

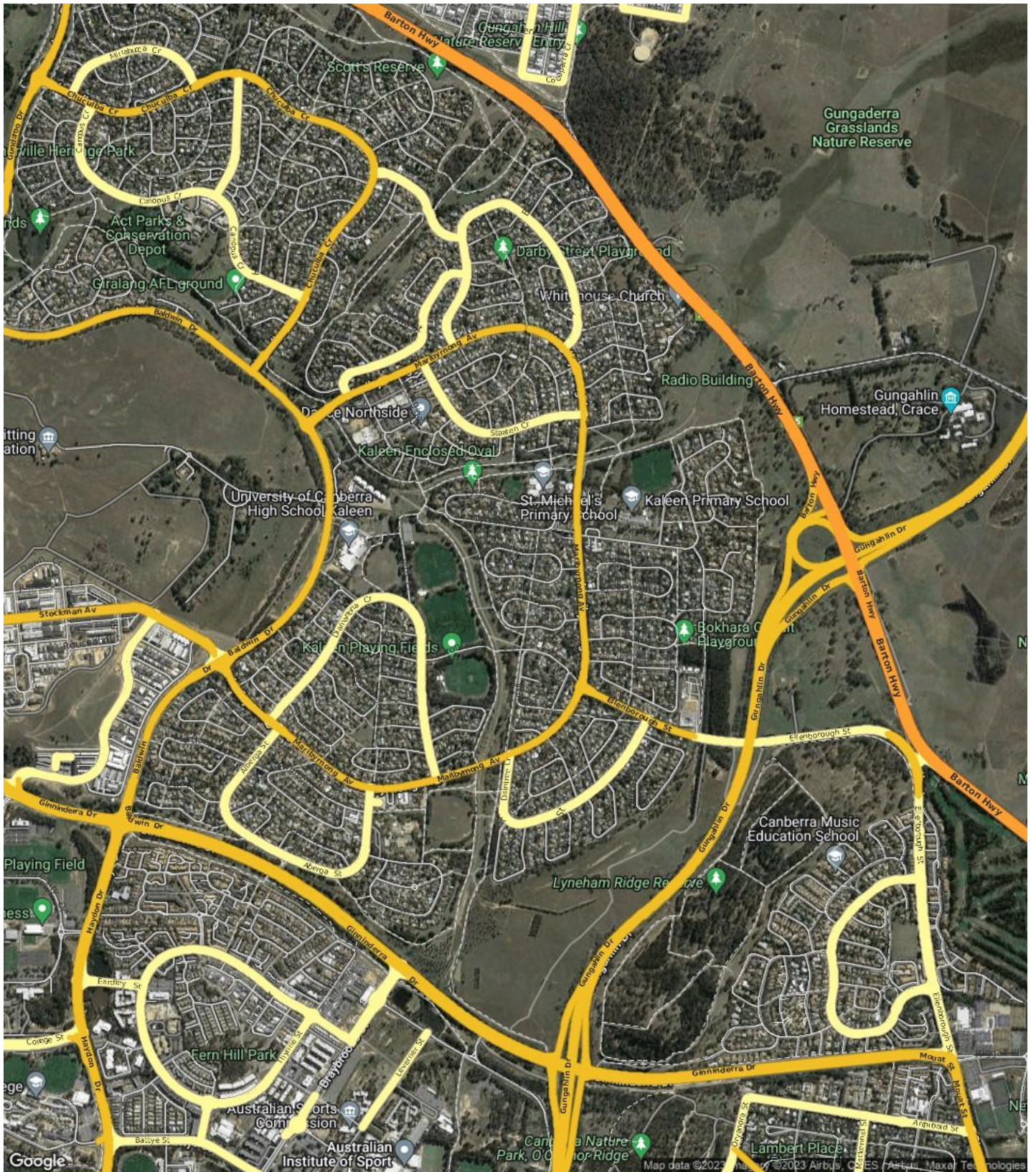
# SUBURB FLYOVER REPORT

KALEEN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



## KALEEN - Suburb Map



Prepared on 11/07/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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## KALEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	86	\$ 356,750	0.0 %	\$ 190,000	\$ 575,000
2006	99	\$ 390,000	9.3 %	\$ 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	81	\$ 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	82	\$ 695,500	10.1 %	\$ 186,667	\$ 1,060,000
2018	65	\$ 740,000	6.4 %	\$ 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	65	\$ 1,116,000	9.7 %	\$ 262,500	\$ 2,200,000
2023	32	\$ 1,017,500	-8.8 %	\$ 850,500	\$ 1,800,000

### Median Sale Price

# \$1.02m

Based on 62 recorded House sales within the last 12 months (Financial Year 2023)

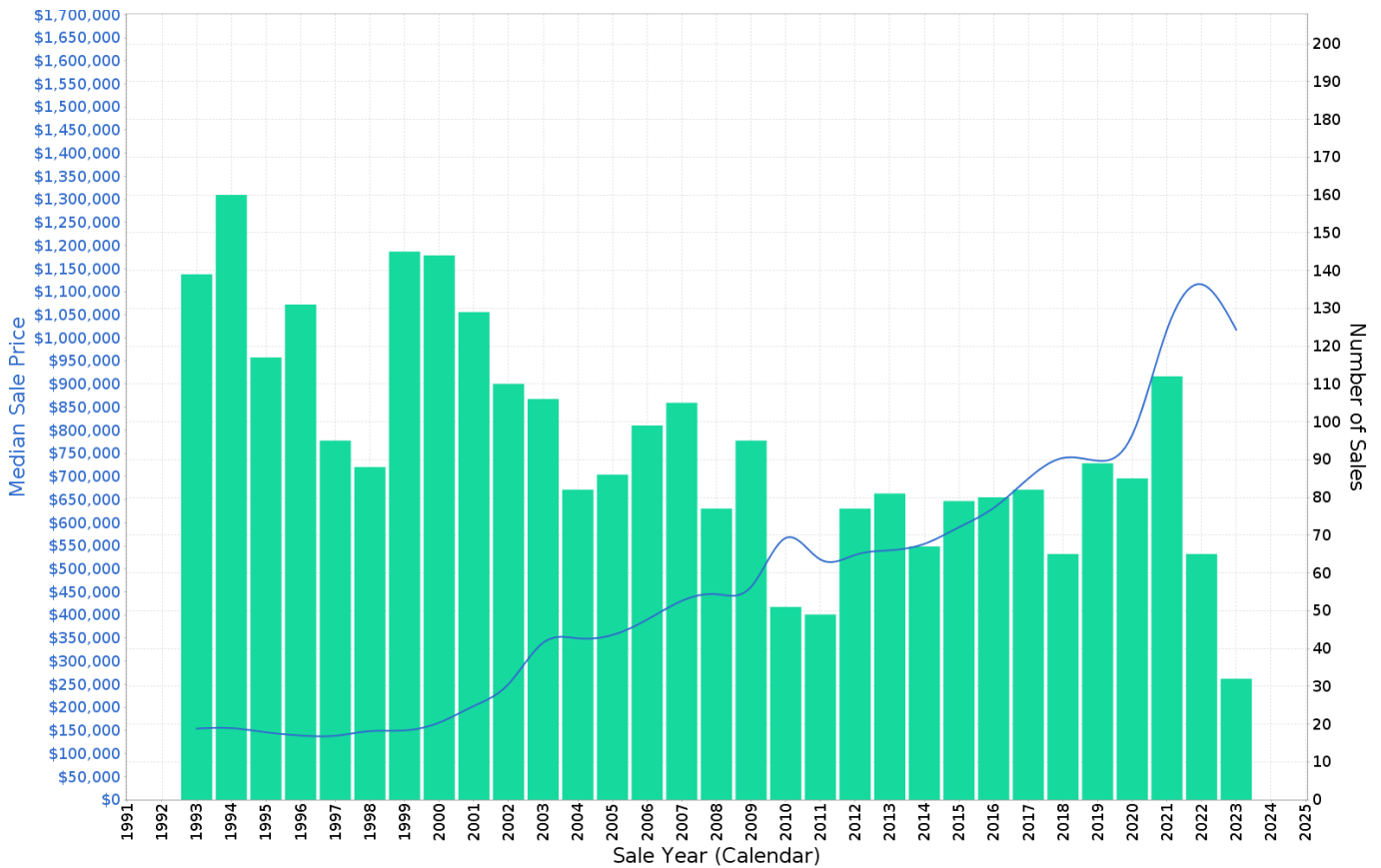
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

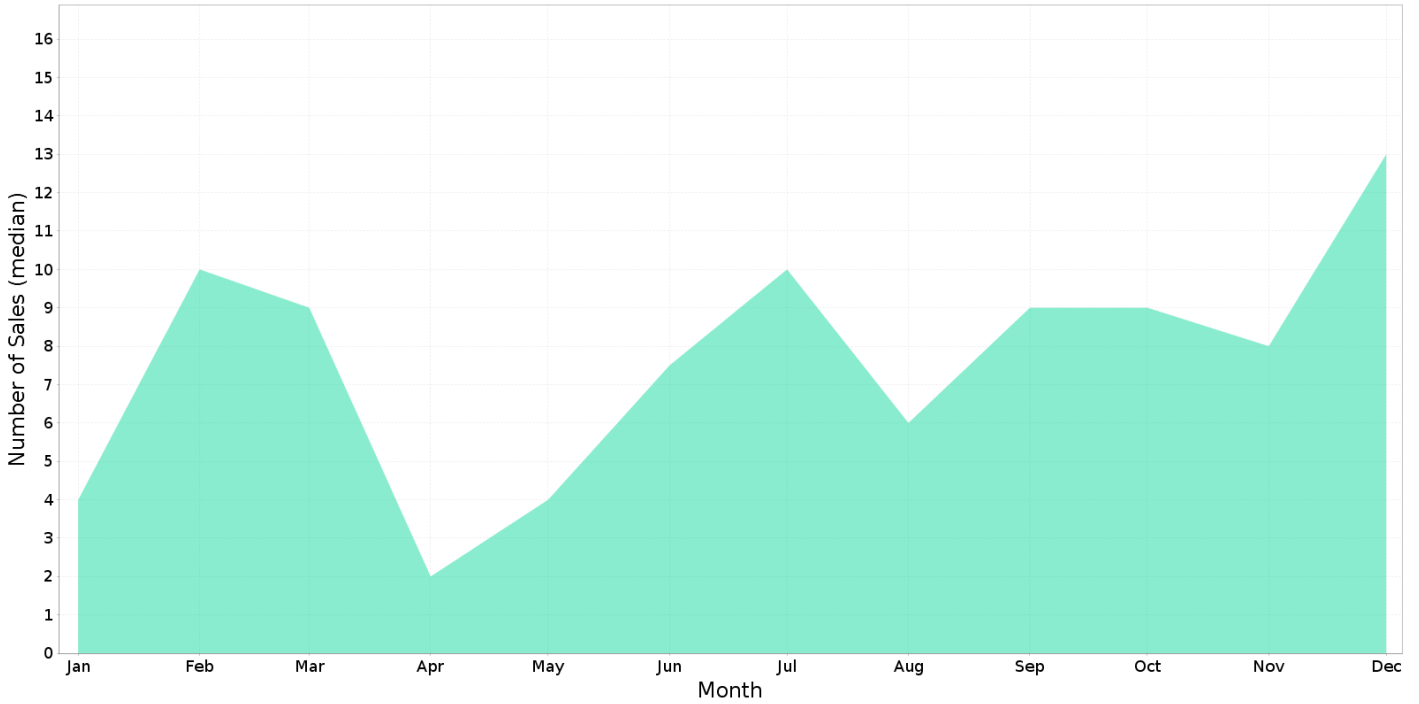
# -8.8%

Current Median Price: \$1,021,500  
Previous Median Price: \$1,120,000

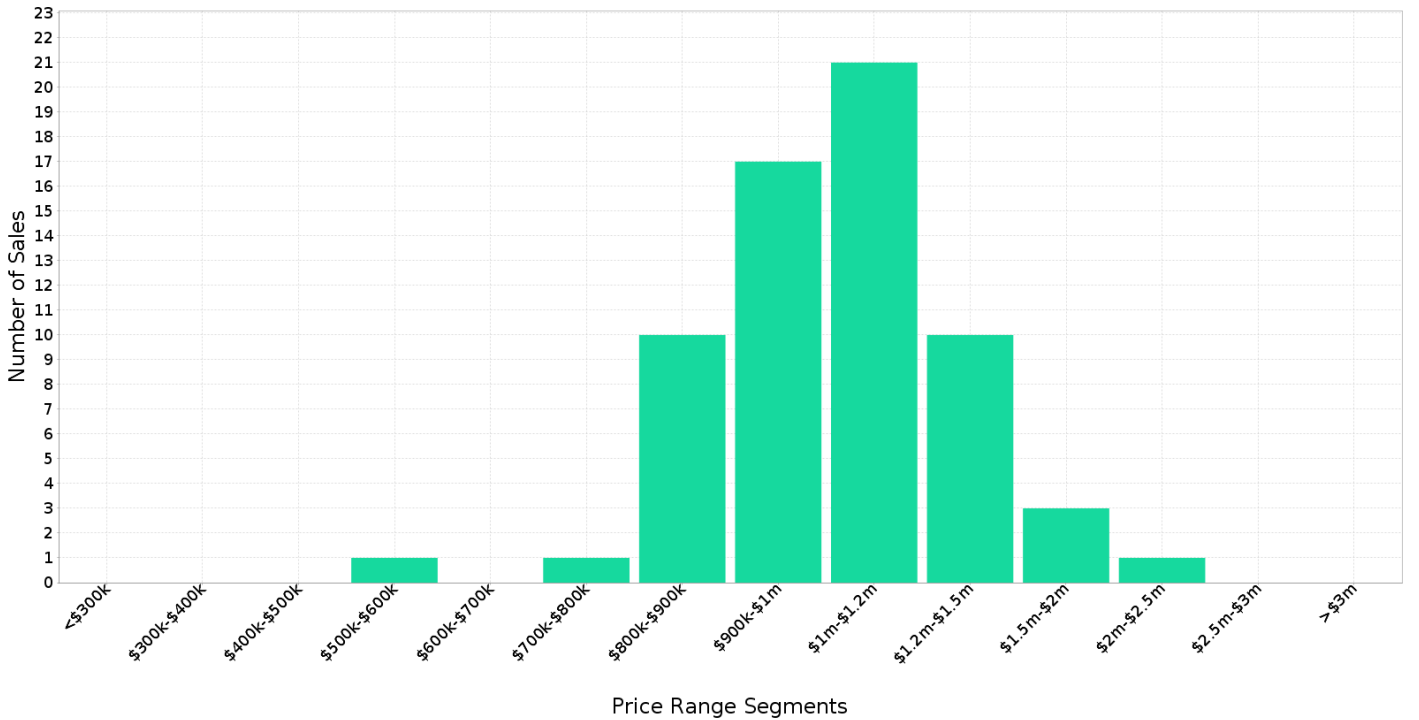
Based on 163 recorded House sales compared over the last two rolling 12 month periods



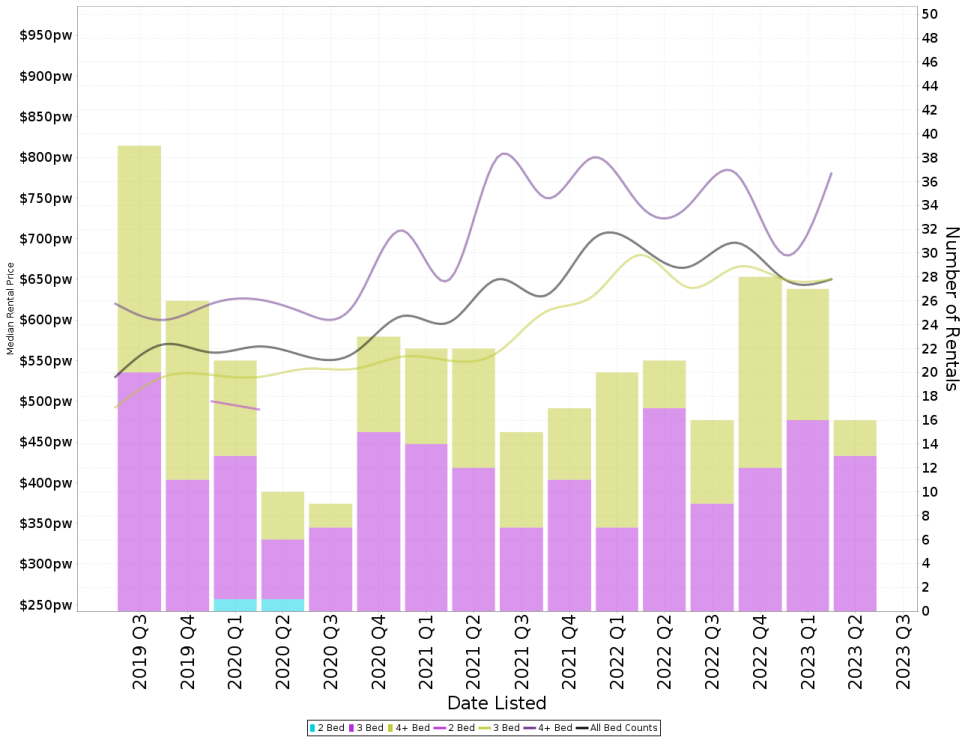
## KALEEN - Peak Selling Periods (3 years)



## KALEEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-8.8%**

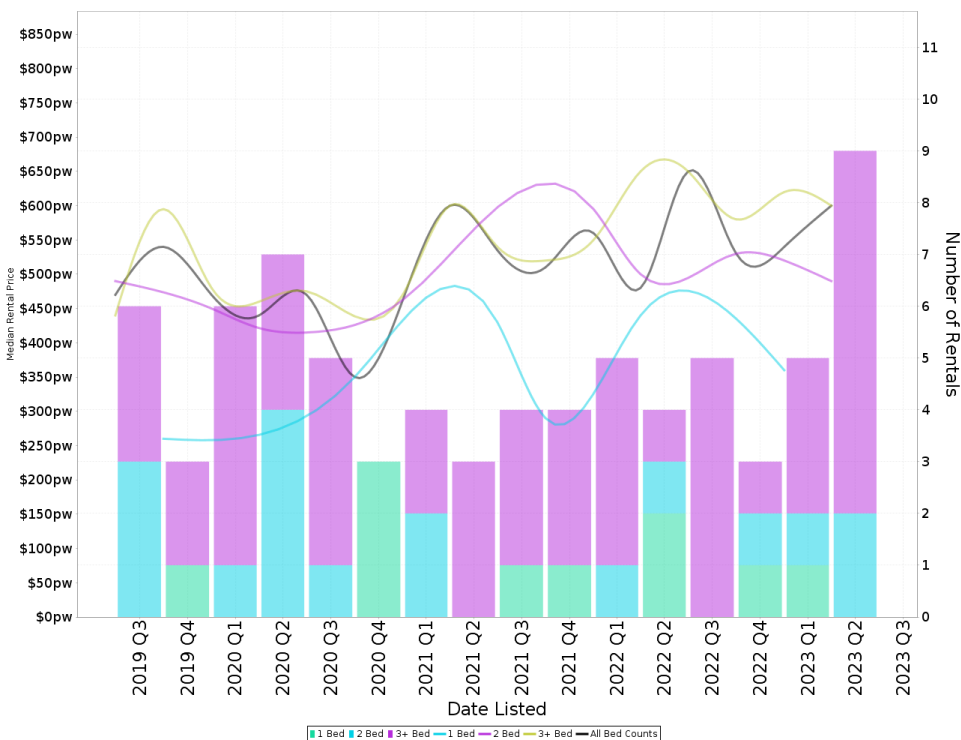
Current Median Price: \$1,021,500  
Previous Median Price: \$1,120,000  
Based on 163 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,021,500  
Current Median Rent: \$665  
Based on 87 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+4.0%**

Current Median Price: \$780,000  
Previous Median Price: \$750,000  
Based on 27 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$780,000  
Current Median Rent: \$583  
Based on 22 registered Unit rentals compared over the last 12 months.

## KALEEN - Recently Sold Properties

Median Sale Price  
**\$1.02m**

Based on 62 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth  
**-8.8%**

Current Median Price: \$1,021,500  
Previous Median Price: \$1,120,000

Based on 163 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**62**

Based on recorded House sales within the 12 months (Financial Year 2023)

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

**9 MERSEY PL**

**\$820,000**

768 m<sup>2</sup> 3 2 3

Sold Jul 2023 78 Days

**7 NEALES ST**

**\$1,250,000**

949 m<sup>2</sup> 4 2 2

Sold Jul 2023 33 Days

**12 BURNETT ST**

**\$950,000**

914 m<sup>2</sup> 5 2 1

Sold Jun 2023 200 Days

**78 MARIBYRNONG AVE**

**\$770,000**

835 m<sup>2</sup> 3 2 -

Sold Jun 2023 23 Days

**27 STAATEN CRES**

**\$825,000**

738 m<sup>2</sup> 6 4 3

Sold Jun 2023 197 Days

**31 MARANOA ST**

**\$915,000**

739 m<sup>2</sup> 9 3 2

Sold May 2023 18 Days

**88 MARIBYRNONG AVE**

**\$905,000**

749 m<sup>2</sup> 8 2 1

Sold May 2023 25 Days

**3 DARBY ST**

**\$959,000**

820 m<sup>2</sup> 3 2 2

Sold May 2023 198 Days

**25 MURCHISON ST**

**\$980,000**

866 m<sup>2</sup> 4 2 2

Sold May 2023 82 Days

**2 ALBERGA ST**

**\$1,100,000**



Apr 2023  
24 Days

988 m<sup>2</sup> 4 3 4

**4 GASCOYNE CCT**

**\$1,250,000**




Apr 2023  
4 Days

1,081 m<sup>2</sup> 4 2 6

**26 LIFFEY CCT**

**\$1,025,000**



Mar 2023  
13 Days

763 m<sup>2</sup> 3 1 2

**9 DARBY ST**

**\$950,000**



Mar 2023  
22 Days

689 m<sup>2</sup> 4 2 2

**28 BINGHAM CCT**

**\$880,000**




Mar 2023  
34 Days

1,128 m<sup>2</sup> 7 2 2

**13 BLYTHE CL**

**\$912,000**



Mar 2023  
159 Days

724 m<sup>2</sup> 3 2 2

**34 SHANNON CCT**

**\$1,150,000**



Mar 2023  
26 Days

985 m<sup>2</sup> 4 2 2

**28 PAMBULA ST**

**\$870,000**

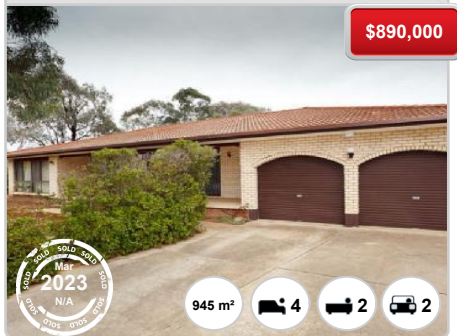


Mar 2023  
10 Days

874 m<sup>2</sup> 7 2 2

**24 DAINTREE CRES**

**\$890,000**



Mar 2023  
N/A

945 m<sup>2</sup> 4 2 2

**32 PAMBULA ST**

**\$940,000**

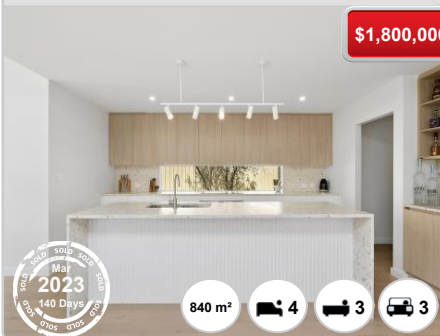


Mar 2023  
22 Days

896 m<sup>2</sup> 3 2 3

**19 GLENELG ST**

**\$1,800,000**



Mar 2023  
140 Days

840 m<sup>2</sup> 4 3 3

**295 MARIBYRNONG AVE**

**\$1,000,000**



Mar 2023  
18 Days

780 m<sup>2</sup> 8 4 2

## KALEEN - Properties For Rent

### Median Rental Price

# \$665 /w

Based on 87 recorded House rentals within the last 12 months (Financial Year 2023)

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

### Rental Yield

# +3.4%

Current Median Price: \$1,021,500  
Current Median Rent: \$665

Based on 62 recorded House sales and 87 House rentals compared over the last 12 months

### Number of Rentals

# 87

Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

**8 WHALAN PLACE**



**\$780 per week**

711 m<sup>2</sup>   

Jul 2023  
4 Days

**10 DIAMANTINA CRESCENT**



**\$561 per week**

4   

Jul 2023  
8 Days

**1/155 MARIBYRNONG AVENUE**



**\$720 per week**



3,420 m<sup>2</sup>   

Jul 2023  
9 Days

**24 NAMBUCCA STREET**




**\$640 per week**




755 m<sup>2</sup>   

Jun 2023  
20 Days

**24 Nambucca St**

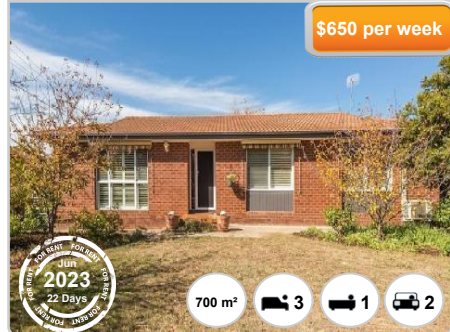


**\$640 per week**




755 m<sup>2</sup>   

Jun 2023  
20 Days

**8 Sherlock Street**




**\$650 per week**




700 m<sup>2</sup>   

Jun 2023  
22 Days

**6 FLOWERDALE PLACE**

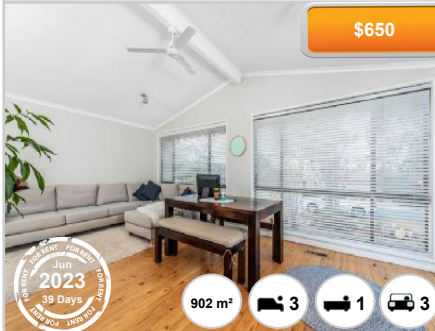


**\$520 per week**




453 m<sup>2</sup>   

Jun 2023  
27 Days

**9 Cloncurry Street**



**\$650**

902 m<sup>2</sup>   

Jun 2023  
39 Days

**31 GLENELG STREET**



**\$550**

844 m<sup>2</sup>   

May 2023  
56 Days



**14 Murchison Street**

**\$720**



**May 2023**  
59 Days

789 m<sup>2</sup>  4  1  1

**33 OAKOVER CIRCUIT**

**\$690 per week**




**Apr 2023**  
76 Days




807 m<sup>2</sup>  3  1  2

**10 Diamantina Crescent**

**\$680 per week**



**Apr 2023**  
80 Days

 4  2  2

**102 DIAMANTINA CRESCENT**

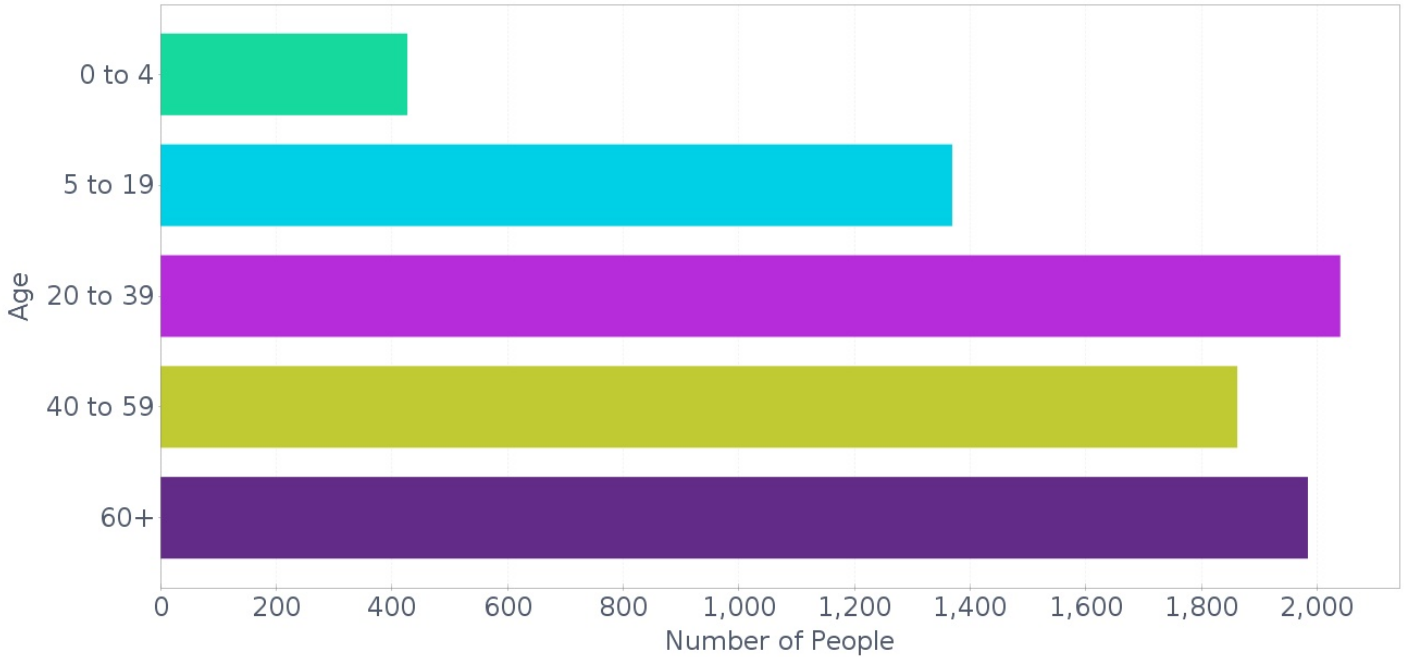
**\$890 - \$920 per**



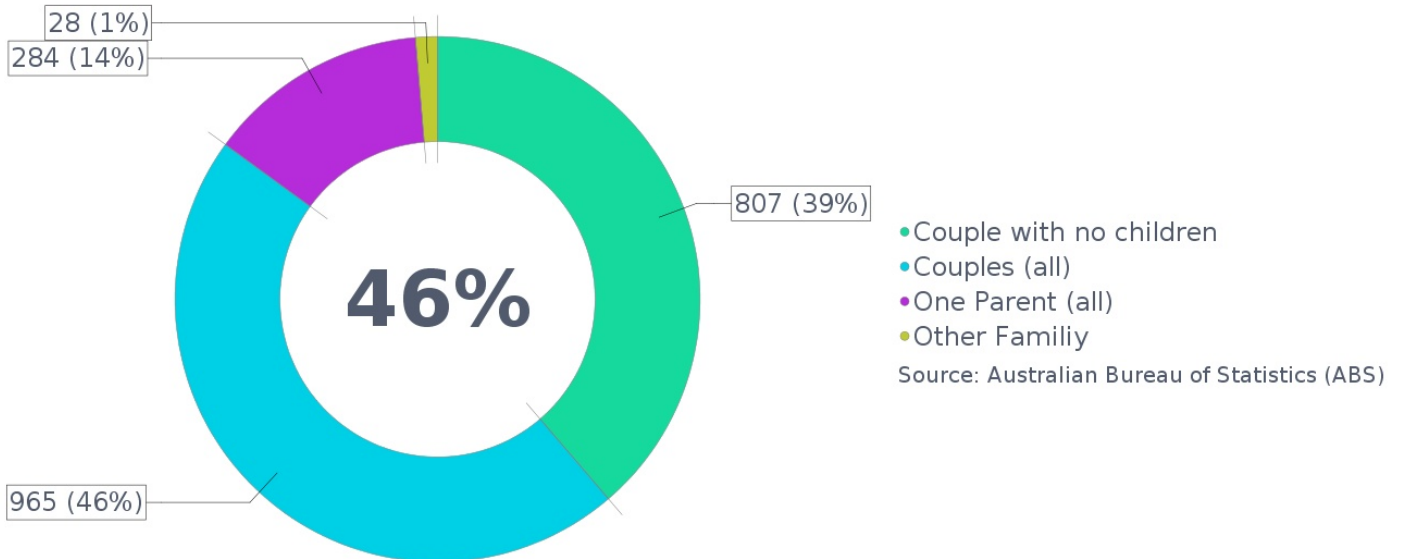
**Jan 2023**  
182 Days

765 m<sup>2</sup>  5  2  2

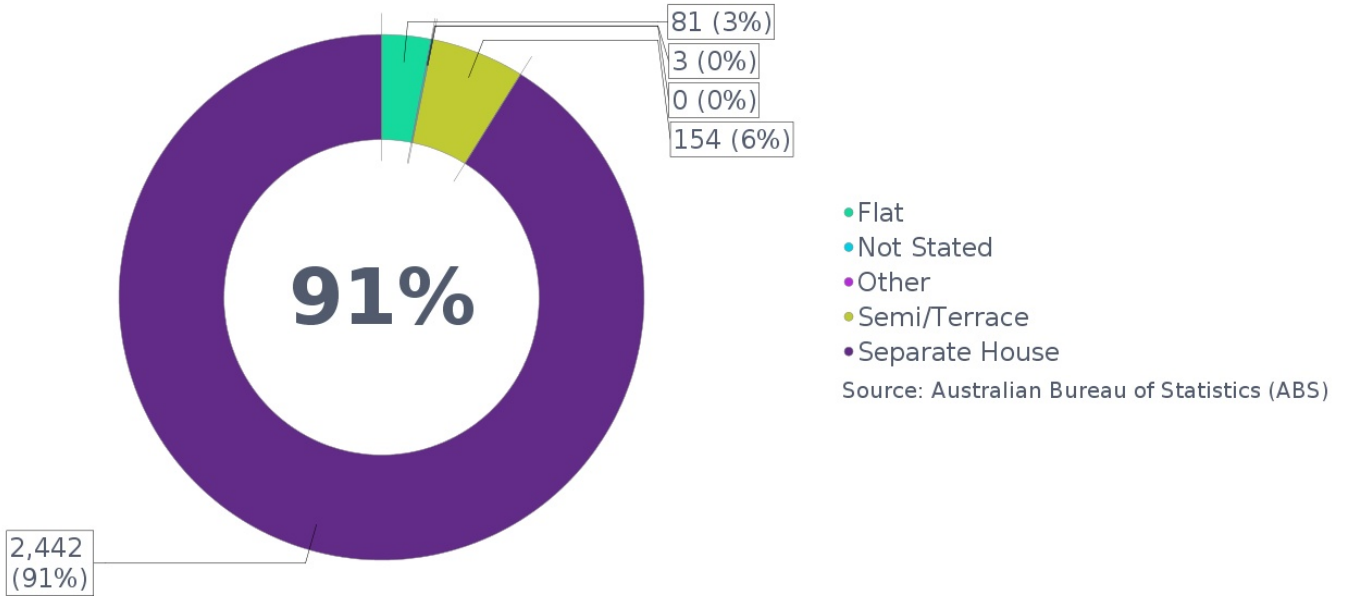
## Age of Population (2021)



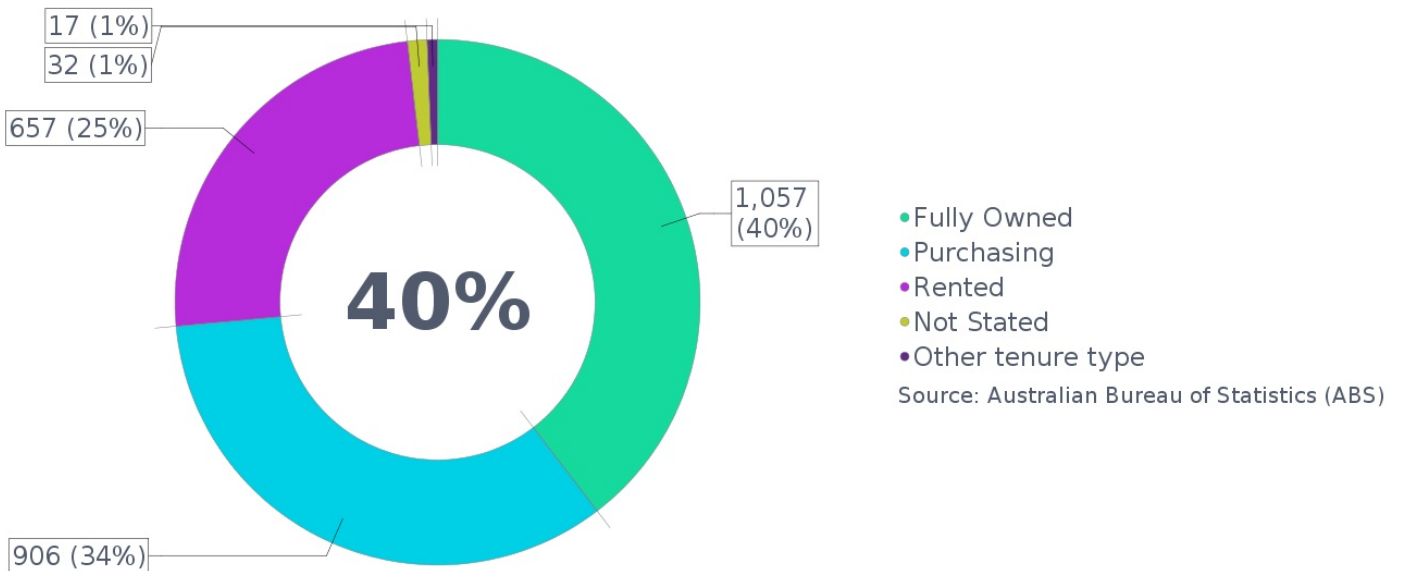
## Family Composition (2021)



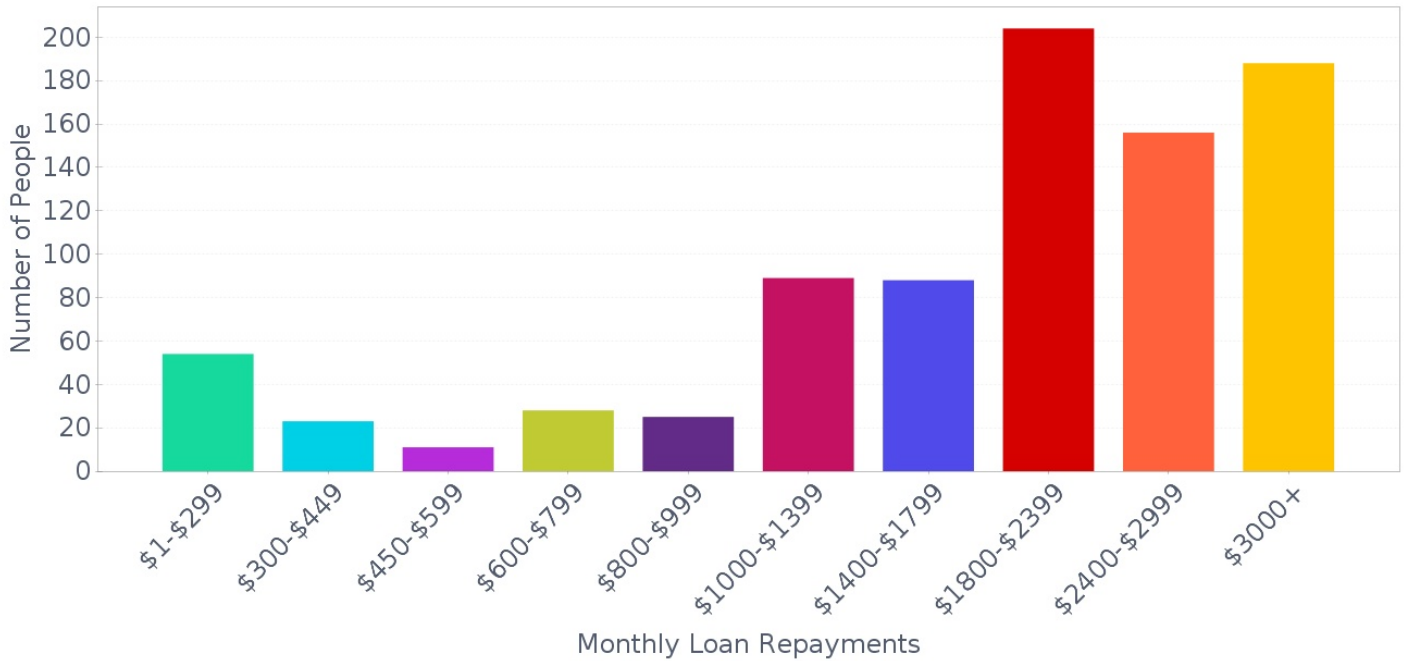
## Dwelling Structure (2021)



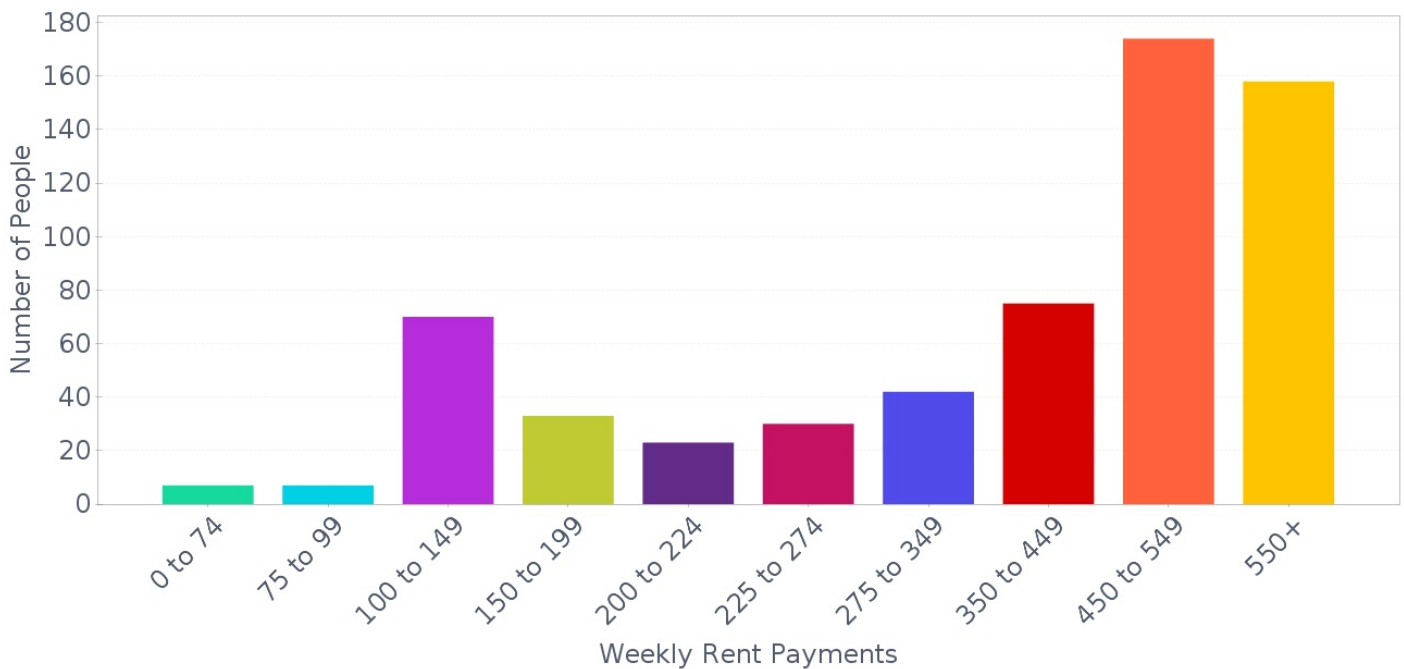
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

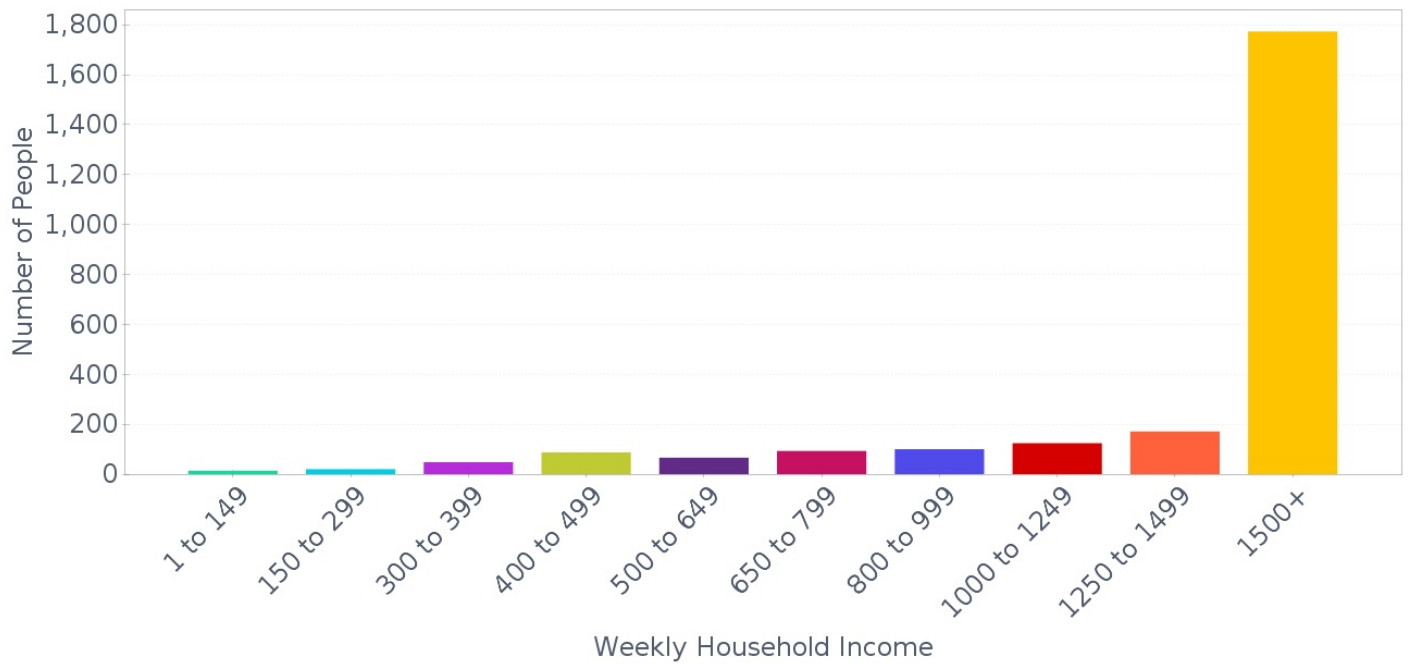


## Rent Payments - Weekly (2021)

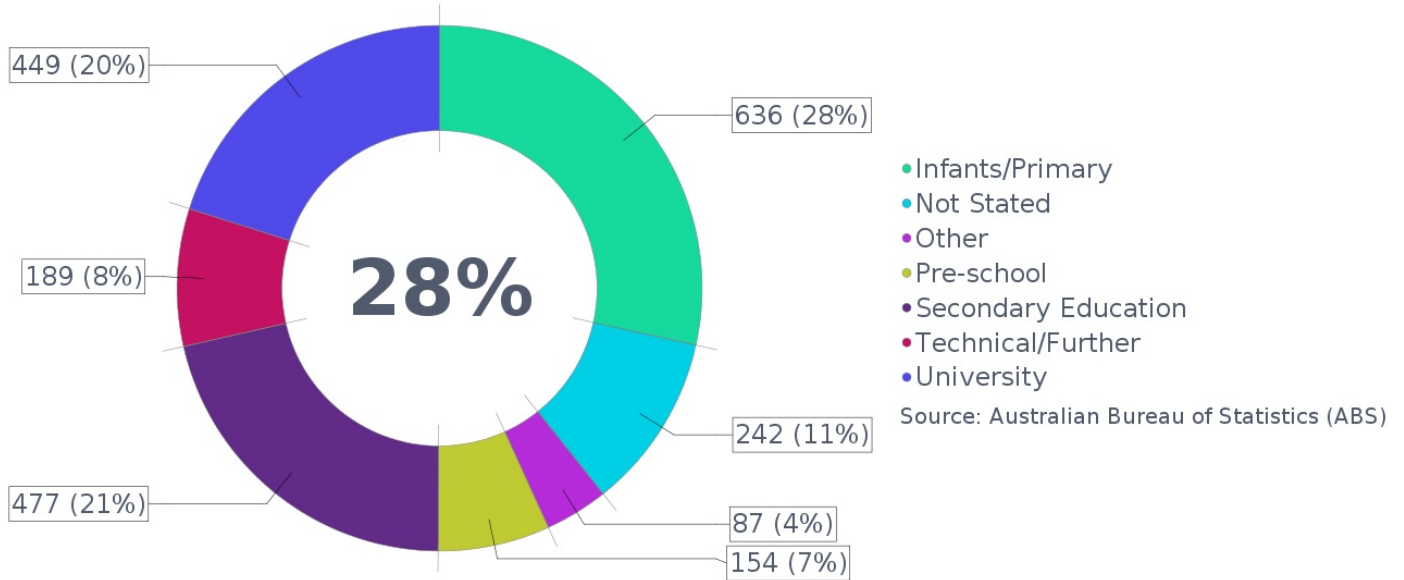




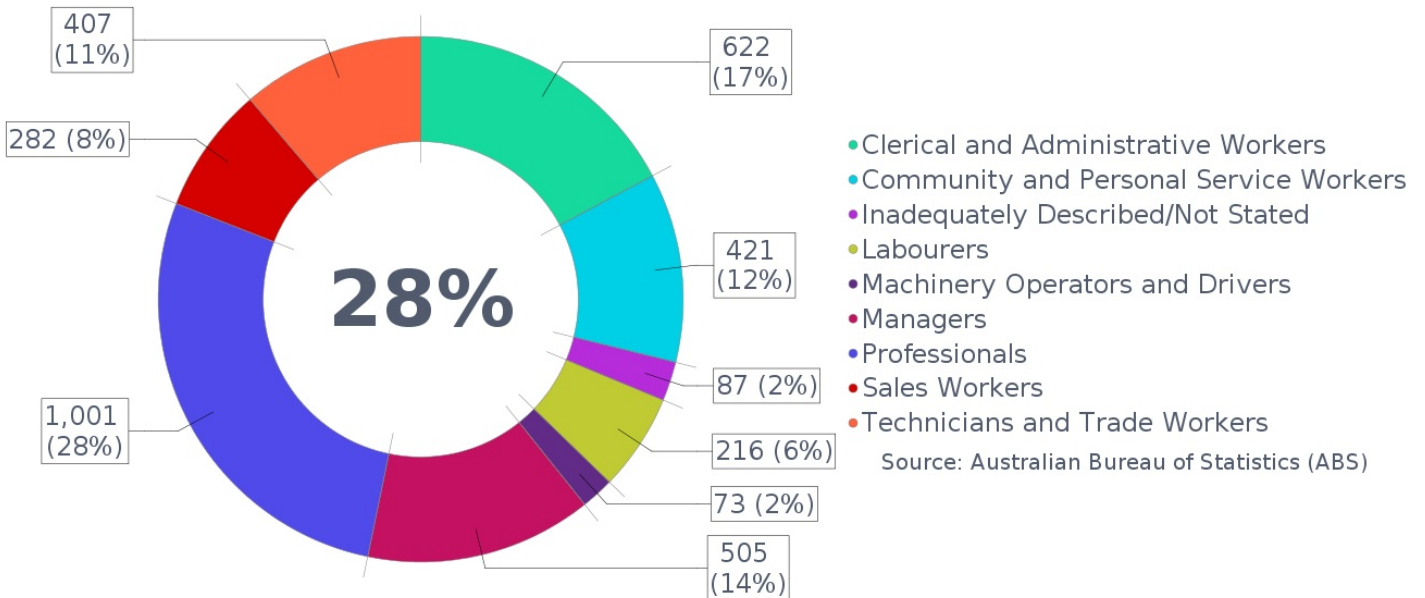
## Household Income - Weekly (2021)



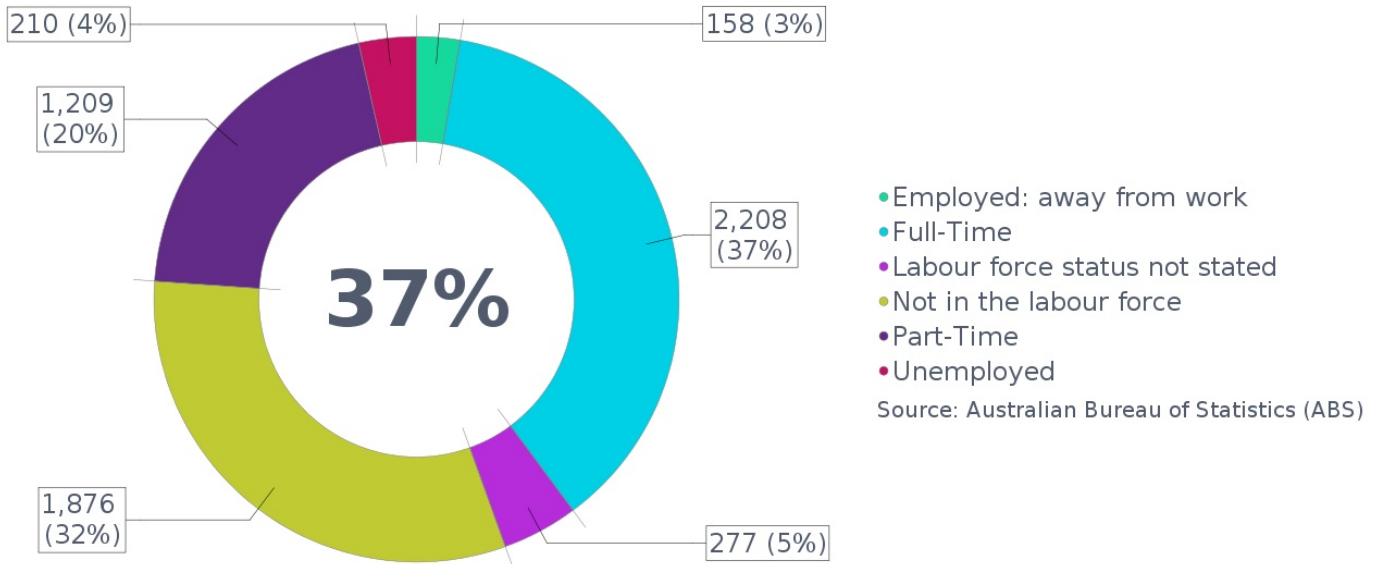
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

