

Suburb flyover report

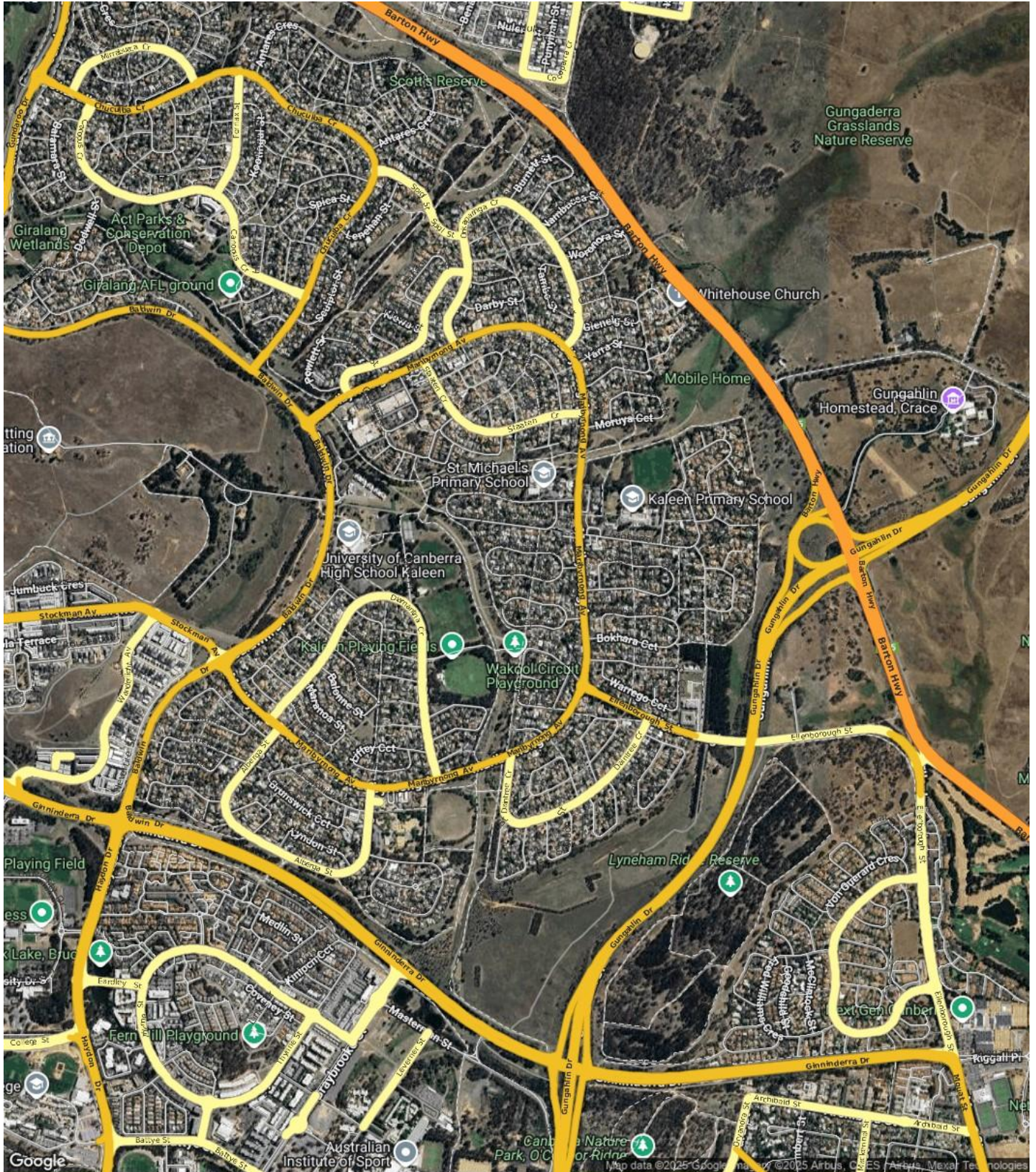
KALEEN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



KALEEN - Suburb Map



Prepared on 03/09/2025 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	29	\$ 1,050,000	2.1 %	\$ 700,000	\$ 1,440,000

Median Sale Price

\$1.03m

Based on 56 recorded House sales within the last 12 months (Financial Year 2025)

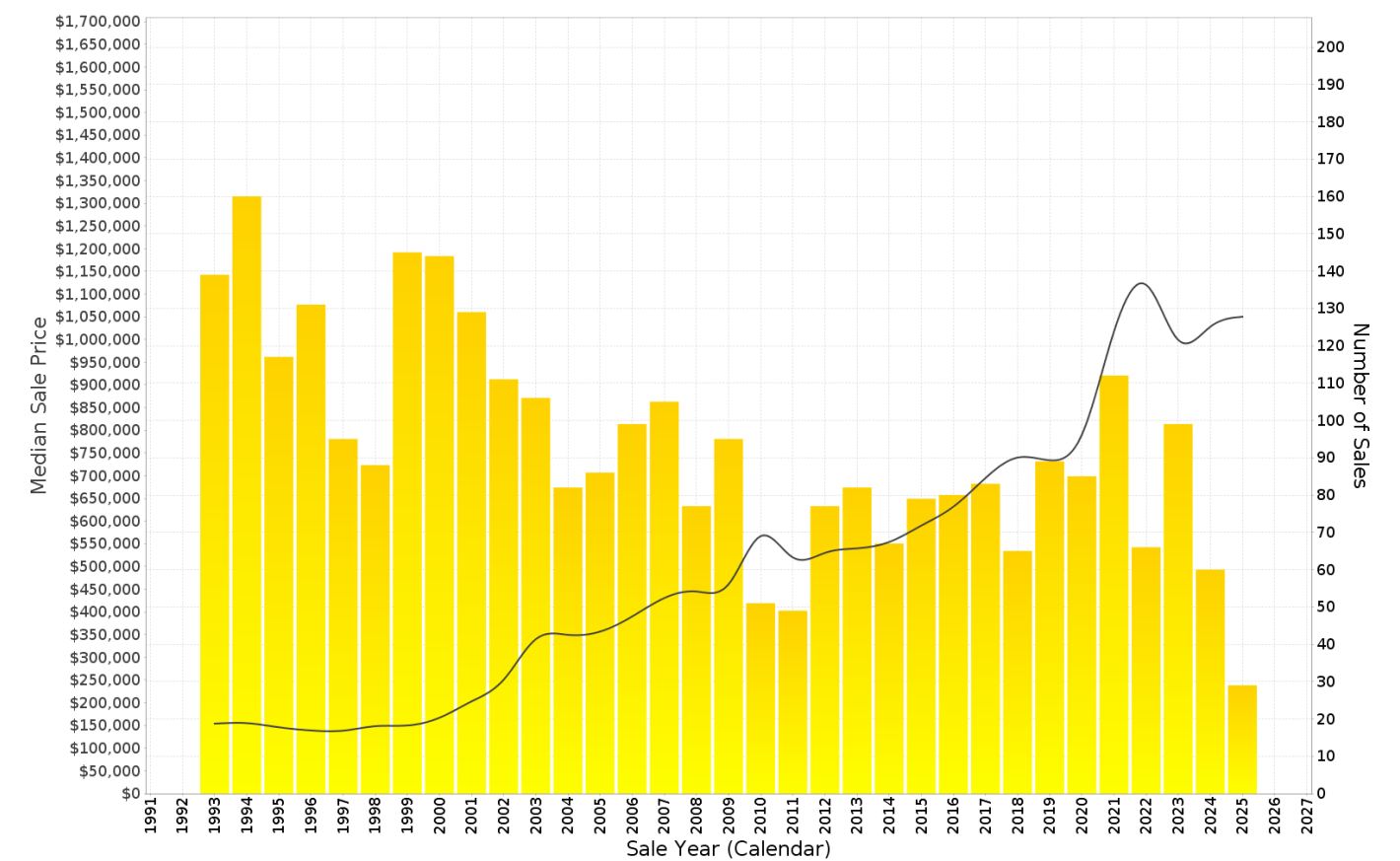
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

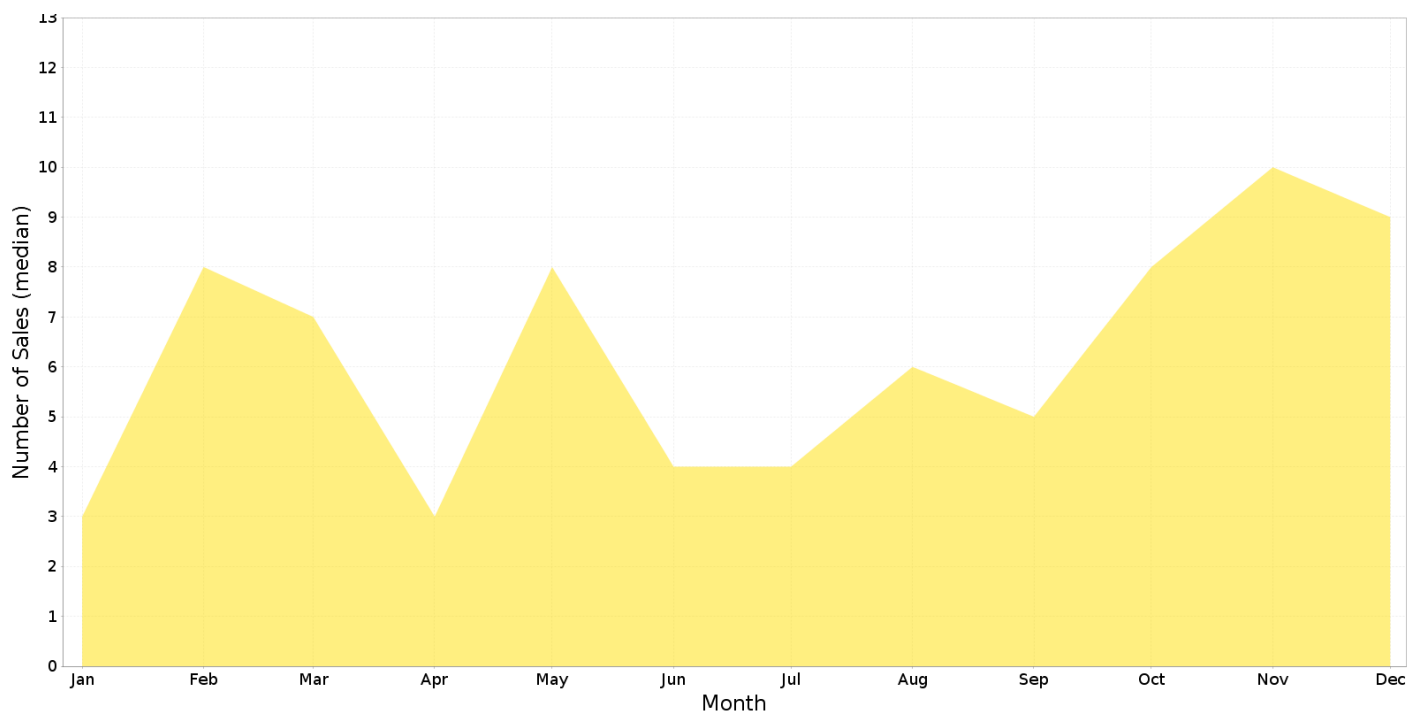
+0.8%

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

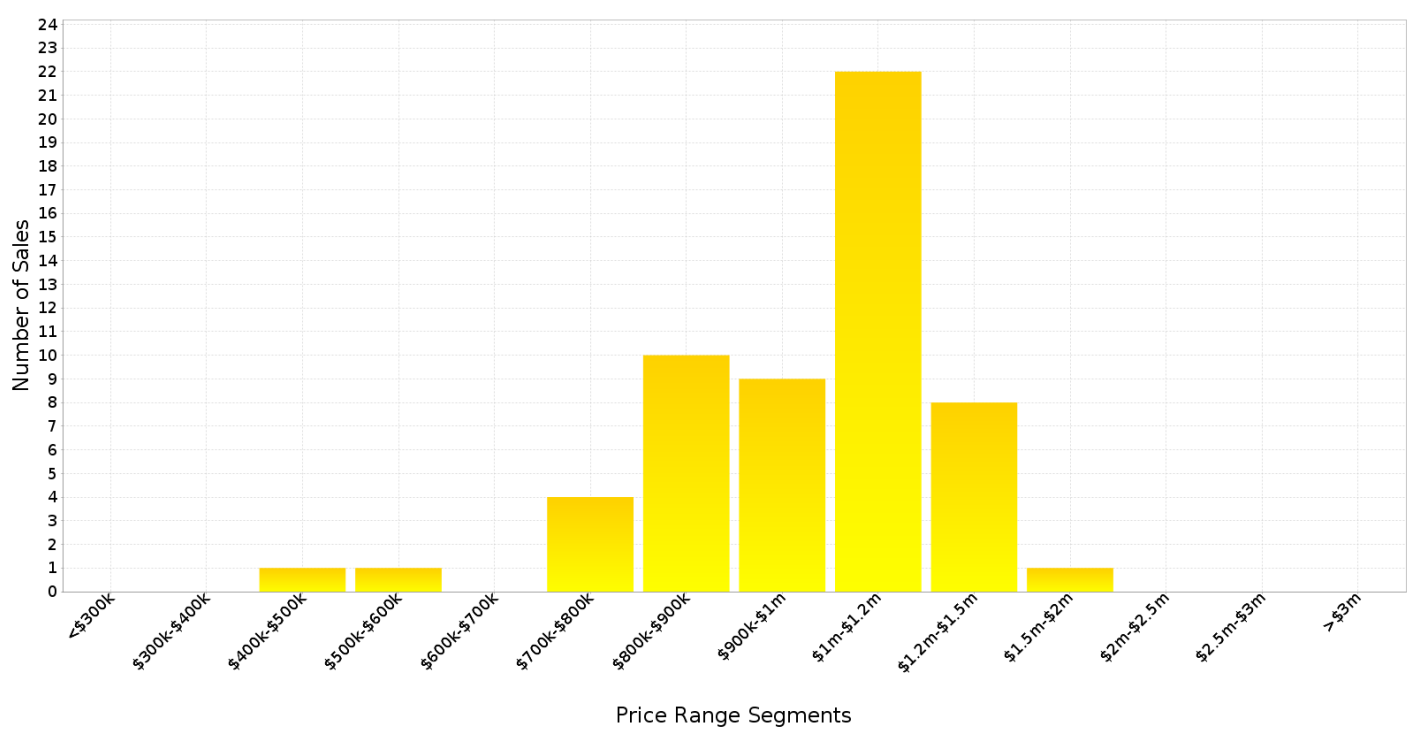
Based on 139 recorded House sales compared over the last two rolling 12 month periods



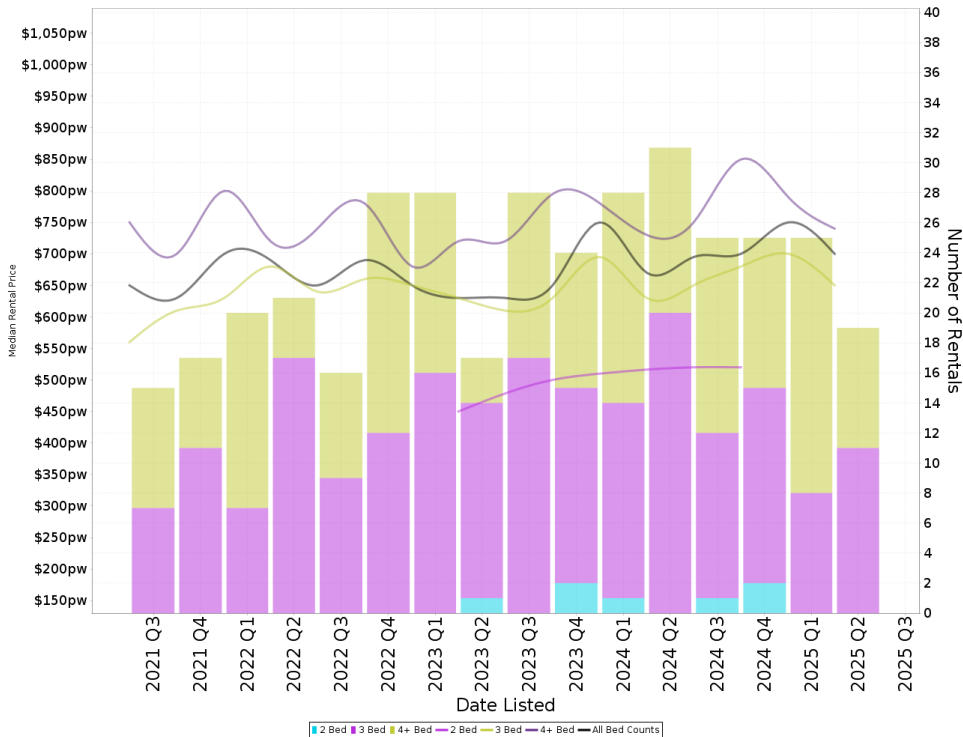
KALEEN - Peak Selling Periods (3 years)



KALEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.8%

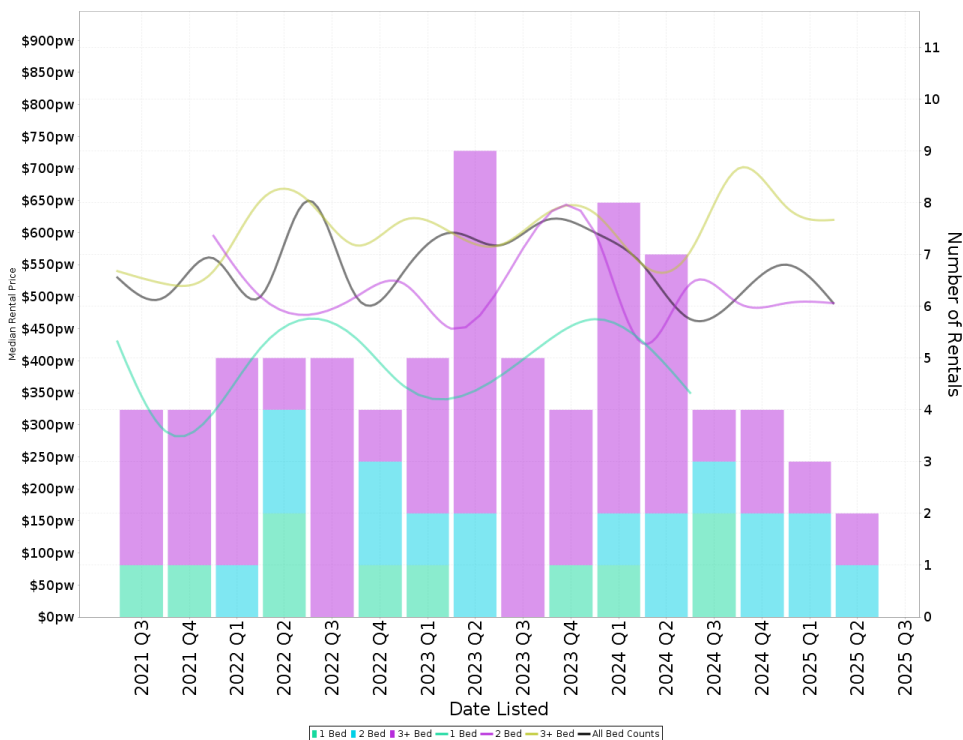
Current Median Price: \$1,028,000
Previous Median Price: \$1,020,000
Based on 139 registered House sales compared over the last two rolling 12 month periods.

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

-21.5%

Current Median Price: \$640,000
Previous Median Price: \$815,000
Based on 26 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$640,000
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 56 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 139 recorded House sales compared over the last two rolling 12 month periods

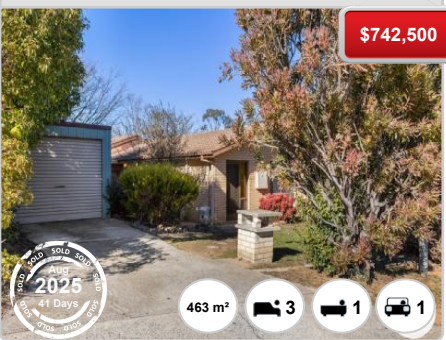
Sold Properties

56

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

5 FLOWERDALE PL



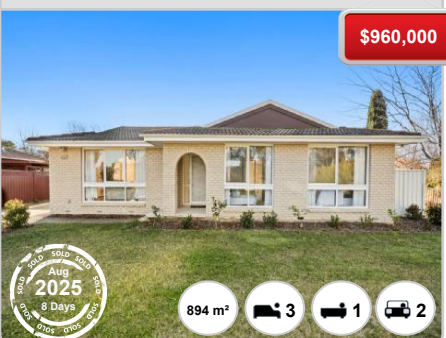
36 WARREGO CCT



18 DAINTREE CRES



20 TEREWAH CCT



46 DIAMANTINA CRES



14 ASHBURTON CCT



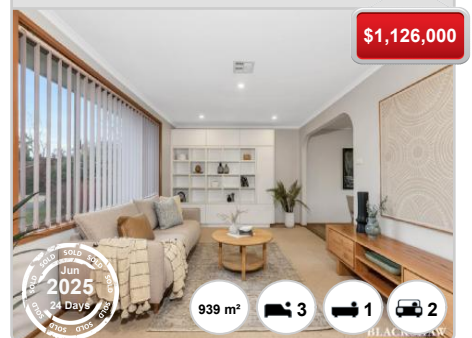
32 NAMBUCCA ST



26 YARRA ST



23 BOKHARA CCT



13 CLONCURRY ST

\$1,178,500

972.8 m²

973 m² 5 3 3

May 2025
22 Days

50 BOKHARA CCT

\$930,000

763 m² 3 2 2

May 2025
22 Days

30 SPIGL ST

\$1,400,000

946 m² 5 3 2

May 2025
491 Days

20 ALBERGA ST

\$818,300

765 m² 3 1 4

May 2025
N/A

38 BELLINGER CRES

\$950,000

690 m² 3 1 -

May 2025
N/A

15 YARRA ST

\$1,015,000

751 m² 1 - -

May 2025
N/A

45 BRUNSWICK CCT

\$1,170,000

702 m² 4 2 1

May 2025
25 Days

16 PASMORE CL

\$1,225,000

794 m² 4 2 2

May 2025
25 Days

13 SANFORD PL

\$1,125,000

943 m² 3 2 2

Apr 2025
20 Days

5 CLYDE PL

\$775,000

778 m² 3 1 1

Apr 2025
78 Days

10 SHERLOCK ST

\$1,116,111

700 m² 4 2 2

Apr 2025
21 Days

19 ALBERGA ST

\$1,440,000

1,065 m² 7 3 3

Mar 2025
78 Days

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 56 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

74 GREENOUGH CIRCUIT



\$570 per week

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

Aug 2025

9 Days

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

800 m²

Bellinger Crescent



\$450

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

Jul 2025

44 Days

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

785 m²

54 MARIBYRNONG AVENUE



\$560 per week

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

Feb 2025

210 Days

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

808 m²

109 Maribyrnong Avenue



\$775

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

Jan 2025

216 Days

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

739 m²