

Suburb flyover report

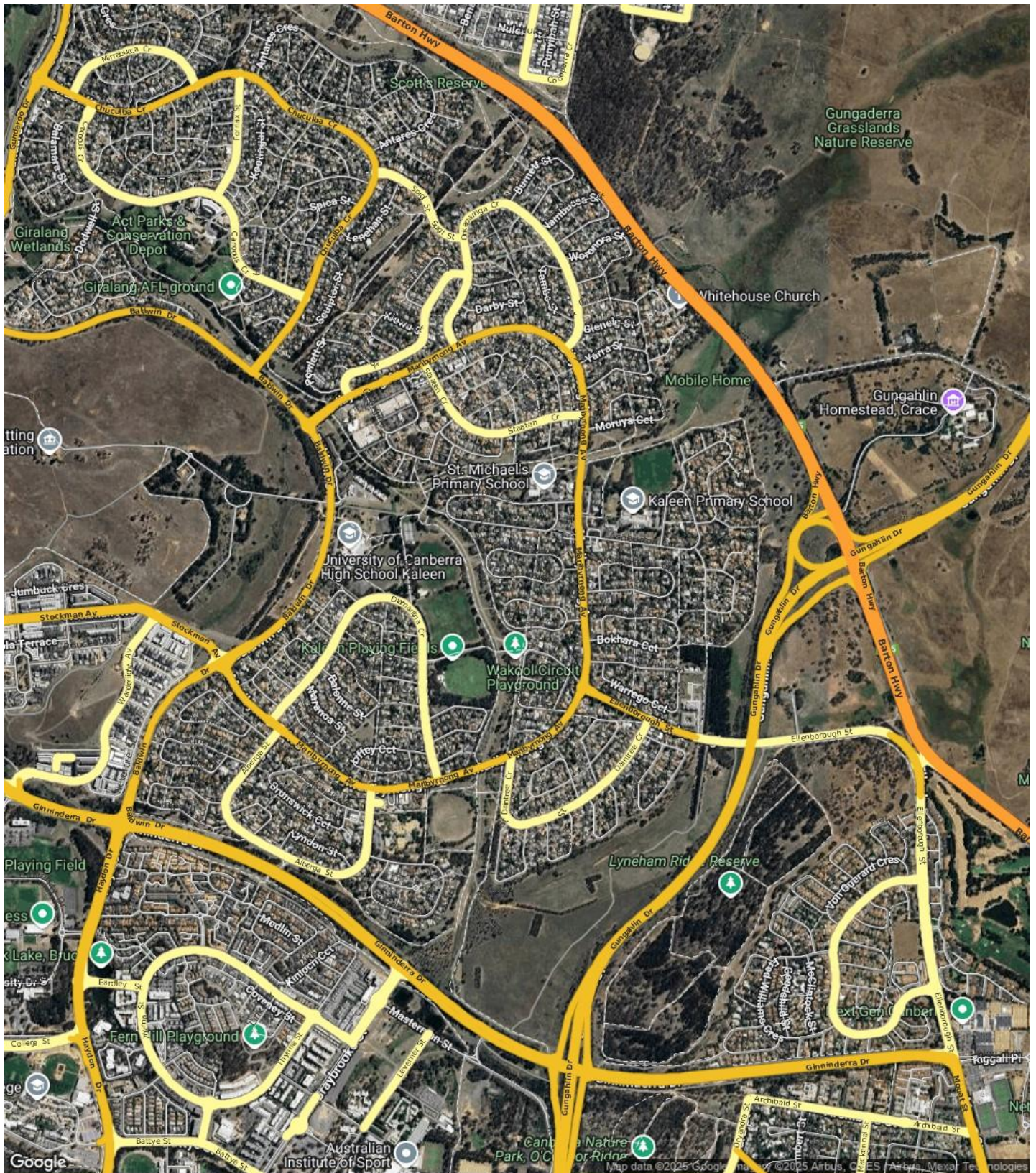
KALEEN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



KALEEN - Suburb Map



Prepared on 01/10/2025 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	31	\$ 1,040,000	1.2 %	\$ 700,000	\$ 1,440,000

Median Sale Price

\$1.03m

Based on 47 recorded House sales within the last 12 months (Oct '24 - Sep '25)

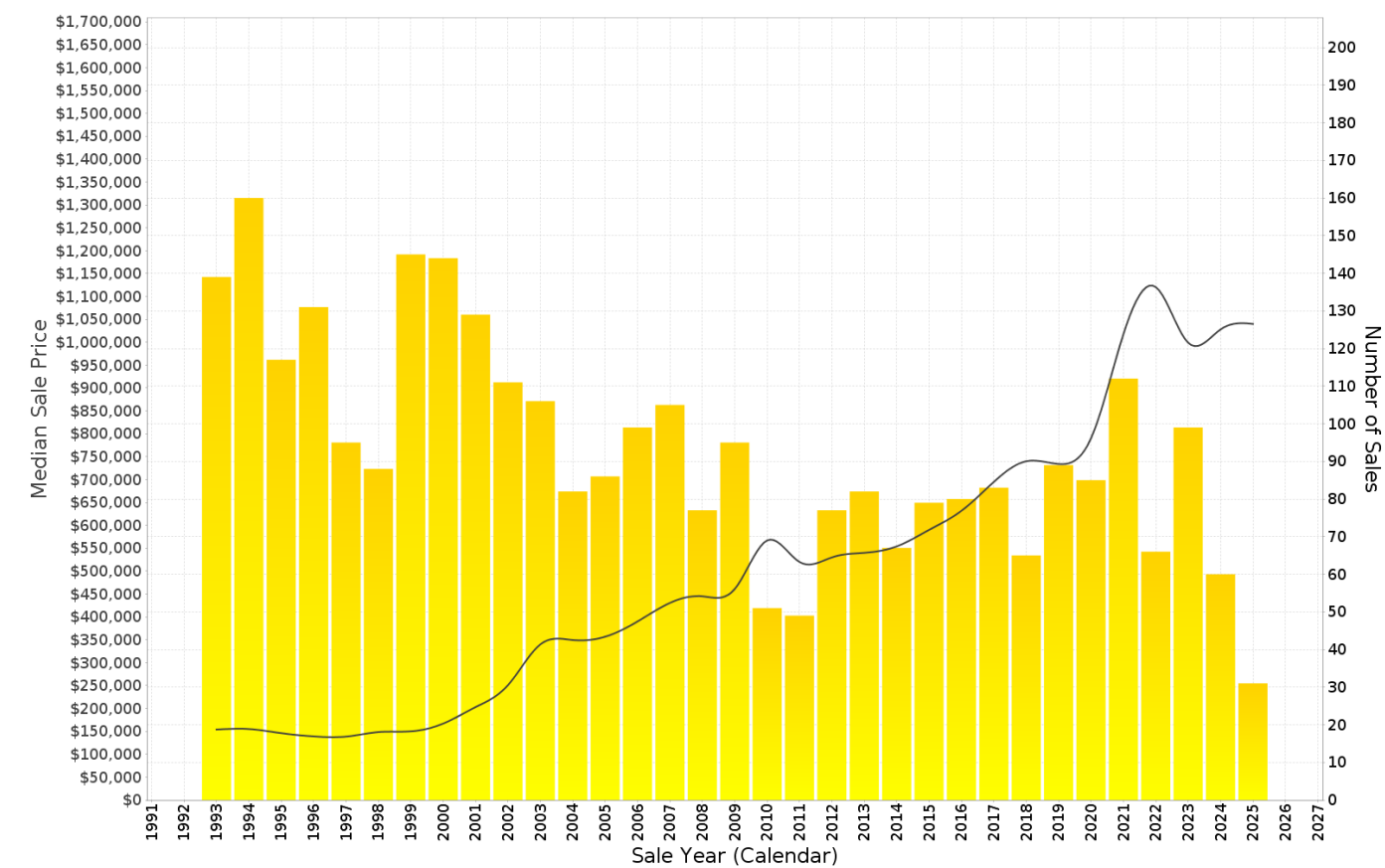
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

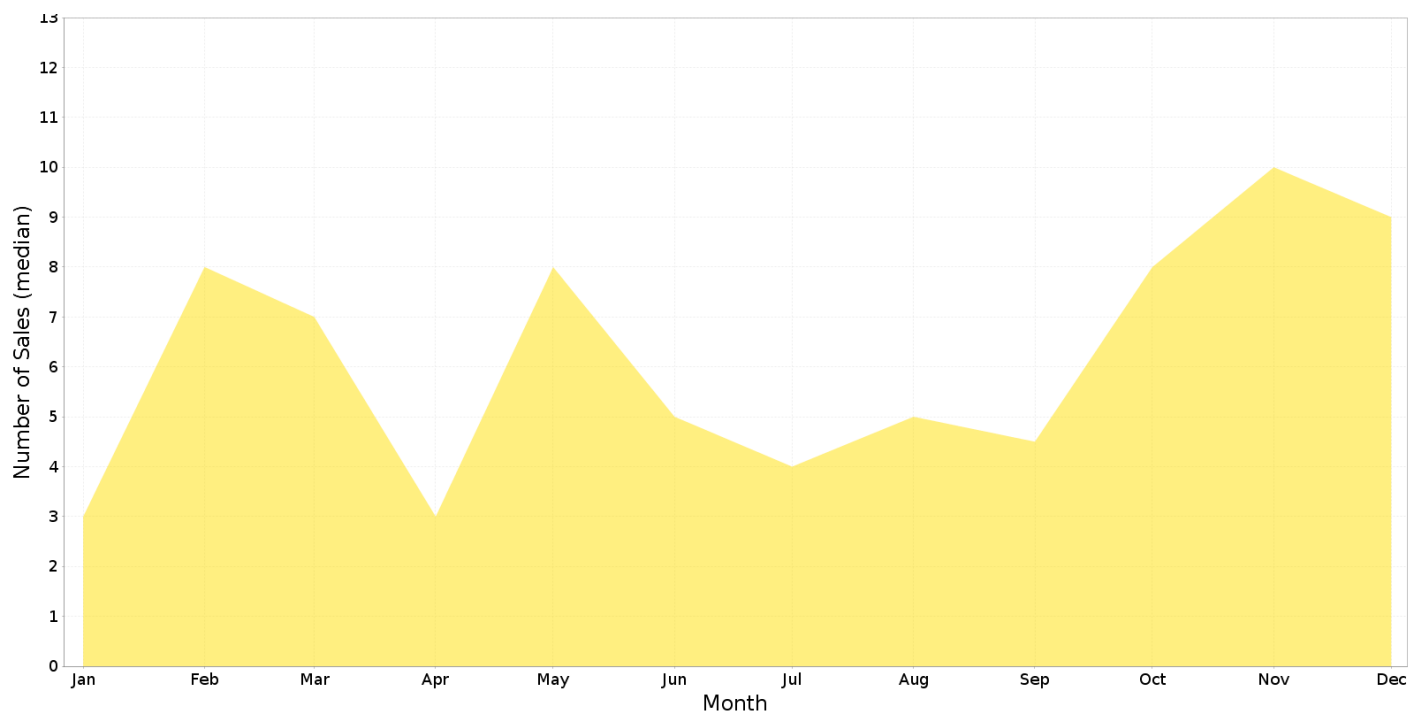
+2.0%

Current Median Price: \$1,030,000
Previous Median Price: \$1,009,500

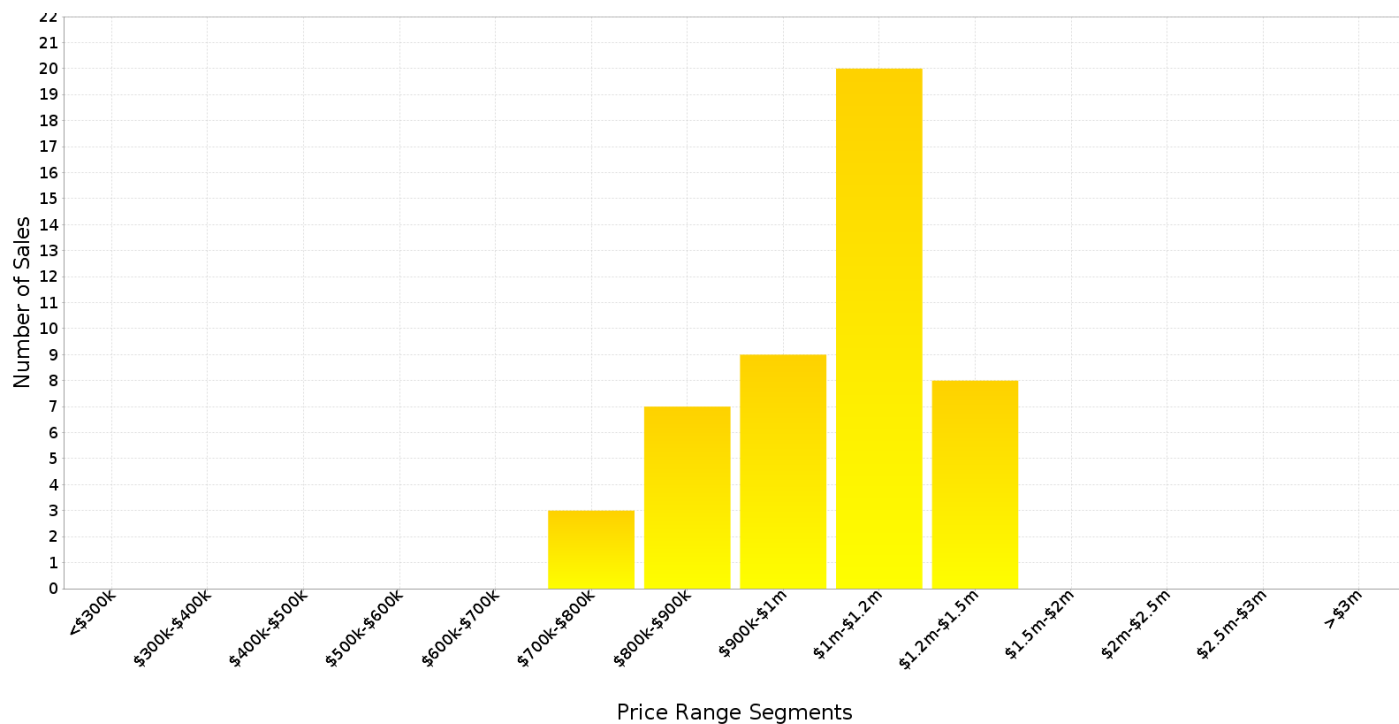
Based on 119 recorded House sales compared over the last two rolling 12 month periods



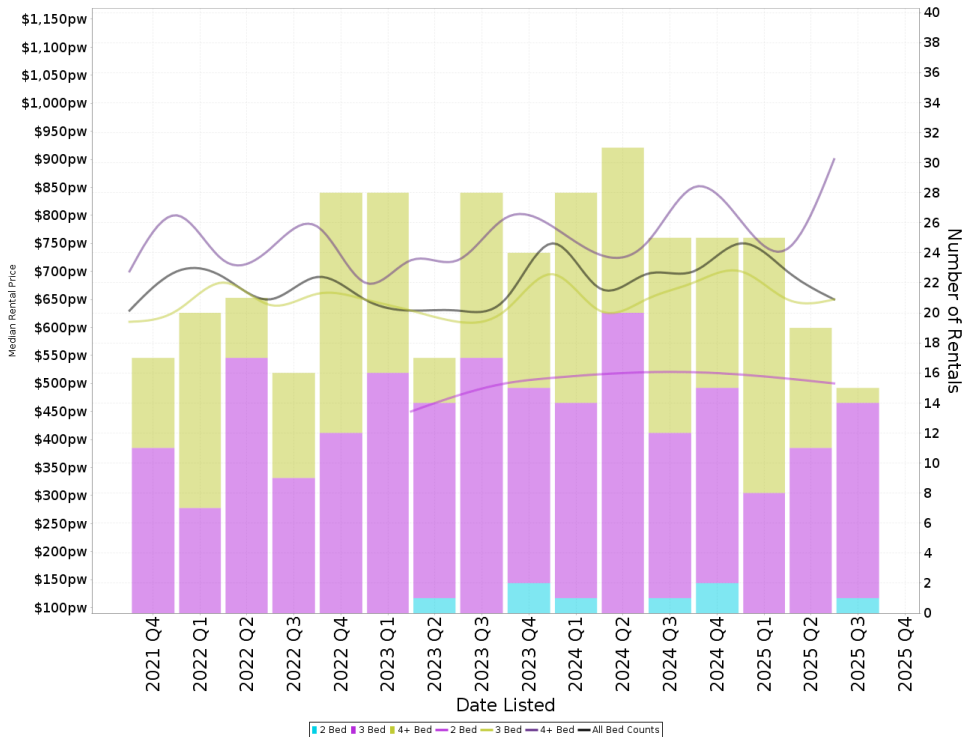
KALEEN - Peak Selling Periods (3 years)



KALEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.0%

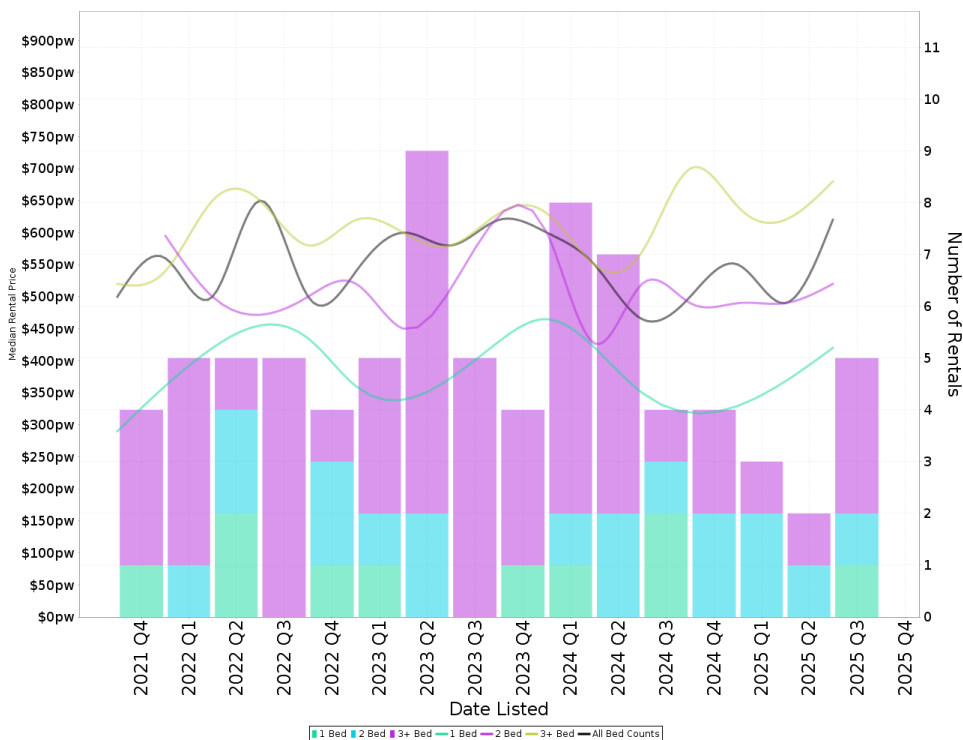
Current Median Price: \$1,030,000
Previous Median Price: \$1,009,500
 Based on 119 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,030,000
Current Median Rent: \$700
 Based on 84 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.2%

Current Median Price: \$602,500
Previous Median Price: \$755,000
 Based on 25 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$602,500
Current Median Rent: \$550
 Based on 14 registered Unit rentals compared over the last 12 months.

KALEEN - Recently Sold Properties

Median Sale Price

\$1.03m

Based on 47 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+2.0%

Current Median Price: \$1,030,000
Previous Median Price: \$1,009,500

Based on 119 recorded House sales compared over the last two rolling 12 month periods

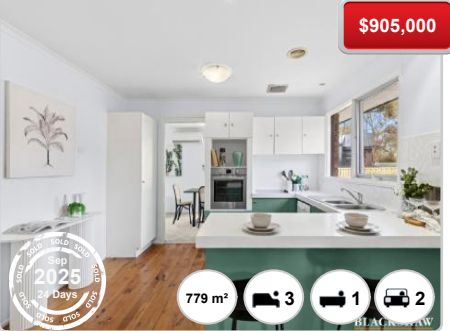
Sold Properties

47

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

10 FITZMAURICE ST



\$905,000

Sold Sep 2025
24 Days

779 m² 3 1 2

33 BRUNSWICK CCT



\$1,190,000

Sold Sep 2025
23 Days

757 m² 4 2 2

1/1 GREENOUGH CCT

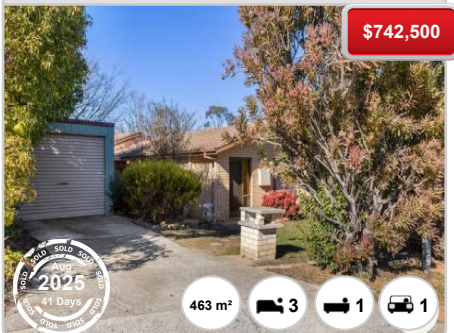


\$950,800

Sold Sep 2025
27 Days

281 m² 4 2 2

5 FLOWERDALE PL



\$742,500

Sold Aug 2025
41 Days

463 m² 3 1 1

36 WARREGO CCT



\$1,275,000

Sold Aug 2025
200 Days

736 m² 5 3 2

18 DAINTREE CRES



\$1,030,000

Sold Aug 2025
152 Days

779 m² 4 2 1

20 TEREWAH CCT




\$960,000

Sold Aug 2025
8 Days

894 m² 3 1 2

67 FLORENTINE CCT



\$1,040,000

Sold Jul 2025
11 Days

775 m² - - -

46 DIAMANTINA CRES

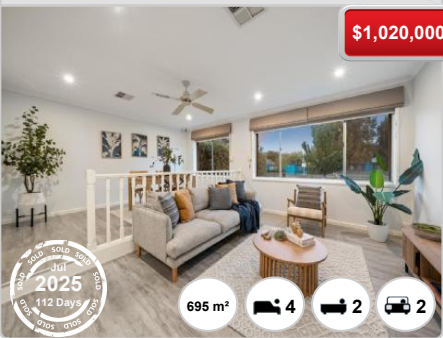


\$947,500

Sold Jul 2025
7 Days

829 m² 3 2 2

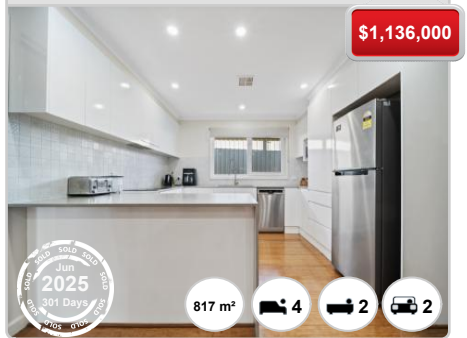
14 ASHBURTON CCT



32 NAMBUCCA ST



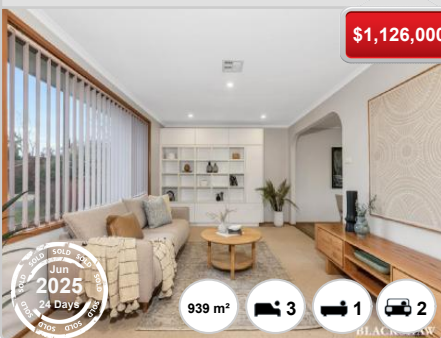
26 YARRA ST



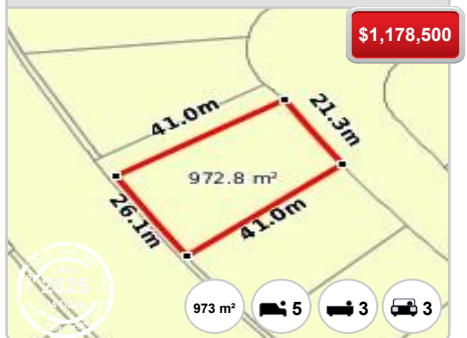
43 TYRRELL CCT



23 BOKHARA CCT



13 CLONCURRY ST



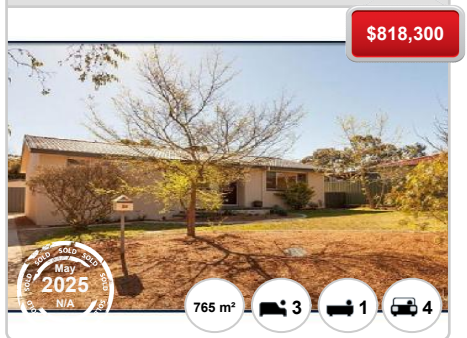
50 BOKHARA CCT



30 SPIGL ST



20 ALBERGA ST



38 BELLINGER CRES



15 YARRA ST



45 BRUNSWICK CCT



KALEEN - Properties For Rent

Median Rental Price

\$700 /w

Based on 84 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+3.5%

Current Median Price: \$1,030,000
Current Median Rent: \$700

Based on 47 recorded House sales and 84 House rentals compared over the last 12 months

Number of Rentals

84

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

10 Bellinger Crescent

\$425



785 m²

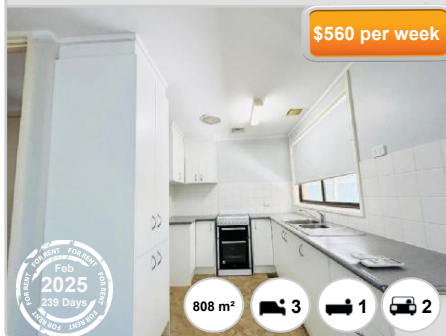
1

1

2

54 MARIBYRNONG AVENUE

\$560 per week



808 m²

3

1

2

109 Maribyrnong Avenue

\$775



739 m²

3

2

2