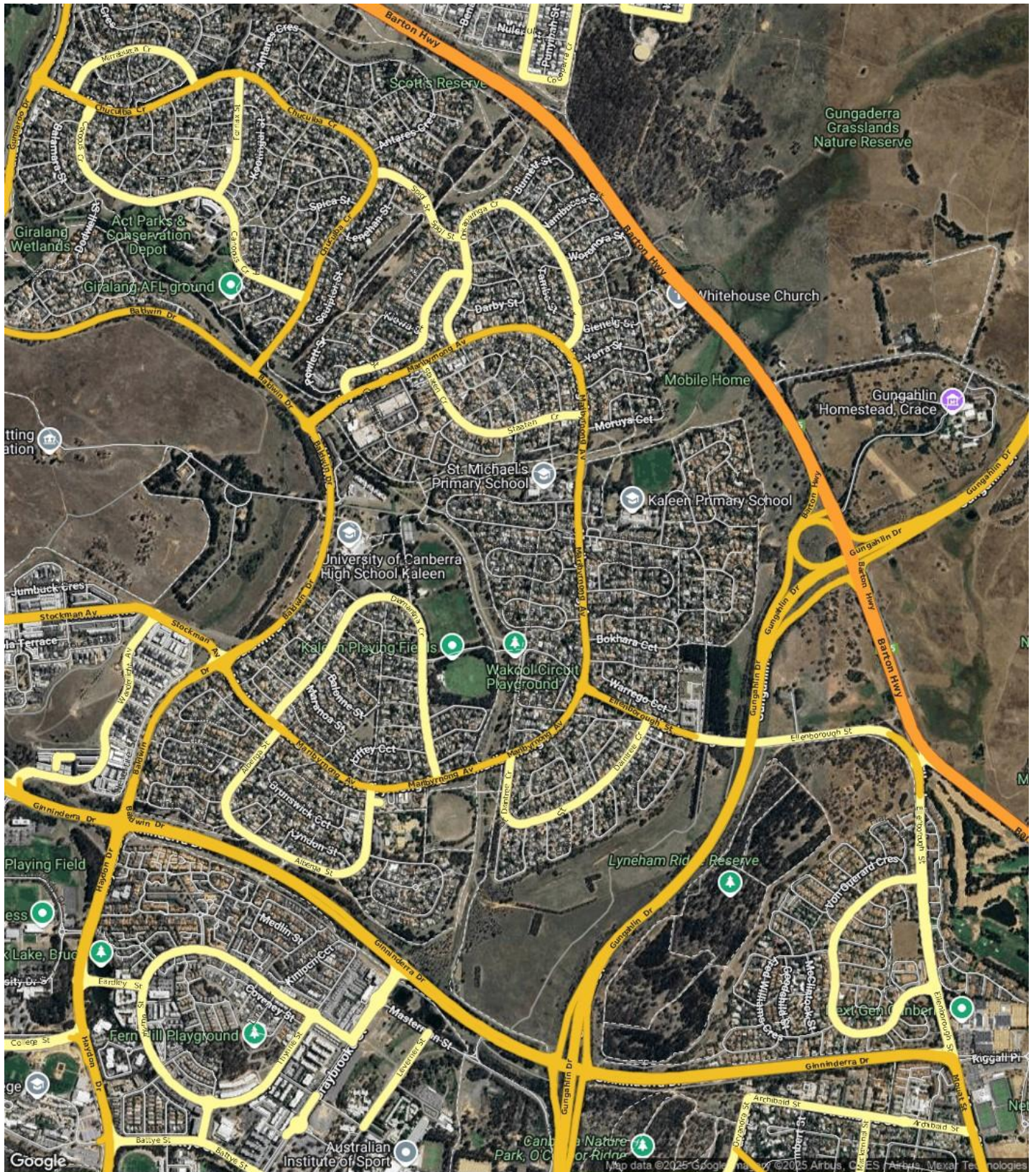
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## KALEEN - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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# KALEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	105	\$ 430,500	0.0 %	\$ 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	60	\$ 1,028,000	2.9 %	\$ 455,000	\$ 1,870,000
2025	24	\$ 1,067,500	3.8 %	\$ 700,000	\$ 1,440,000

Median Sale Price

\$1.03m

Based on 52 recorded House sales within the last 12 months (Financial Year 2025)

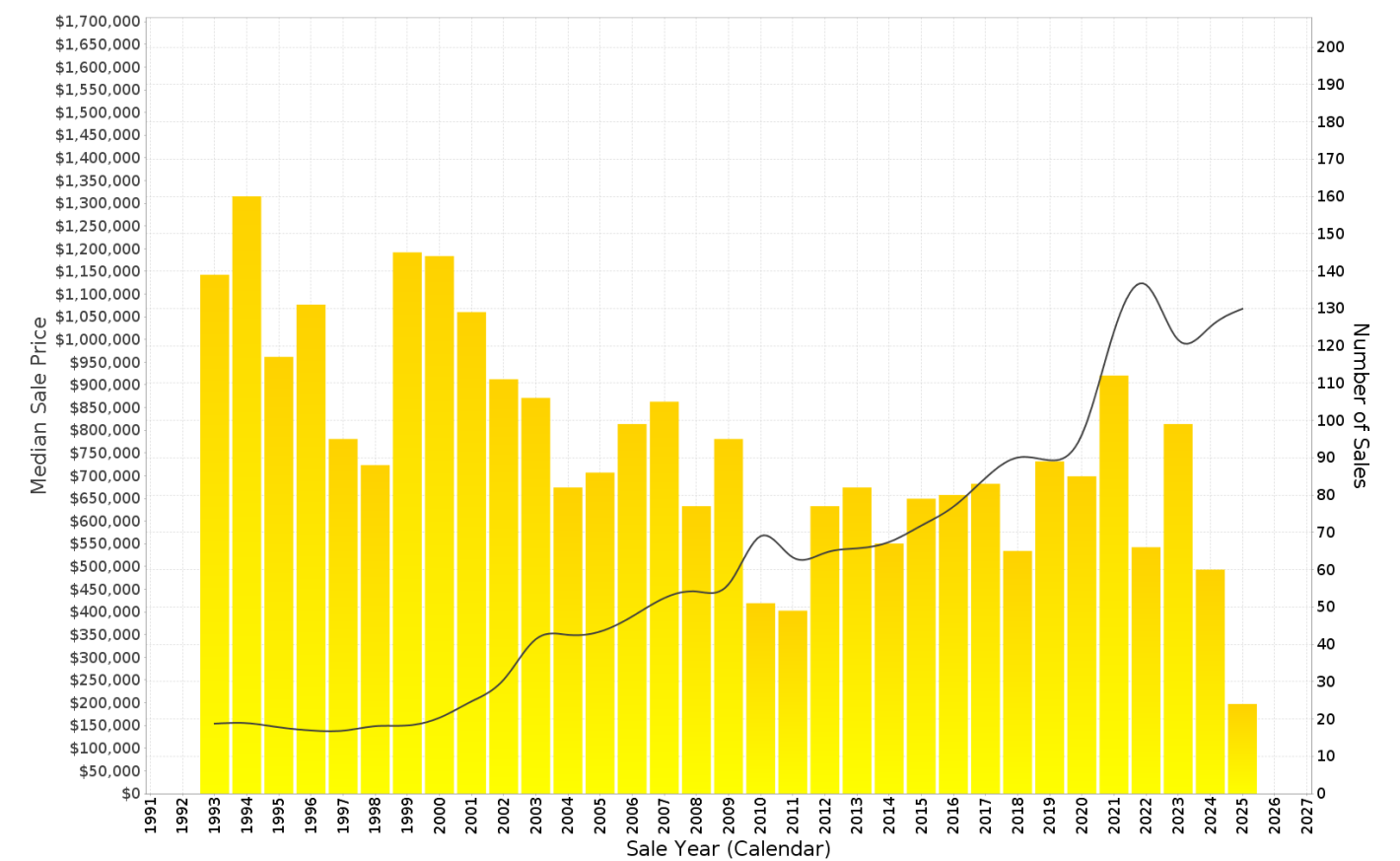
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

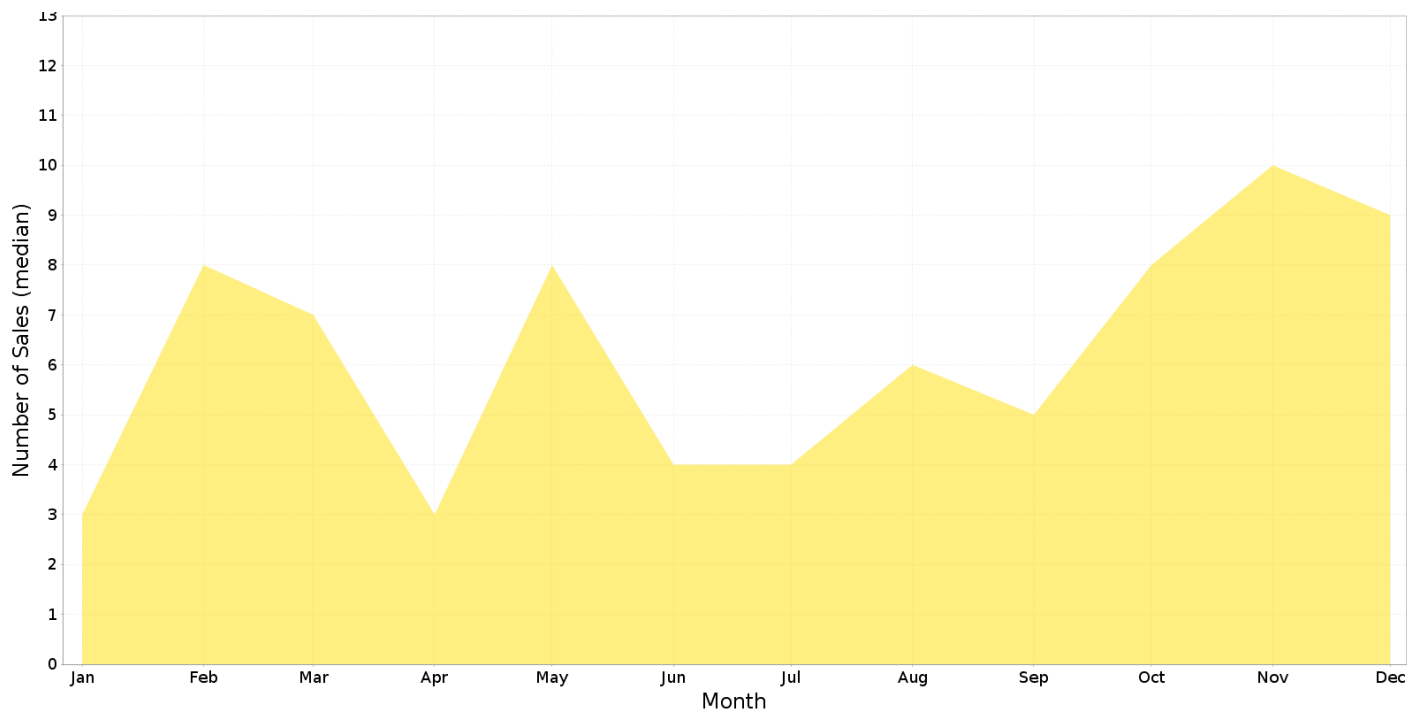
+0.8%

Current Median Price: \$1,028,000  
Previous Median Price: \$1,020,000

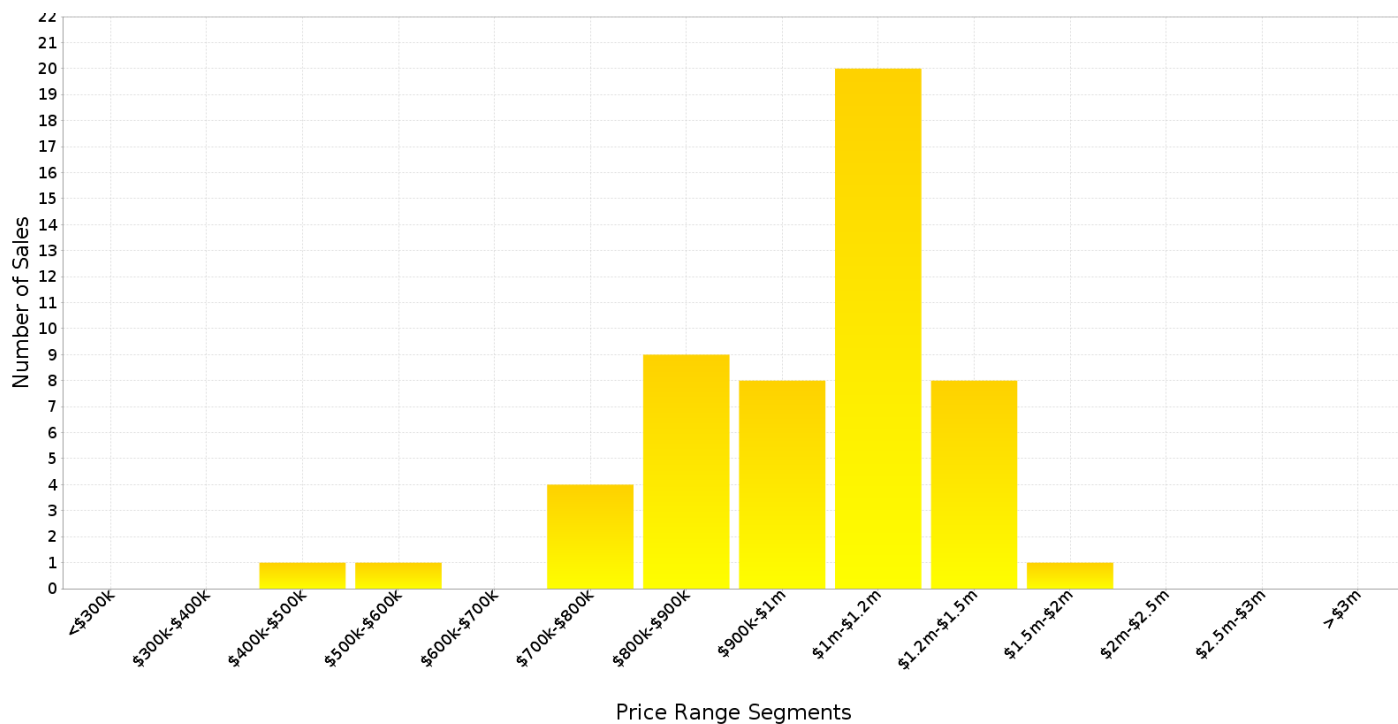
Based on 135 recorded House sales compared over the last two rolling 12 month periods



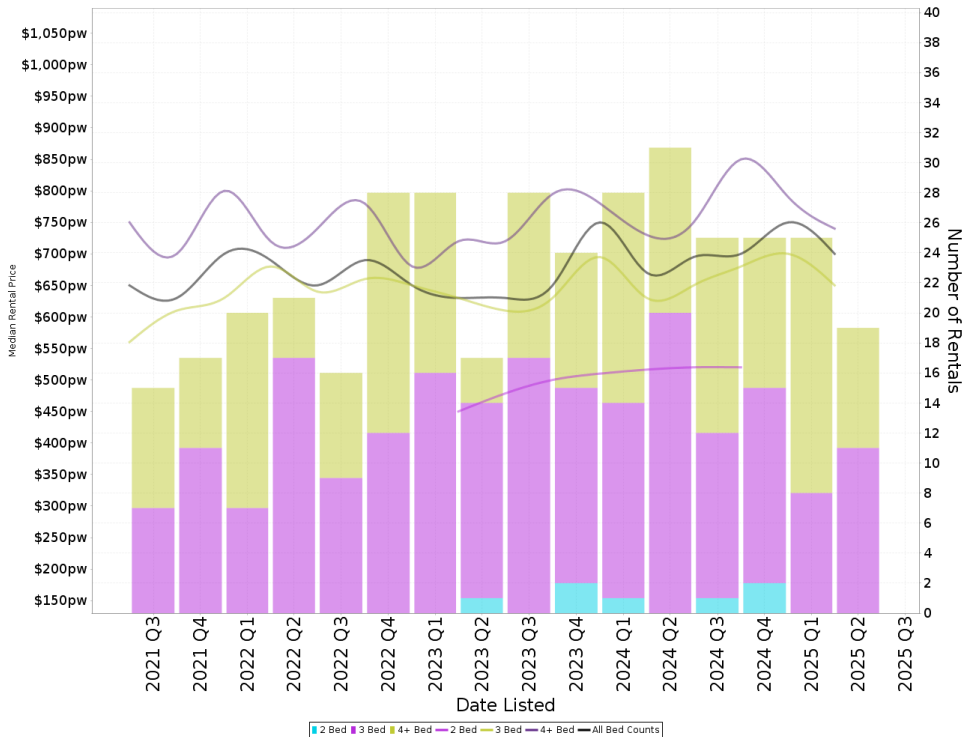
## KALEEN - Peak Selling Periods (3 years)



## KALEEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.8%**

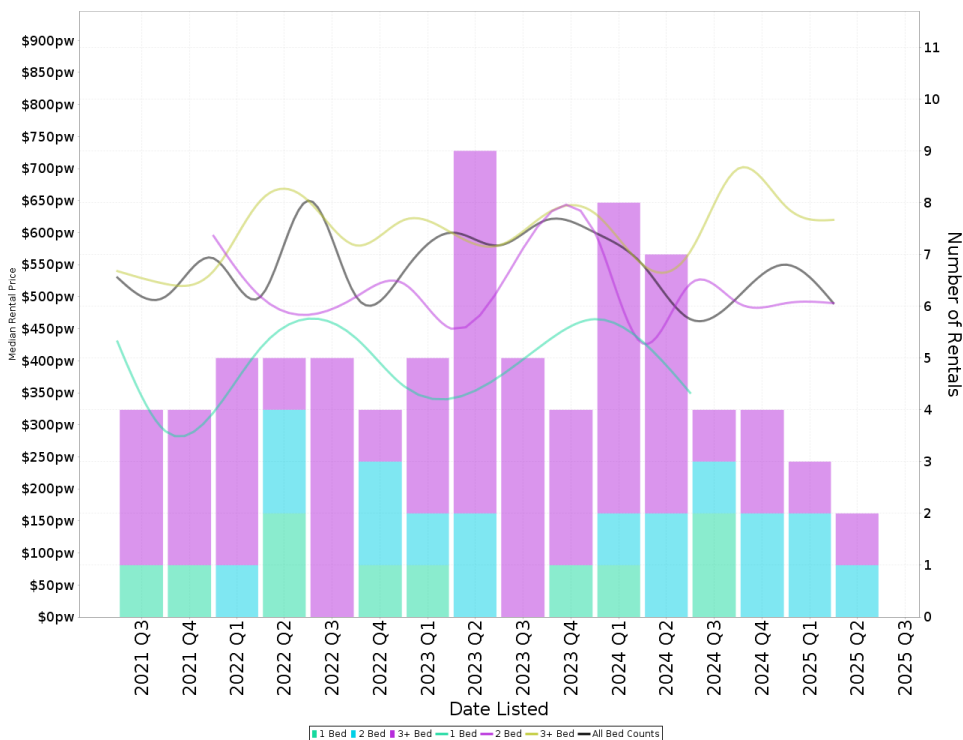
Current Median Price: \$1,028,000  
Previous Median Price: \$1,020,000  
Based on 135 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$1,028,000  
Current Median Rent: \$700  
Based on 94 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.4%**

Current Median Price: \$730,000  
Previous Median Price: \$815,000  
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$730,000  
Current Median Rent: \$520  
Based on 13 registered Unit rentals compared over the last 12 months.

# KALEEN - Recently Sold Properties

Median Sale Price  
**\$1.03m**

Based on 52 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth  
**+0.8%**

Current Median Price: \$1,028,000  
Previous Median Price: \$1,020,000

Based on 135 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**52**

Based on recorded House sales within the 12 months (Financial Year 2025)

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

## 14 ASHBURTON CCT



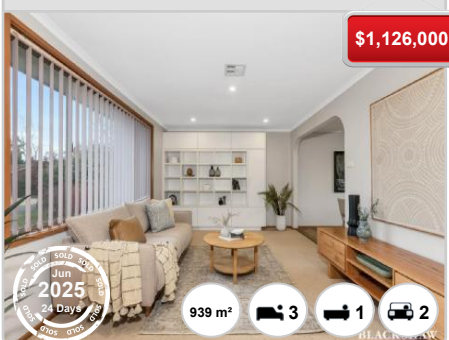
## 32 NAMBUCCA ST



## 26 YARRA ST



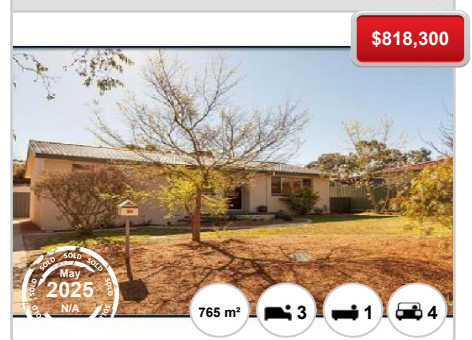
## 23 BOKHARA CCT



## 30 SPIGL ST



## 20 ALBERGA ST



## 38 BELLINGER CRES



## 15 YARRA ST

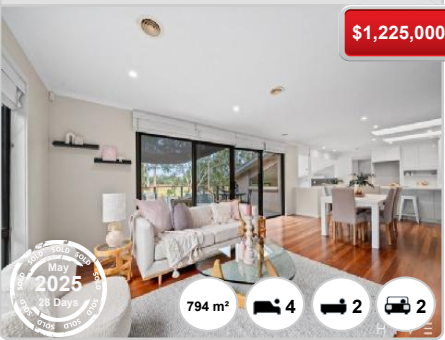


## 45 BRUNSWICK CCT





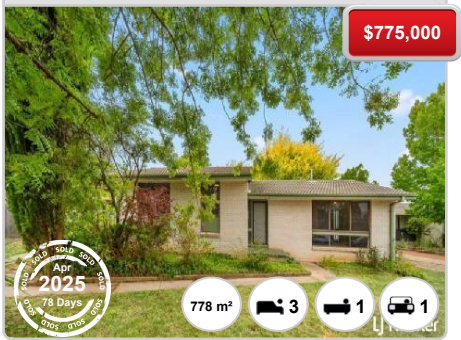
16 PASMORE CL



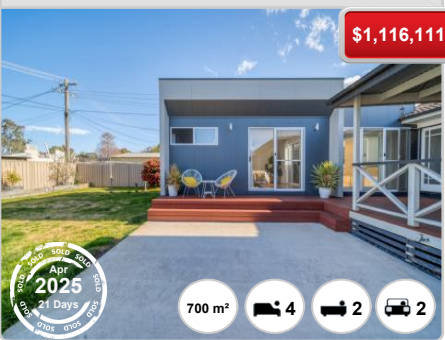
13 SANFORD PL



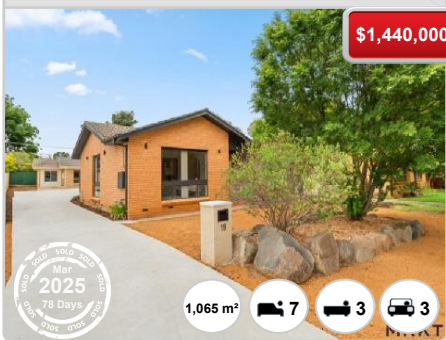
5 CLYDE PL



10 SHERLOCK ST



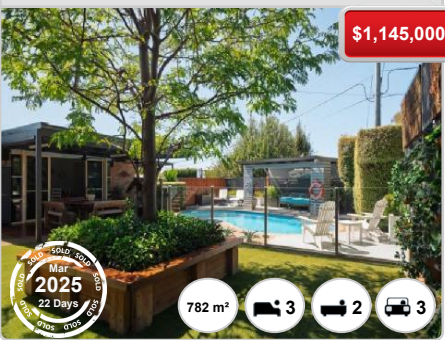
19 ALBERGA ST



38 LIFFEY CCT



5 MERSEY PL



57 GAIRDNER CCT



40 LIFFEY CCT



3 WYOLA PL



46 ASHBURTON CCT



45 BALONNE ST





# KALEEN - Properties For Rent

## Median Rental Price

# \$700 /w

Based on 94 recorded House rentals within the last 12 months (Financial Year 2025)

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

## Rental Yield

# +3.5%

Current Median Price: \$1,028,000  
Current Median Rent: \$700

Based on 52 recorded House sales and 94 House rentals compared over the last 12 months

## Number of Rentals

# 94

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

### 26 Oakover Circuit

\$675



745 m<sup>2</sup>

3

1

4

### 239 Maribyrnong Avenue

700



802 m<sup>2</sup>

3

1

2

### Bellinger Crescent

\$650



785 m<sup>2</sup>

3

2

3

### 11 WORONORA STREET

\$640



732 m<sup>2</sup>

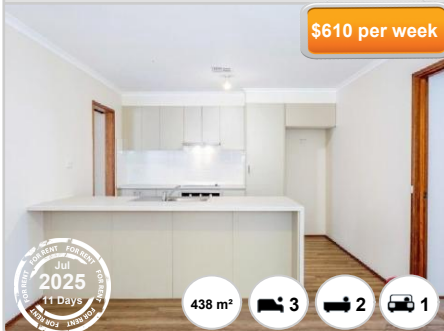
3

1

2

### 10 NAMOI PLACE

\$610 per week



438 m<sup>2</sup>

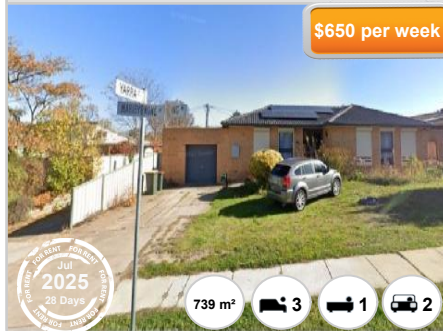
3

2

1

### 96 MARIBYRNONG AVENUE

\$650 per week



739 m<sup>2</sup>

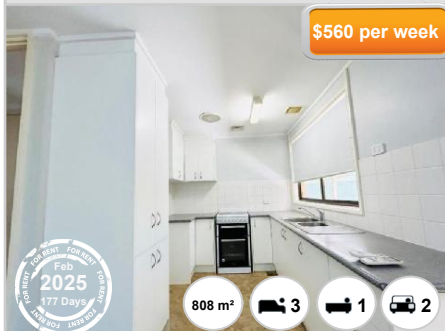
3

1

2

### 54 MARIBYRNONG AVENUE

\$560 per week



808 m<sup>2</sup>

3

1

2

### 109 Maribyrnong Avenue

\$775



739 m<sup>2</sup>

3

2

2