

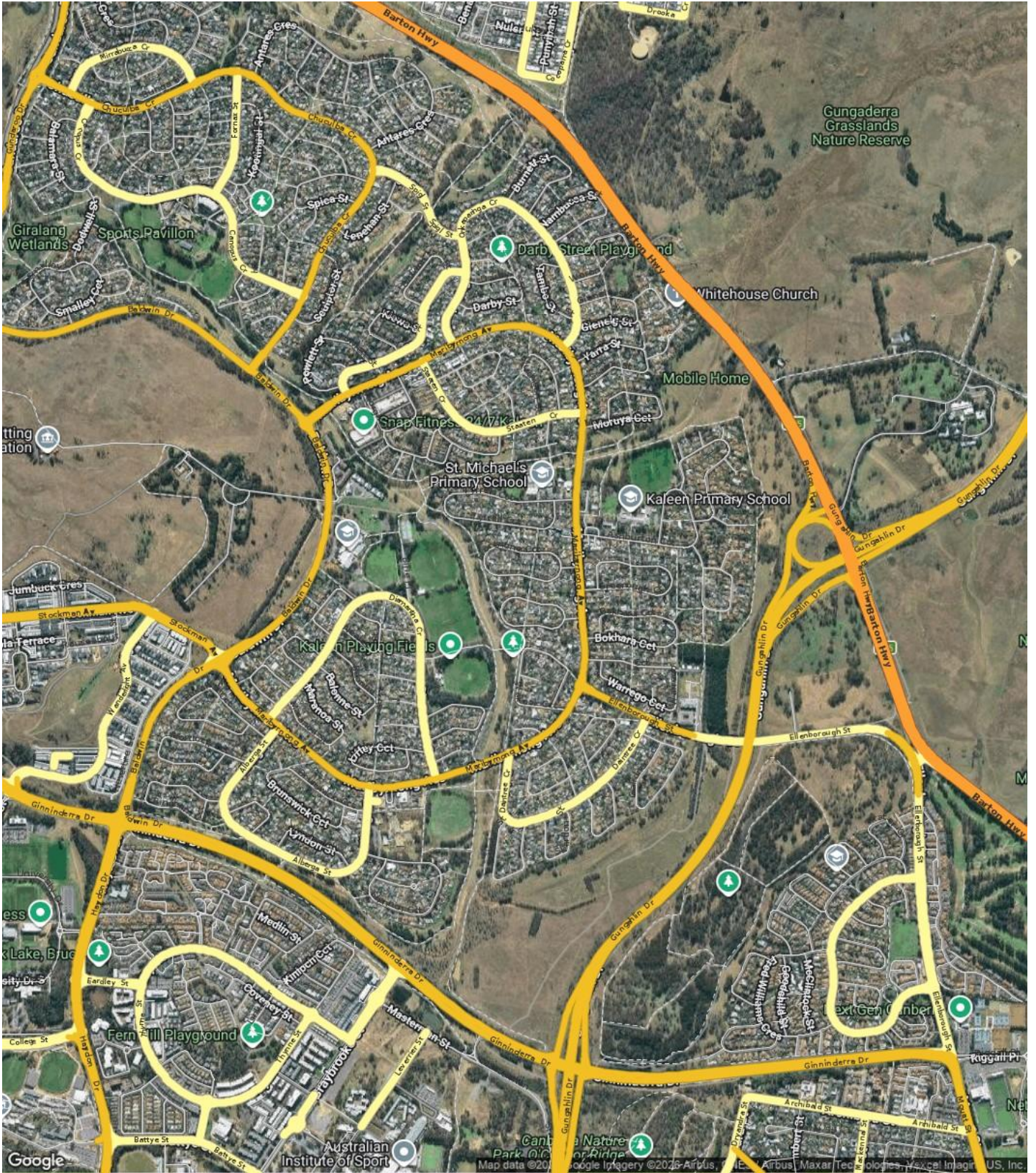
SUBURB FLYOVER REPORT

KALEEN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



KALEEN - Suburb Map



Prepared on 02/05/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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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	58	\$ 1,062,500	3.4 %	\$ 700,000	\$ 1,440,000
2026	12	\$ 1,197,500	12.7 %	\$ 725,000	\$ 1,770,000

Median Sale Price

\$1.09m

Based on 55 recorded House sales within the last 12 months (Apr '25 - Mar '26)

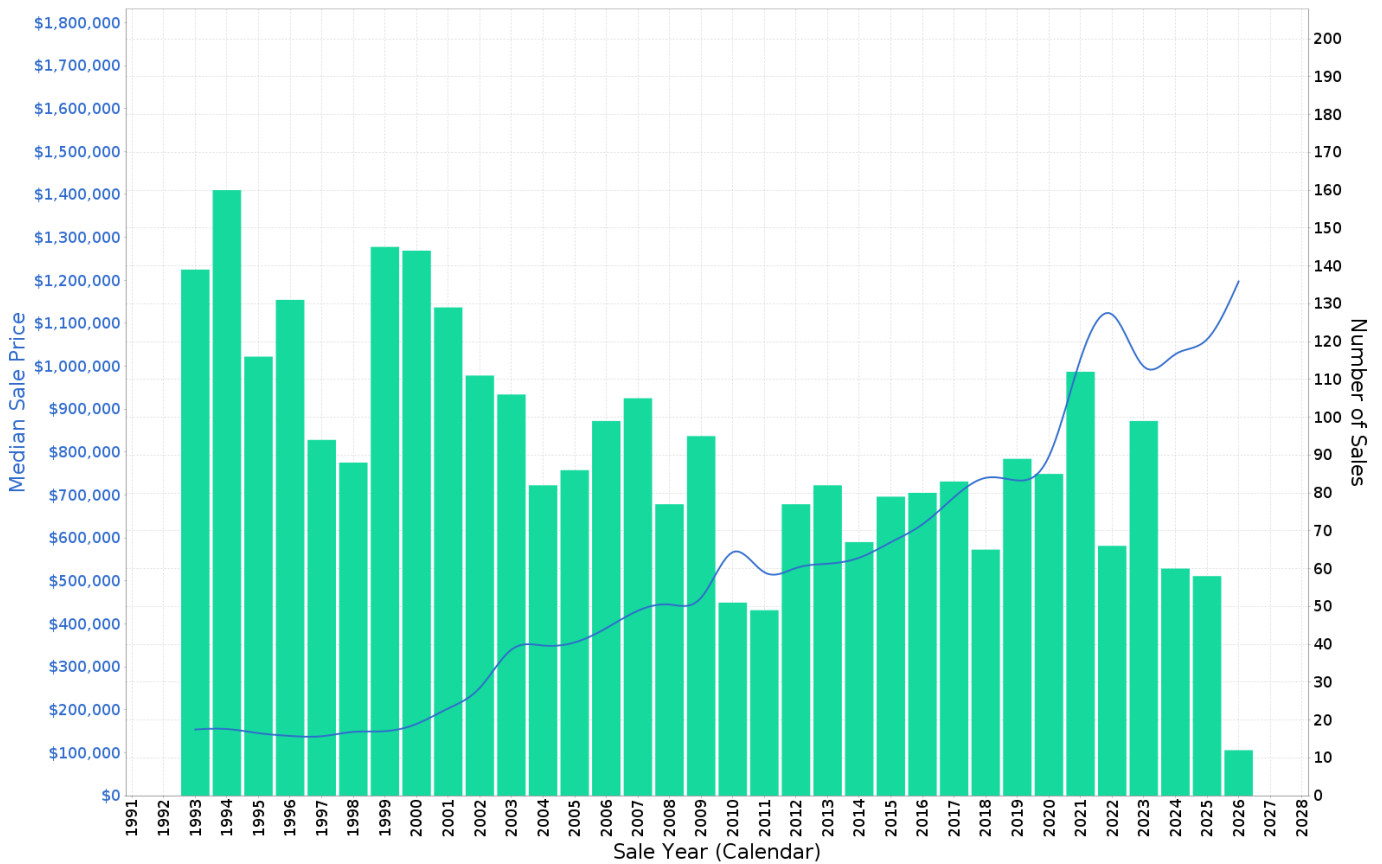
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

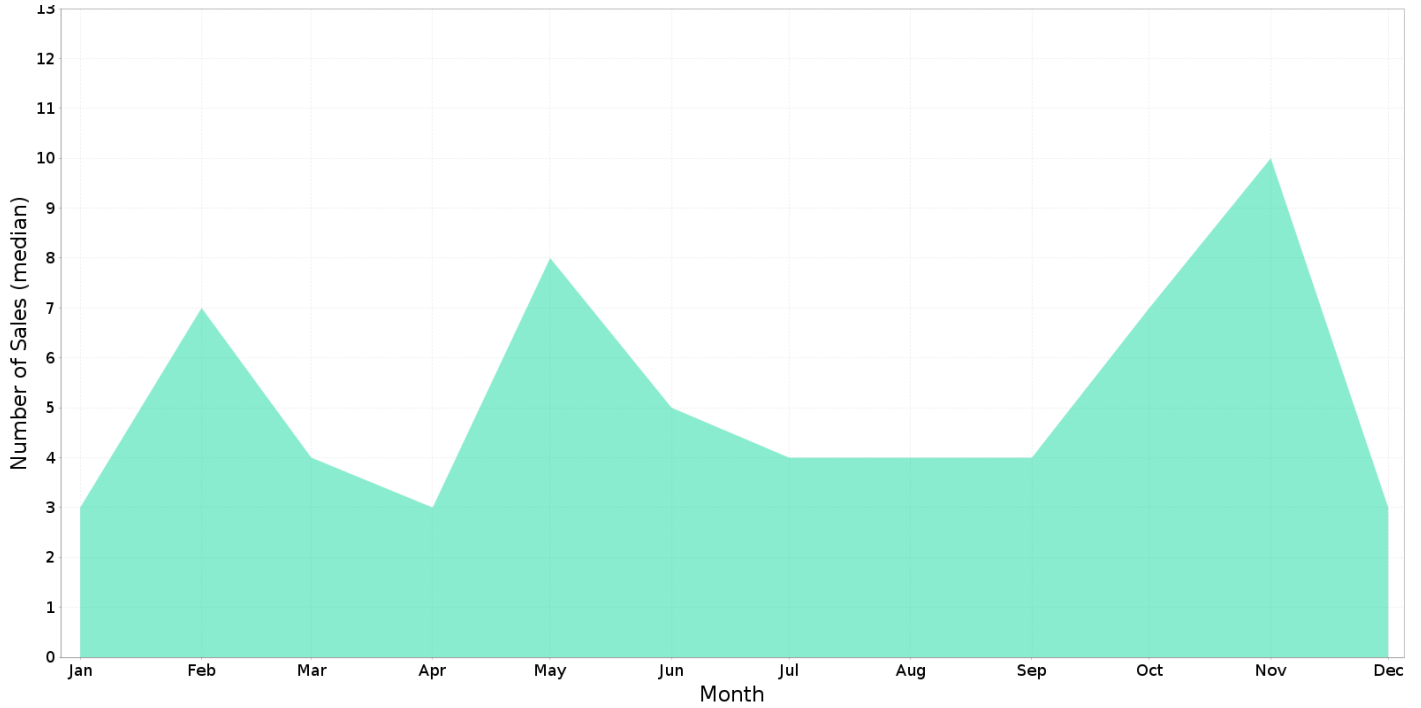
+6.3%

Current Median Price: \$1,091,000
Previous Median Price: \$1,026,000

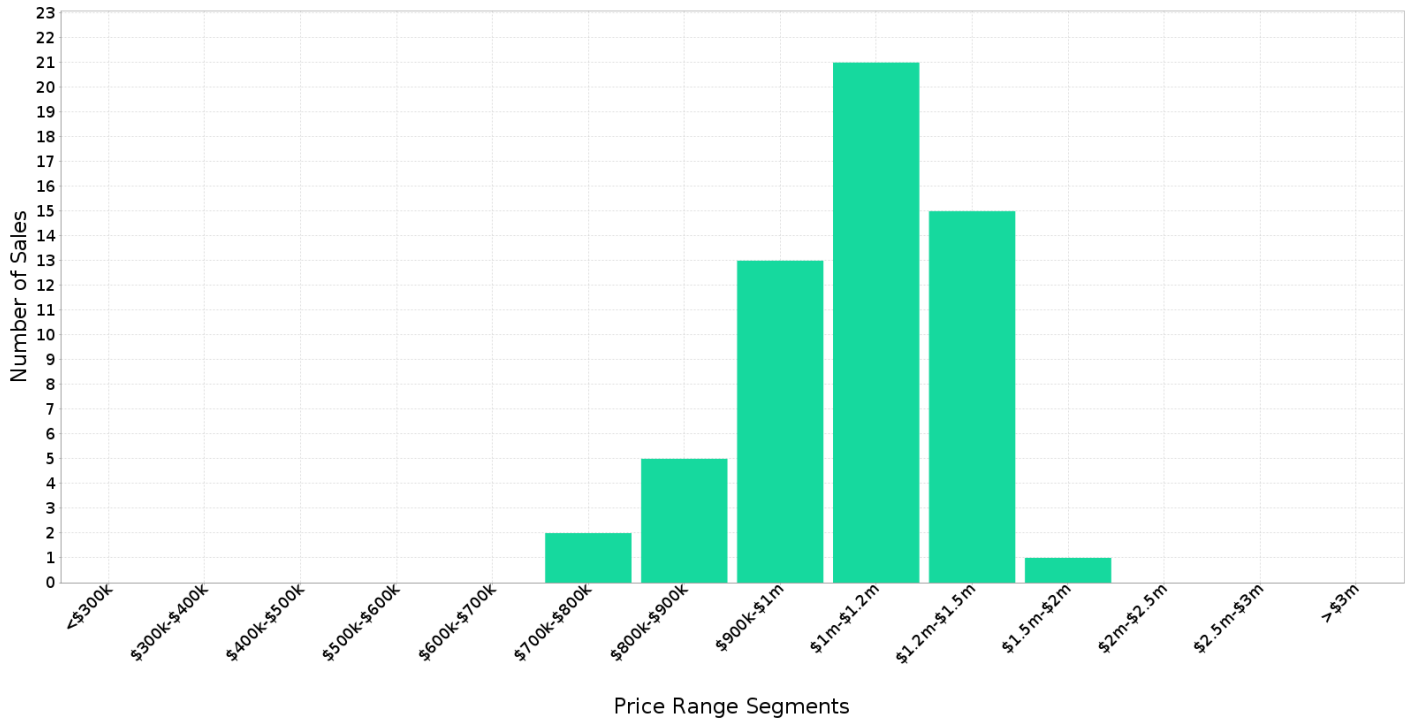
Based on 116 recorded House sales compared over the last two rolling 12 month periods



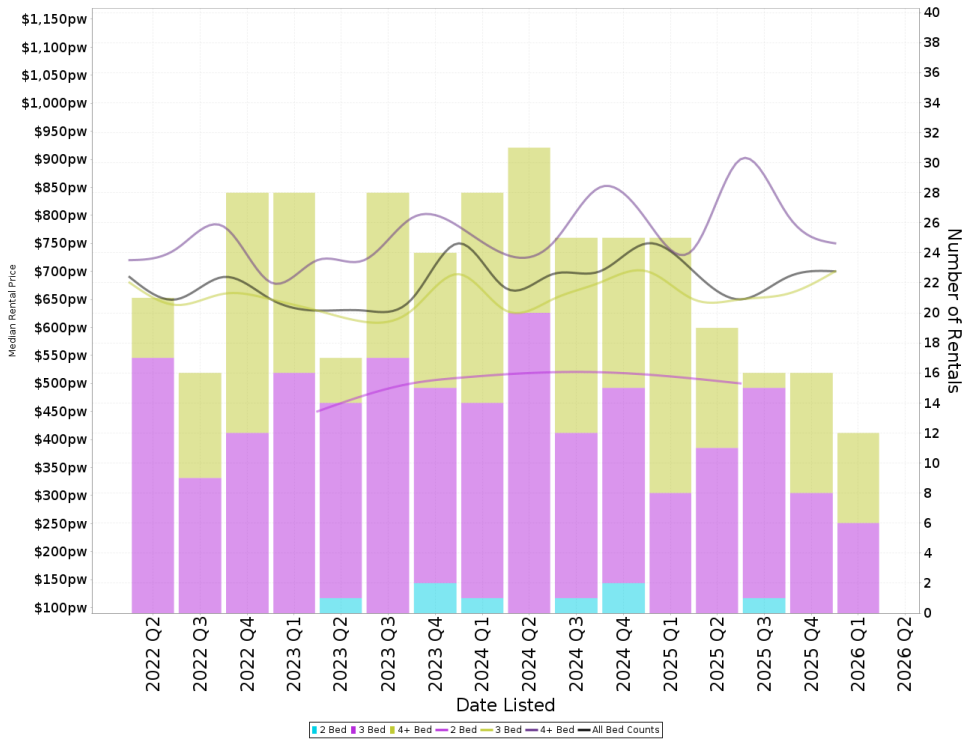
KALEEN - Peak Selling Periods (3 years)



KALEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.3%

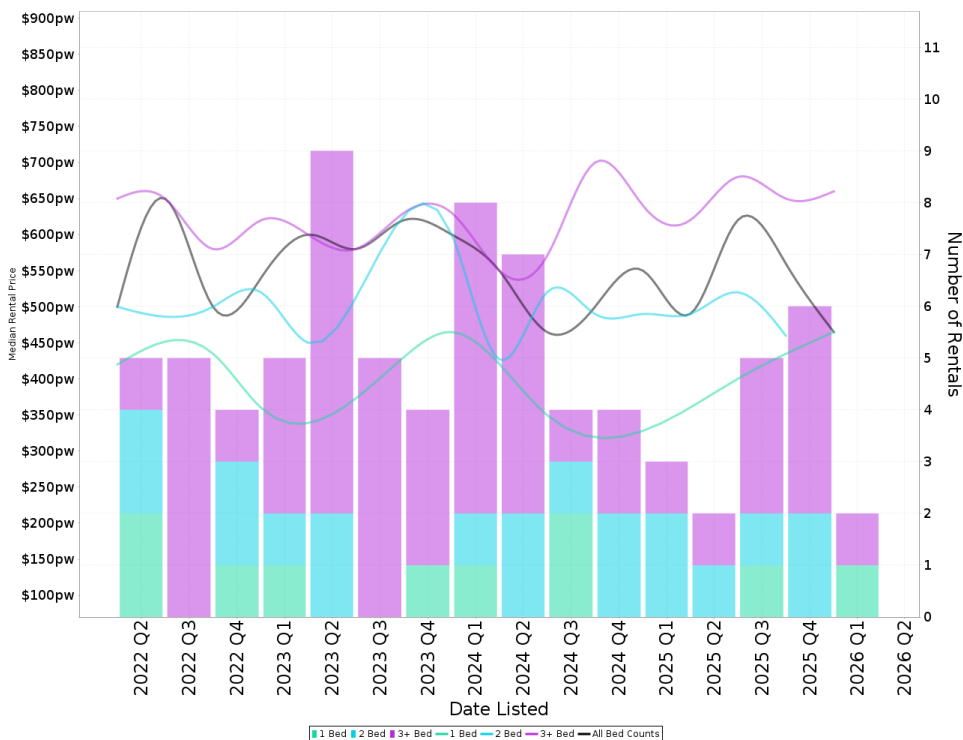
Current Median Price: \$1,091,000
Previous Median Price: \$1,026,000
Based on 116 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,091,000
Current Median Rent: \$700
Based on 63 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.0%

Current Median Price: \$640,000
Previous Median Price: \$727,000
Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$640,000
Current Median Rent: \$620
Based on 15 registered Unit rentals compared over the last 12 months.

KALEEN - Recently Sold Properties

Median Sale Price
\$1.09m

Based on 55 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth
+6.3%

Current Median Price: \$1,091,000
Previous Median Price: \$1,026,000


Based on 116 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
55

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

33A GASCOYNE CCT




\$940,000

Sold Apr 2026
28 Days

1,595 m² 3 2 2

5 HOLLEY PL




\$1,302,500

Sold Apr 2026
50 Days

1,023 m² 4 2 2

19 DAINTREE CRES



\$900,000

Sold Apr 2026
19 Days

779 m² 3 1 2

2 BOKHARA CCT



\$905,000

Sold Mar 2026
21 Days

1,085 m² 4 1 2

26 WARREGO CCT




\$1,132,500

Sold Mar 2026
42 Days

918 m² 4 2 2

2/82 DIAMANTINA CRES



\$625,000

Sold Mar 2026
125 Days

2 1 1

16 BINGHAM CCT

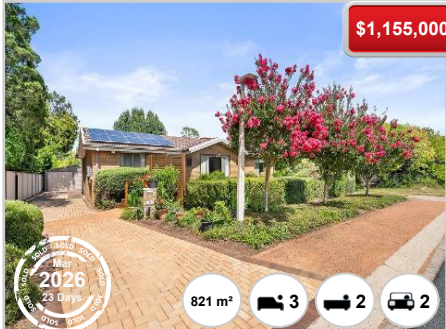


\$1,073,000

Sold Mar 2026
30 Days

829 m² 4 3 1

50 BRUNSWICK CCT



\$1,155,000

Sold Mar 2026
23 Days

821 m² 3 2 2

54 DAINTREE CRES



\$858,000

Sold Mar 2026
67 Days

772 m² 3 1 1

5 GLENELG ST

\$942,500

Feb 2026
24 Days

721 m² 3 2 2

1 FLOWERDALE PL

\$750,000

Feb 2026
15 Days

489 m² 3 1 1

36 WAKOOL CCT

\$1,300,000

Feb 2026
N/A

910 m² 5 2 2

19 STAATEN CRES

\$1,770,000

Feb 2026
655 Days

919 m² 6 4 4

18 CAMPASPE CCT

\$1,412,000

Feb 2026
24 Days

1,064 m² 5 2 2

49 FLORENTINE CCT

\$1,240,000

Feb 2026
22 Days

1,055 m² 4 2 1

24 BOKHARA CCT

\$725,000

24.5m
29.9m
30.0m
732.6 m²

Feb 2026
N/A

733 m² - - -

18 NAMBUCCA ST

\$976,000

Feb 2026
87 Days

760 m² 4 1 2

65 GAIRDNER CCT

\$1,076,000

Feb 2026
77 Days

845 m² 4 2 2

26 GREENOUGH CCT

\$1,260,000

Feb 2026
51 Days

815 m² 5 2 2

52 DARBY ST

\$897,000

Feb 2026
44 Days

703 m² 3 1 3

31 MORUYA CCT

\$985,000

Feb 2026
51 Days

909 m² 3 1 2

KALEEN - Properties For Rent

Median Rental Price

\$700 /w

Based on 63 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.3%

Current Median Price: \$1,091,000
Current Median Rent: \$700

Based on 55 recorded House sales and 63 House rentals compared over the last 12 months

Number of Rentals

63

Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

20 WORONORA STREET




\$720 per week




897 m²   

Apr 2026
2 Days

7 CALLABONNA STREET



\$625 per week

842 m²   

Apr 2026
4 Days

109 ONKAPARINGA CRESCENT

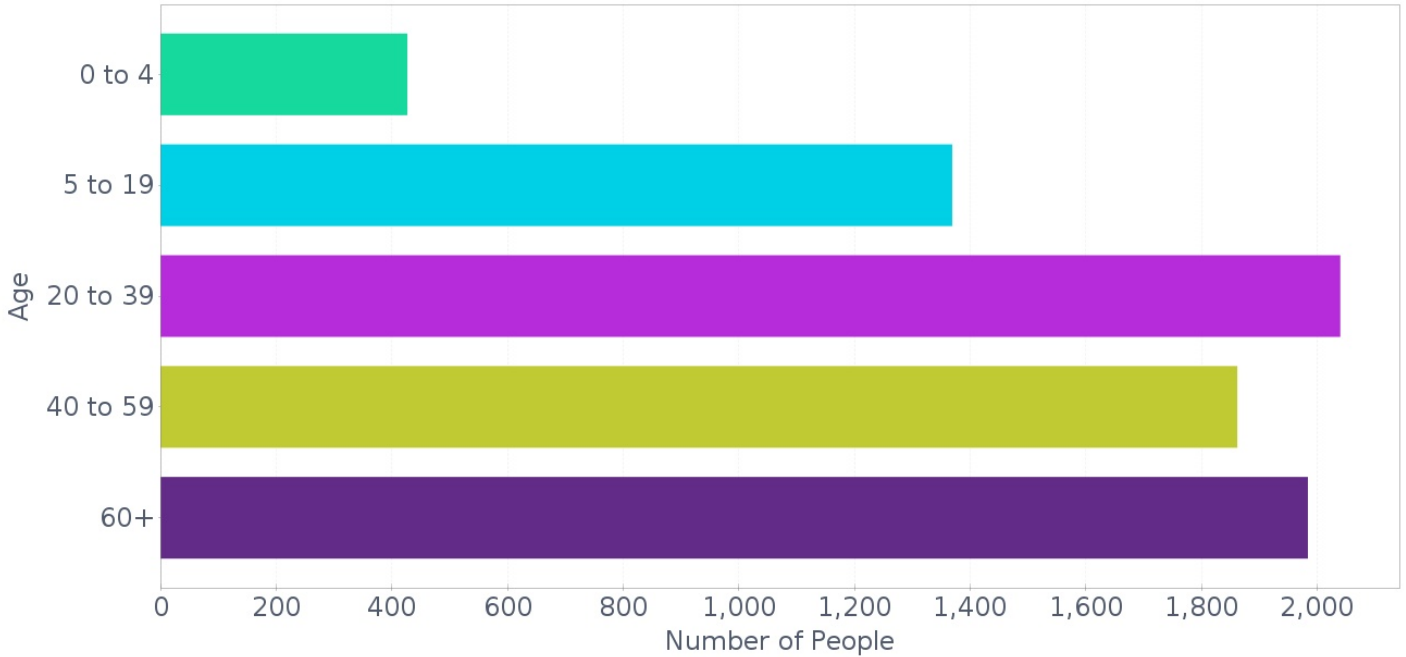


\$625 per week

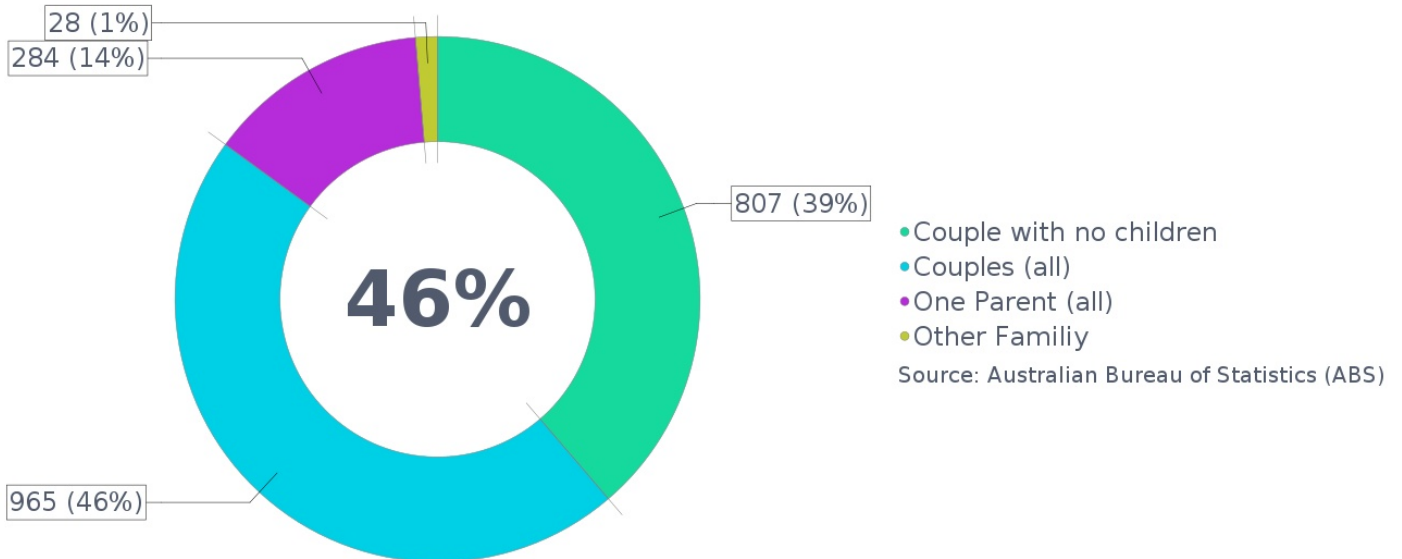
939 m²   

Apr 2026
4 Days

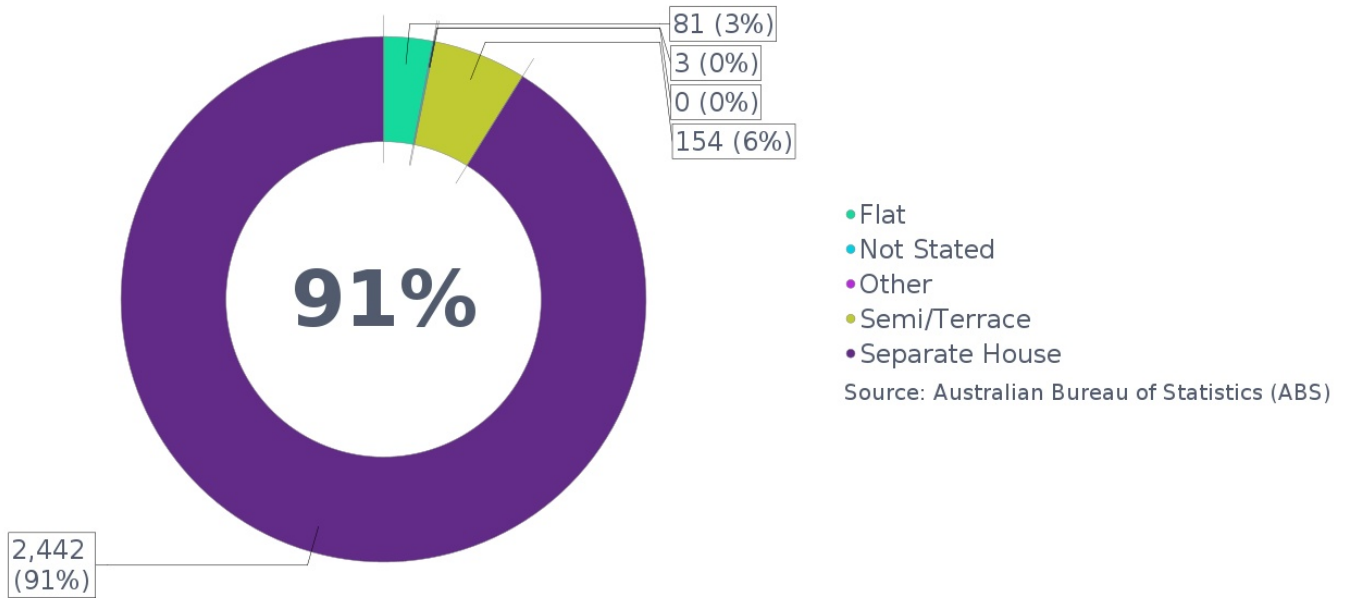
Age of Population (2021)



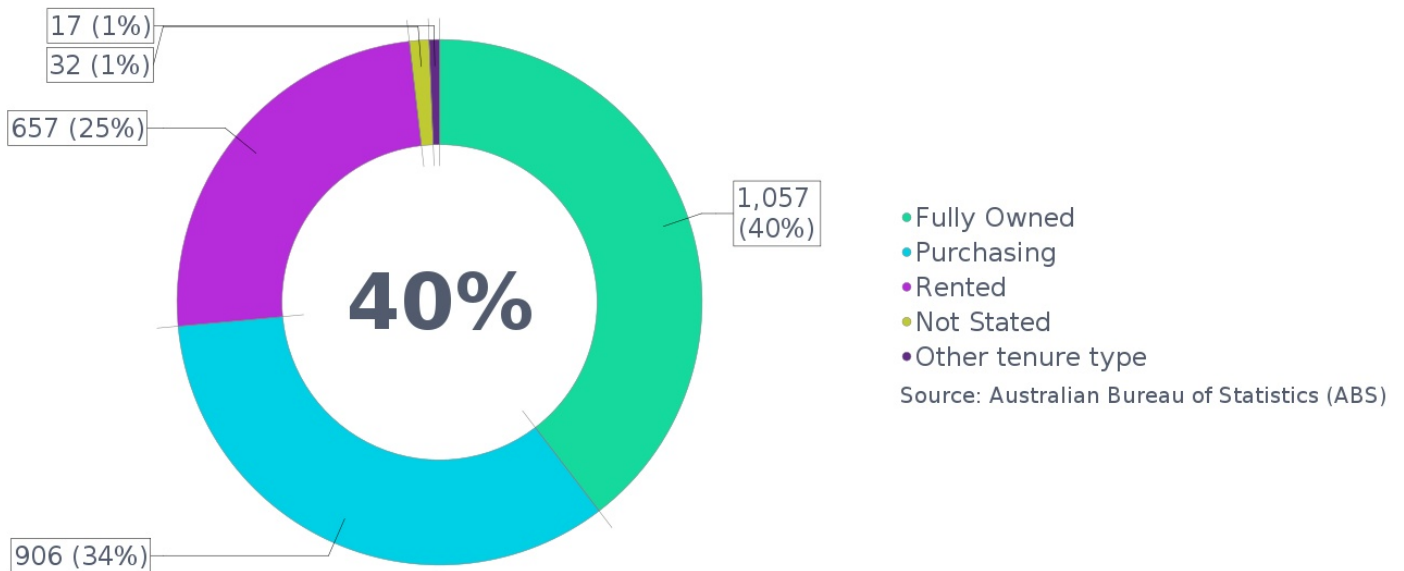
Family Composition (2021)



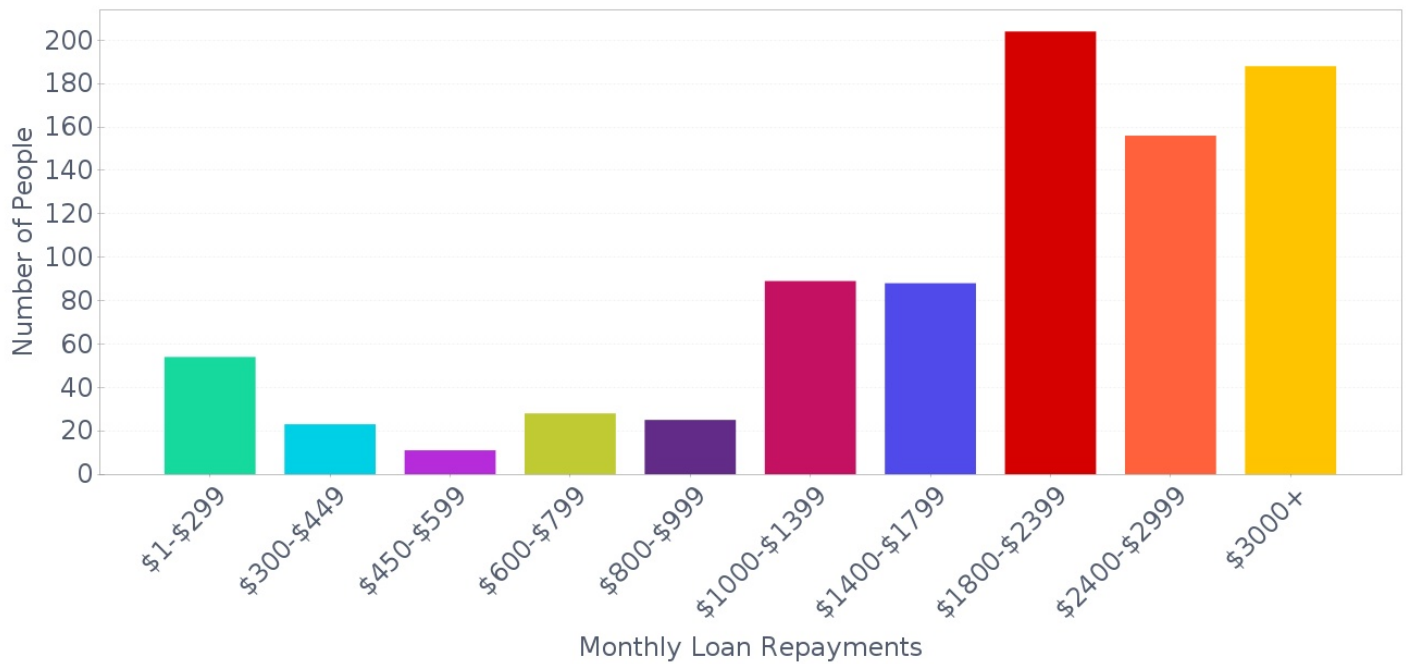
Dwelling Structure (2021)



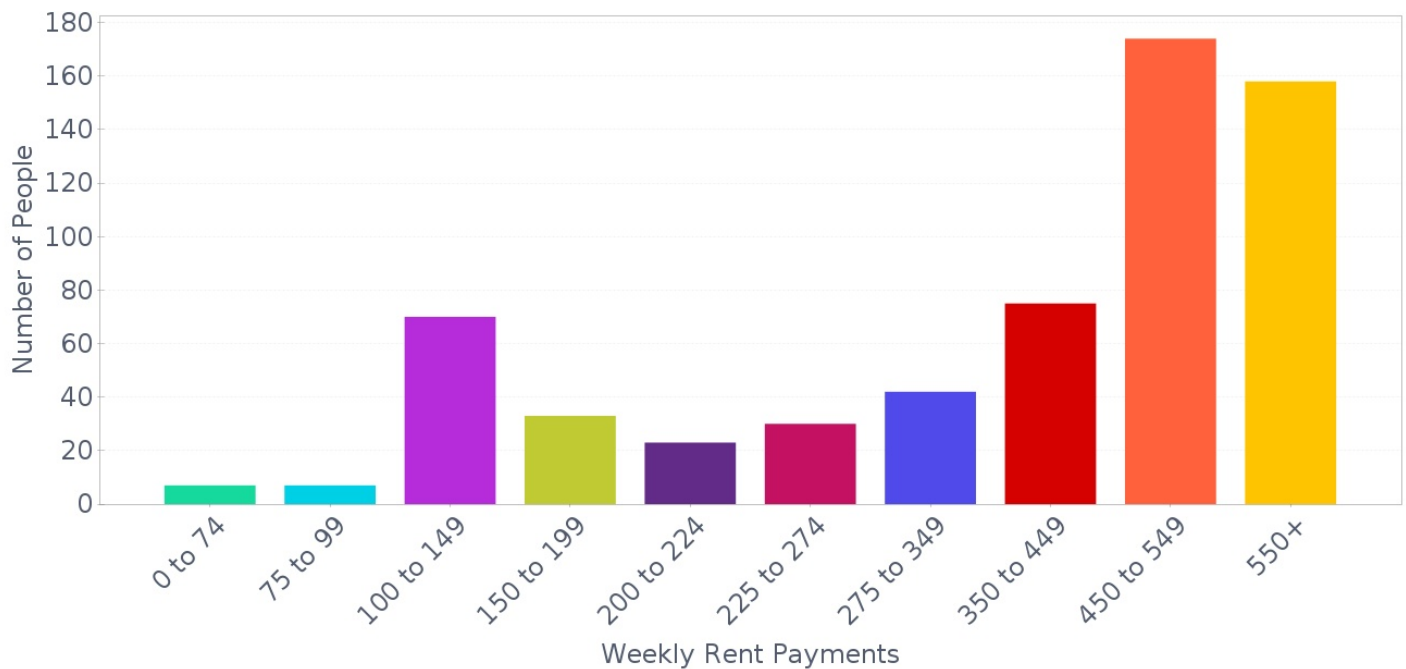
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

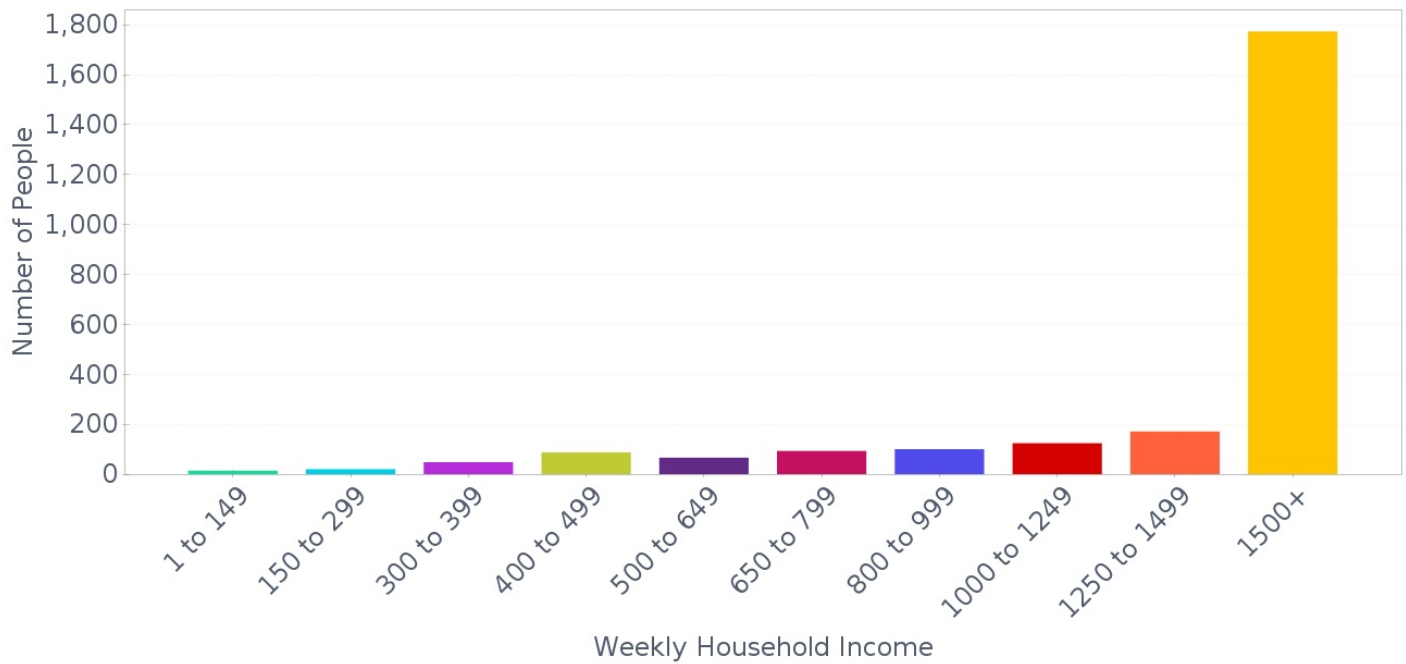


Rent Payments - Weekly (2021)

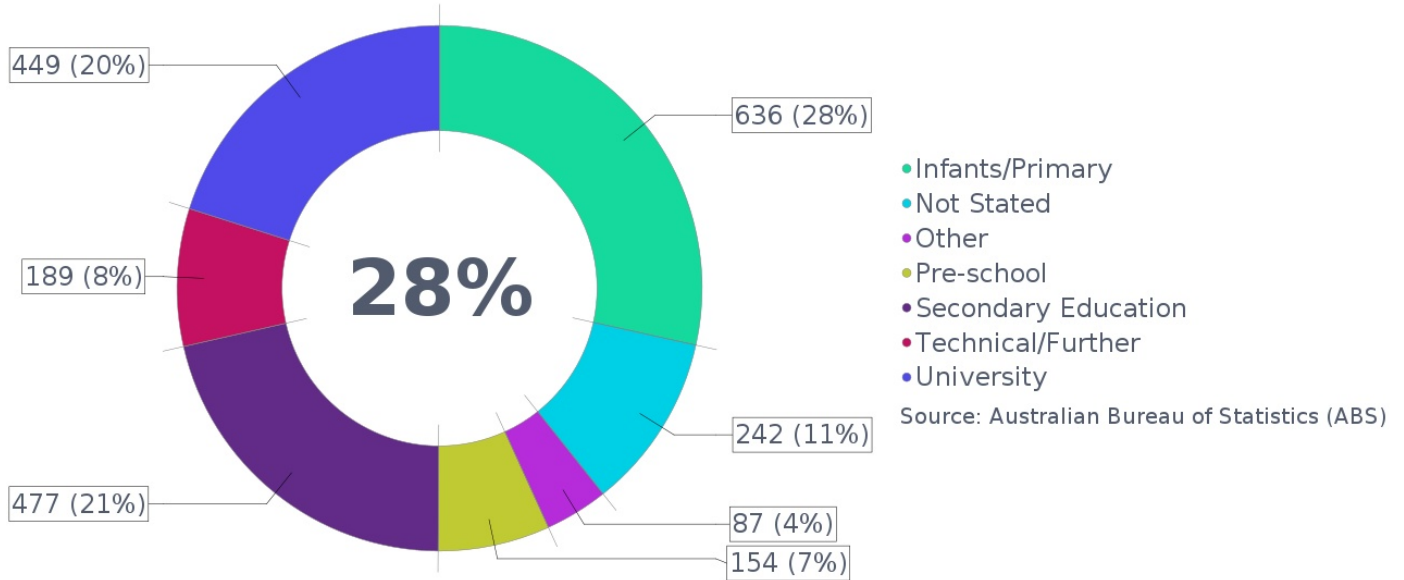




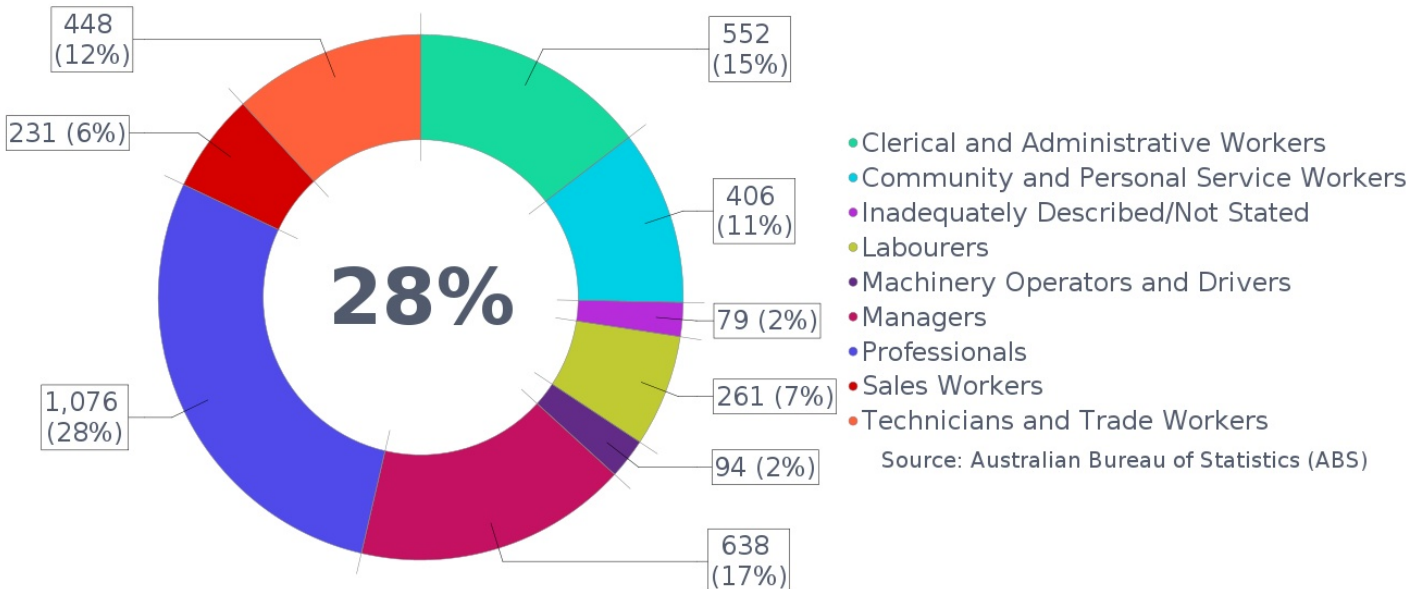
Household Income - Weekly (2021)



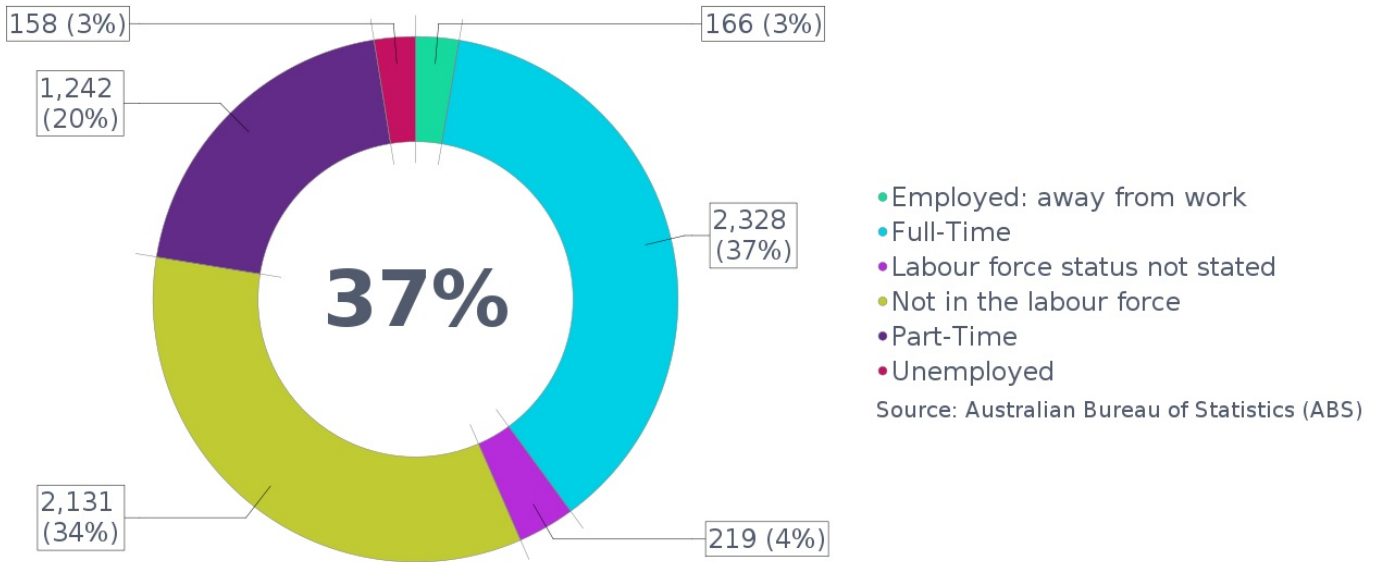
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

