

RayWhite.

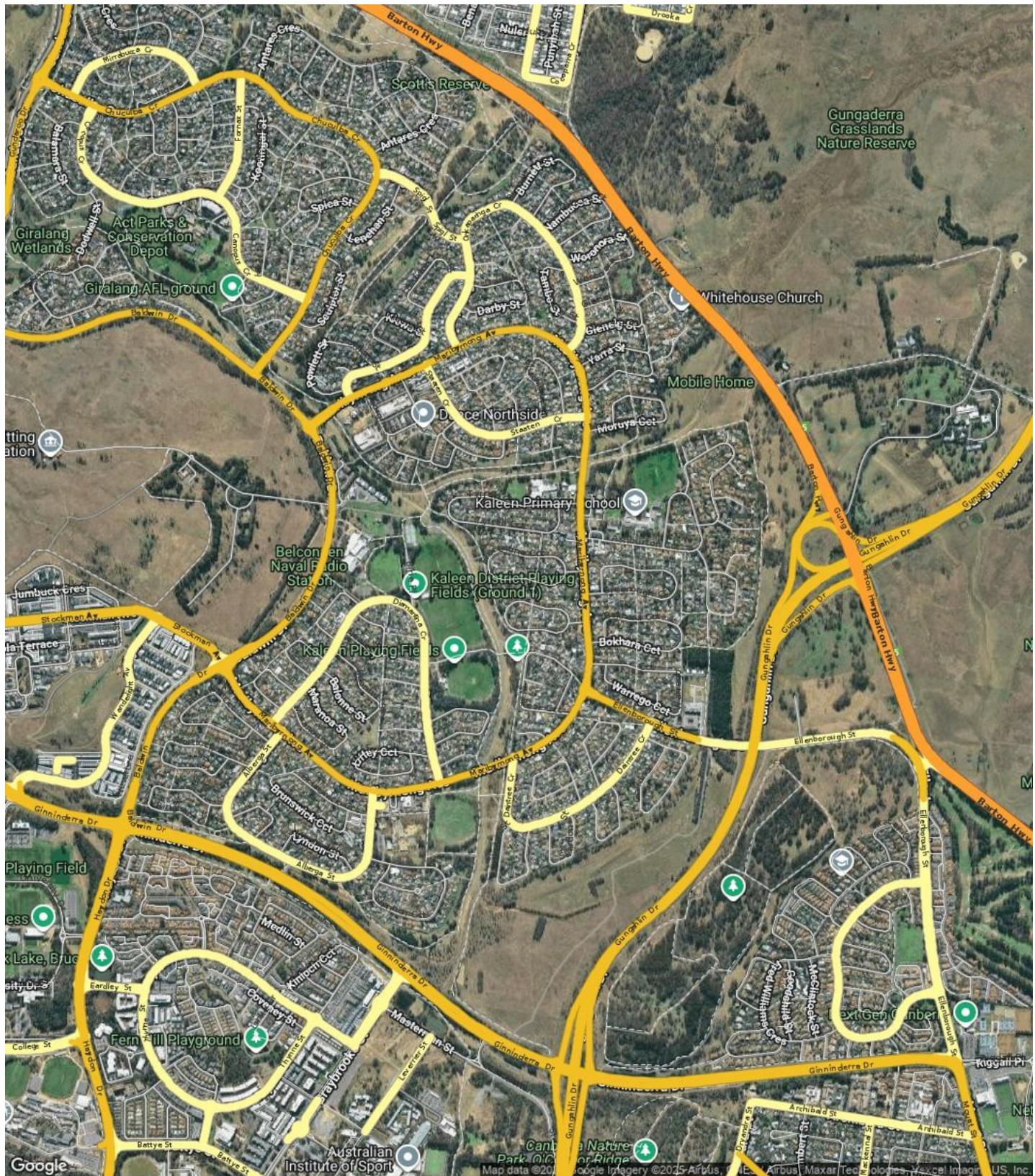
Suburb flyover report

KALEEN (HOUSE)

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KALEEN - Suburb Map



KALEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	77	\$ 445,000	0.0 %	\$ 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	47	\$ 1,040,000	1.2 %	\$ 700,000	\$ 1,440,000
2026	0				

Median Sale Price

\$1.04m

Based on 47 recorded House sales within the last 12 months (2025)

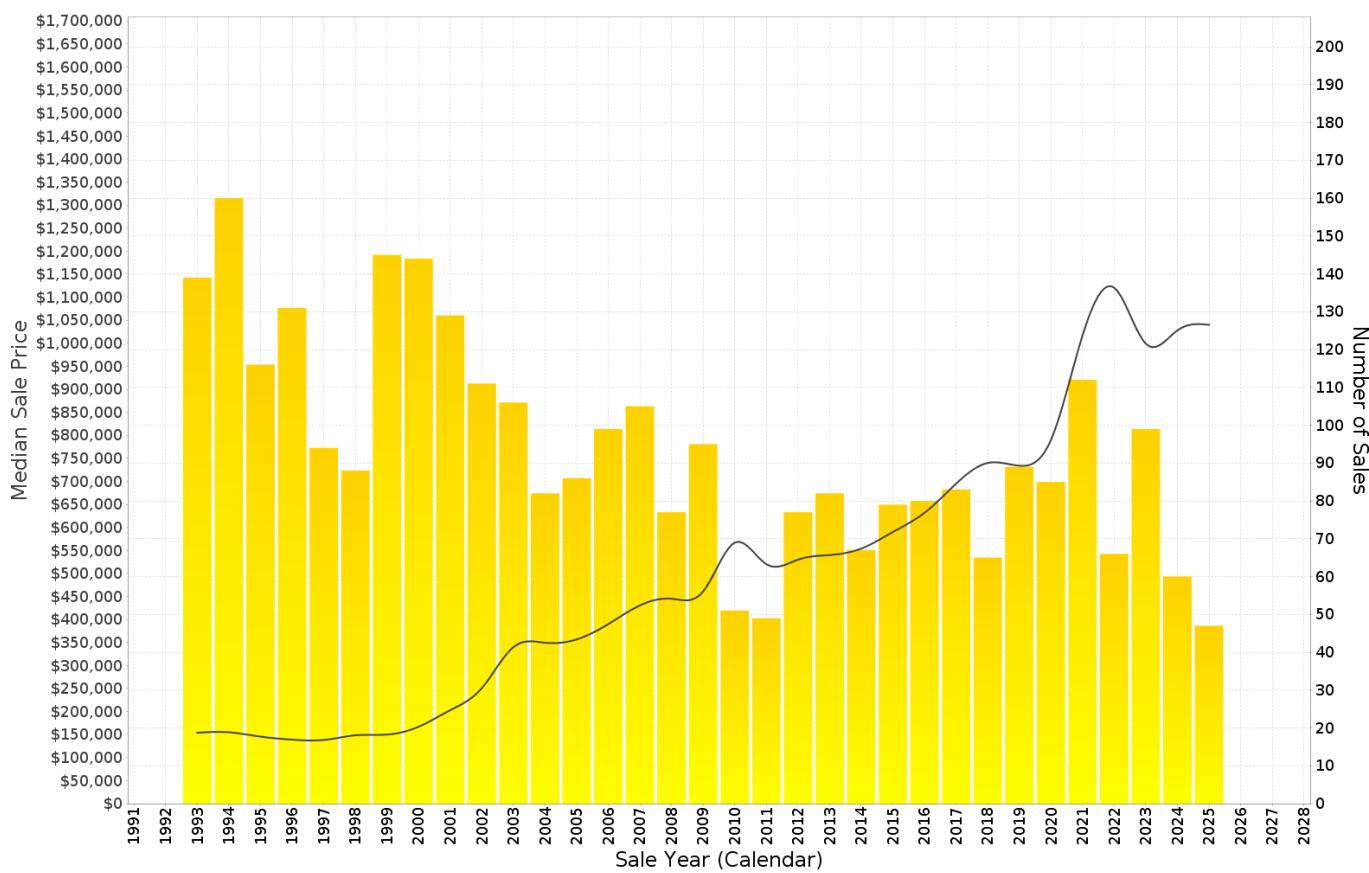
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

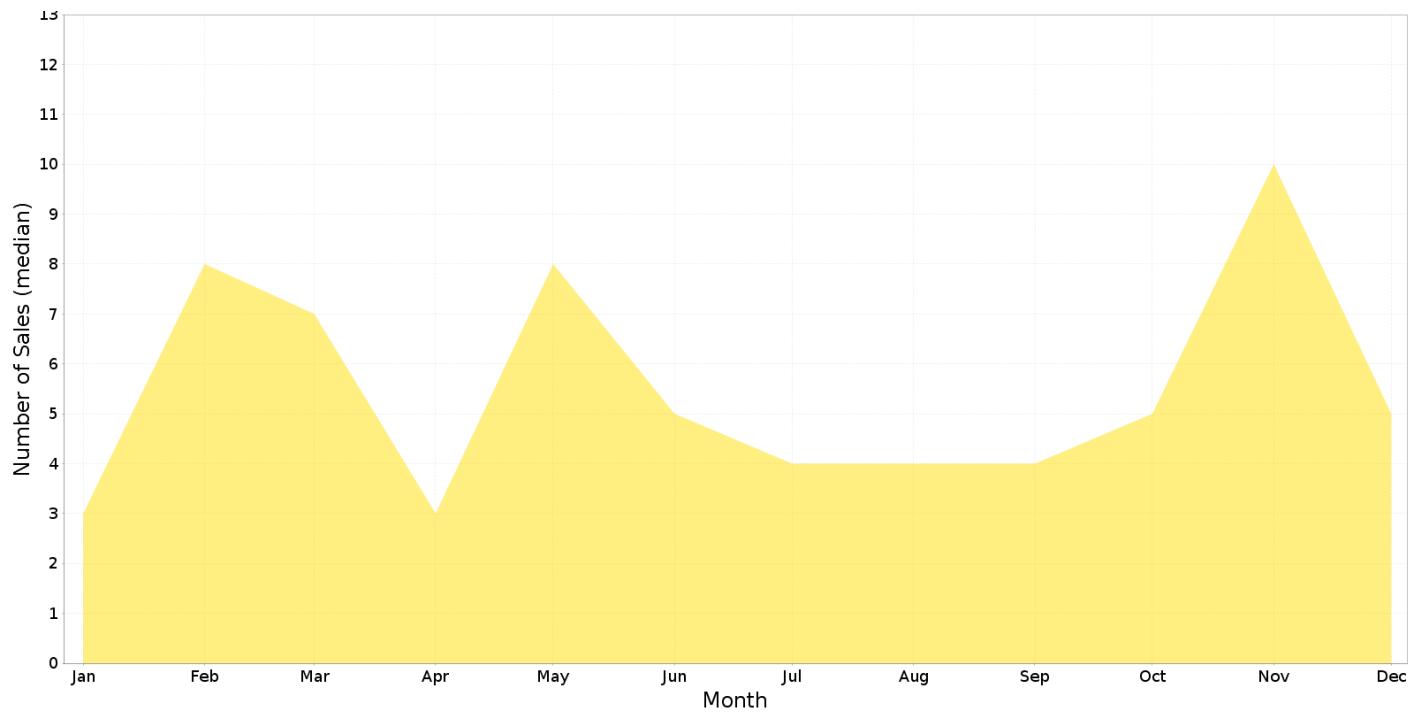
+1.2%

Current Median Price: \$1,040,000
Previous Median Price: \$1,028,000

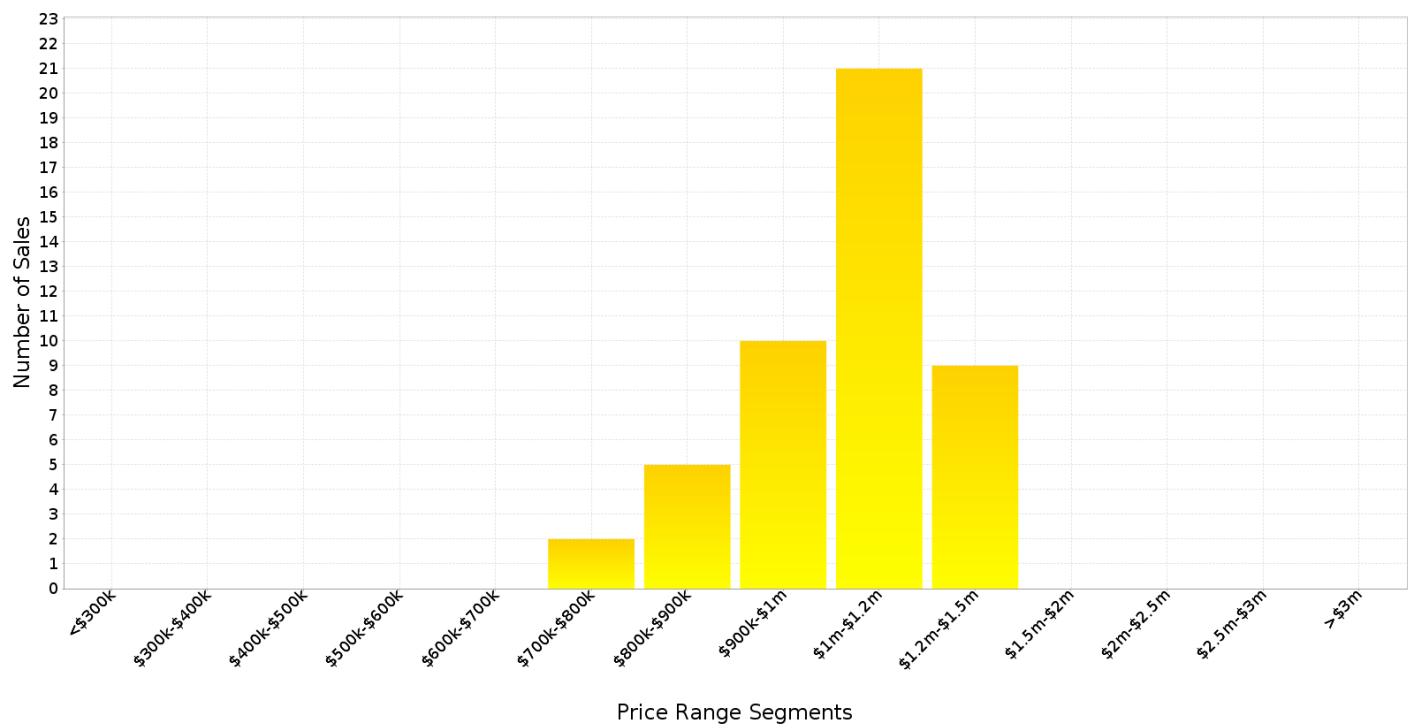
Based on 107 recorded House sales compared over the last two rolling 12 month periods



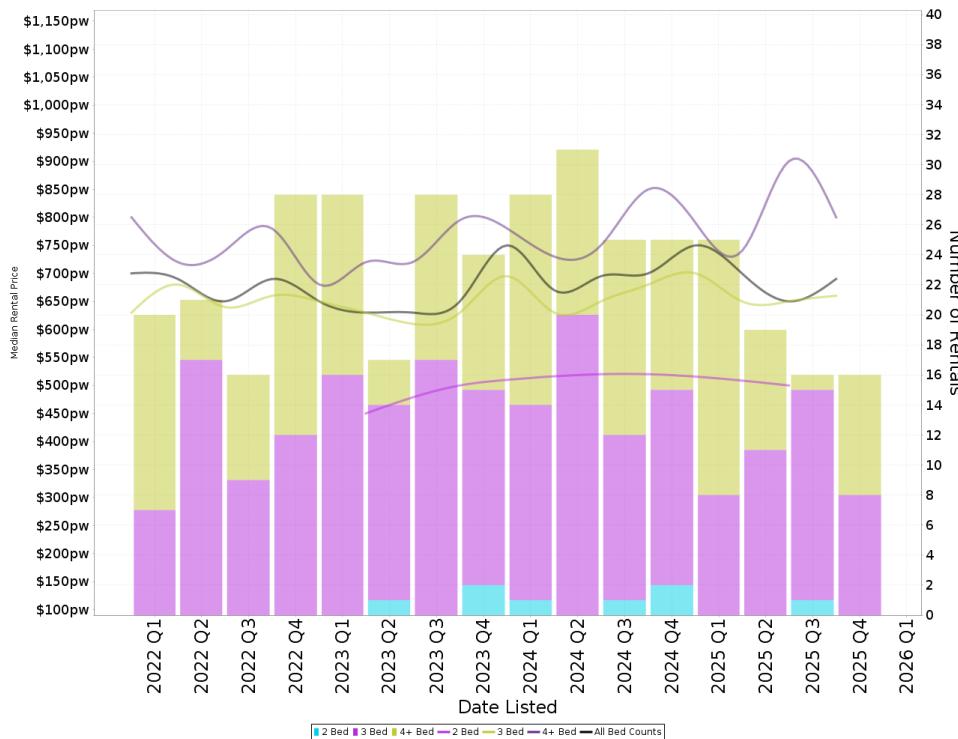
KALEEN - Peak Selling Periods (3 years)



KALEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.2%

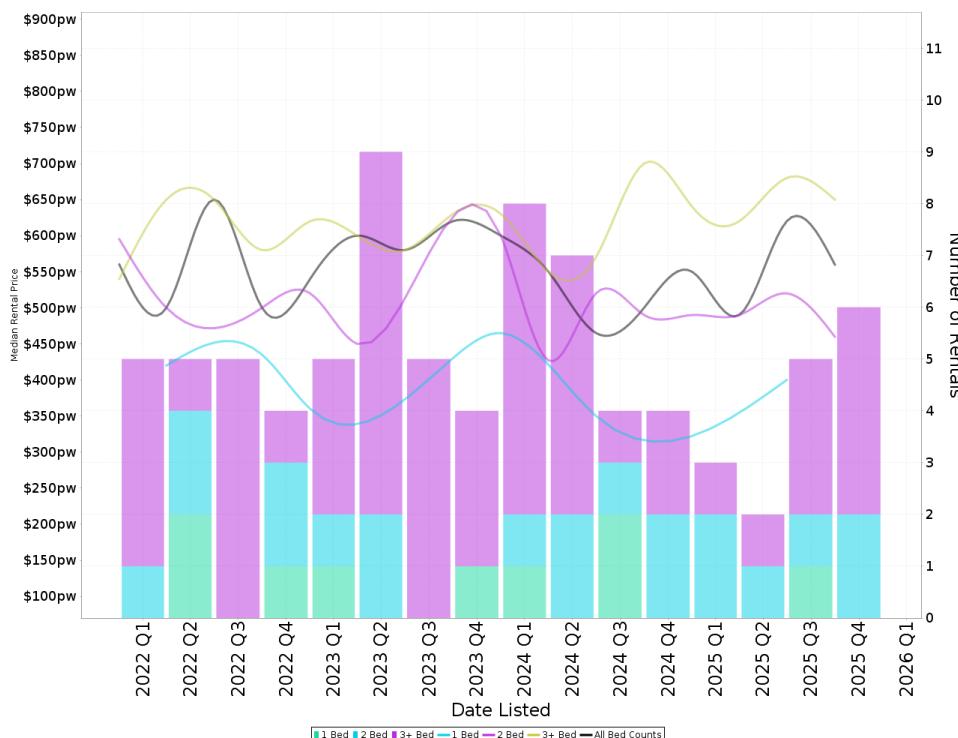
Current Median Price: \$1,040,000
Previous Median Price: \$1,028,000
Based on 107 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,040,000
Current Median Rent: \$700
Based on 76 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.1%

Current Median Price: \$685,000
Previous Median Price: \$684,500
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$685,000
Current Median Rent: \$560
Based on 16 registered Unit rentals compared over the last 12 months.

KALEEN - Recently Sold Properties

Median Sale Price

\$1.04m

Based on 47 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+1.2%

Current Median Price: \$1,040,000
Previous Median Price: \$1,028,000

Based on 107 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

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

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

20 BOKHARA CCT



\$978,000

788 m² 4 1 4

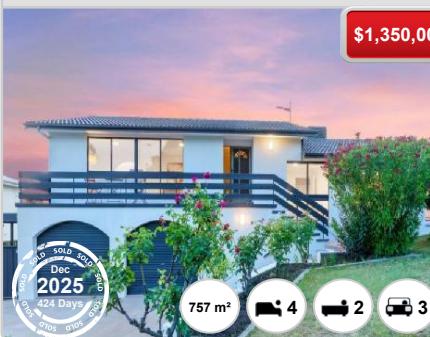
38 BURNETT ST



\$1,240,000

763 m² 6 3 5

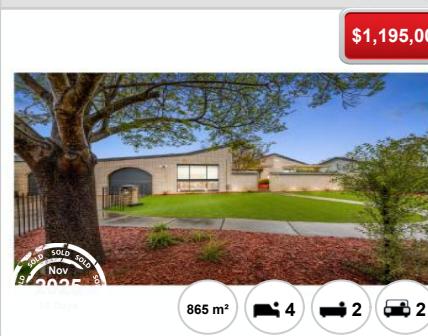
11 KIEWA ST



\$1,350,000

757 m² 4 2 3

31 TYRRELL CCT



\$1,195,000

865 m² 4 2 2

10 ONKAPARINGA CRES



\$900,000

929 m² - - -

14 CAMPASPE CCT



\$1,005,000

784 m² 3 1 1

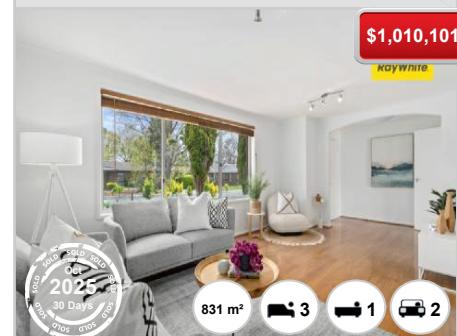
198 MARIBYRNONG AVE



\$1,100,000

867 m² 4 2 1

25 POKANA CCT



\$1,010,101

831 m² 3 1 2

55 ALBERGA ST



\$920,000

824 m² 4 2 2

14 PAMBULA ST

\$1,150,000

912 m² • 4 • 2 • 4

Sold 2025

10 FITZMAURICE ST

\$905,000

779 m² • 3 • 1 • 2

Sold 2025

35 NEALES ST

\$1,091,000

732 m² • 4 • 2 • 2

Sold 2025

33 BRUNSWICK CCT

\$1,190,000

757 m² • 4 • 2 • 2

Sold 2025

1/1 GREENOUGH CCT

\$950,800

281 m² • 4 • 2 • 2

Sold 2025

36 TAMBO ST

\$1,000,000

682.7 m² • 683 m² • 21.2m • 34.0m • 19.5m • 32.3m

Sold 2025

32 CALLABONNA ST

\$900,100

787 m² • 3 • 1 • 1

Sold 2025

20 PASMORE CL

\$1,160,000

1,345 m² • 4 • 3 • 2

Sold 2025

12 BULLOO PL

\$1,340,000

969 m² • 4 • 3 • 2

Sold 2025

5 FLOWERSDALE PL

\$742,500

463 m² • 3 • 1 • 1

Sold 2025

36 WARREGO CCT

\$1,275,000

737 m² • 5 • 3 • 2

Sold 2025

18 DAINTREE CRES

\$1,030,000

779 m² • 4 • 2 • 1

Sold 2025

KALEEN - Properties For Rent

Median Rental Price

\$700 /w

Based on 76 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+3.5%

Current Median Price: \$1,040,000
Current Median Rent: \$700

Based on 47 recorded House sales and 76 House rentals compared over the last 12 months

Number of Rentals

76

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

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

