

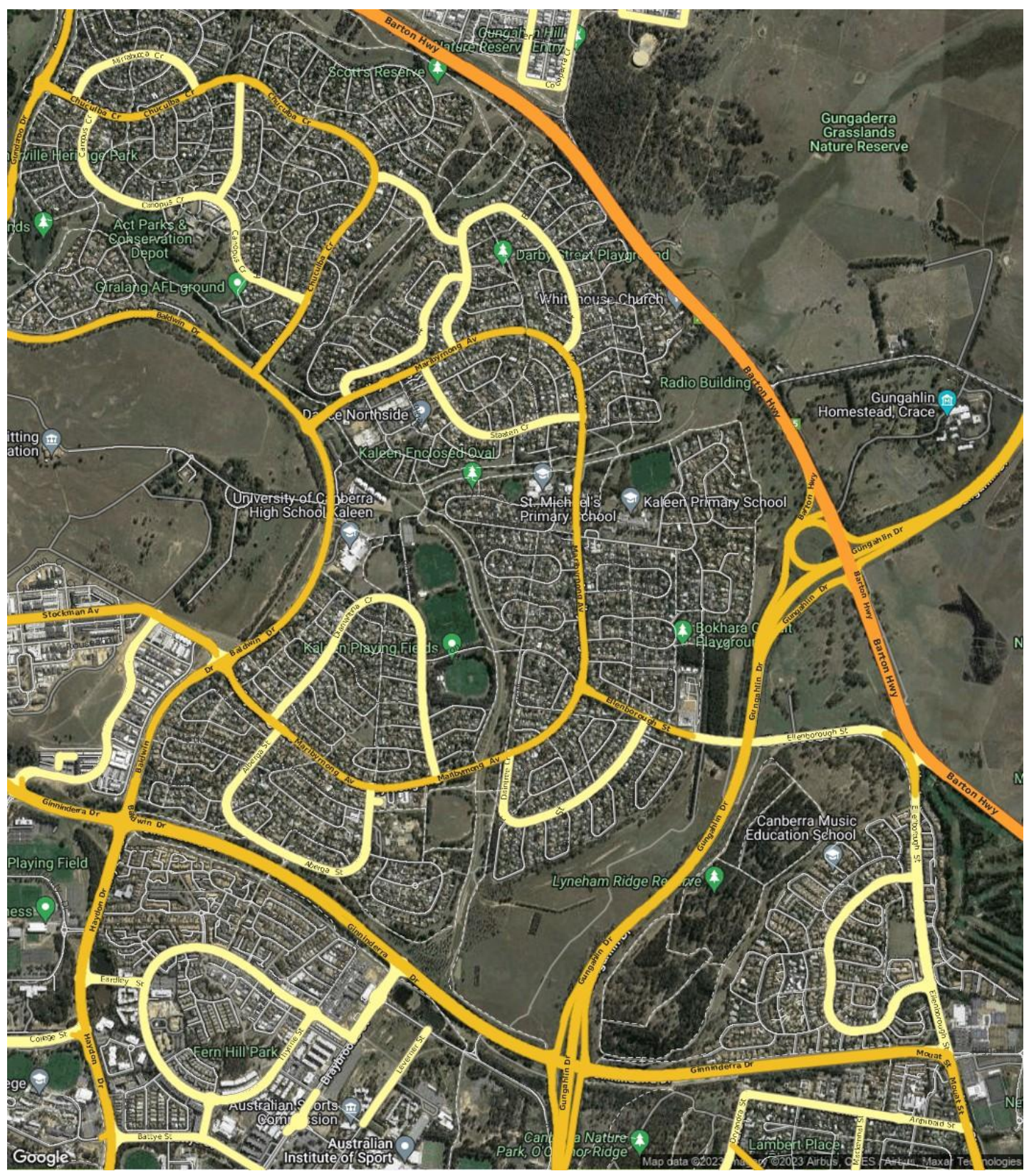
# SUBURB FLYOVER REPORT

KALEEN (HOUSE)

Prepared by [Independent Property Group](#)



## KALEEN - Suburb Map





## 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	66	\$ 1,120,500	10.1 %	\$ 262,500	\$ 2,200,000
2023	48	\$ 988,000	-11.8 %	\$ 462,500	\$ 1,800,000

Median Sale Price

# \$983k

Based on 66 recorded House sales within the last 12 months (Oct '22 - Sep '23)

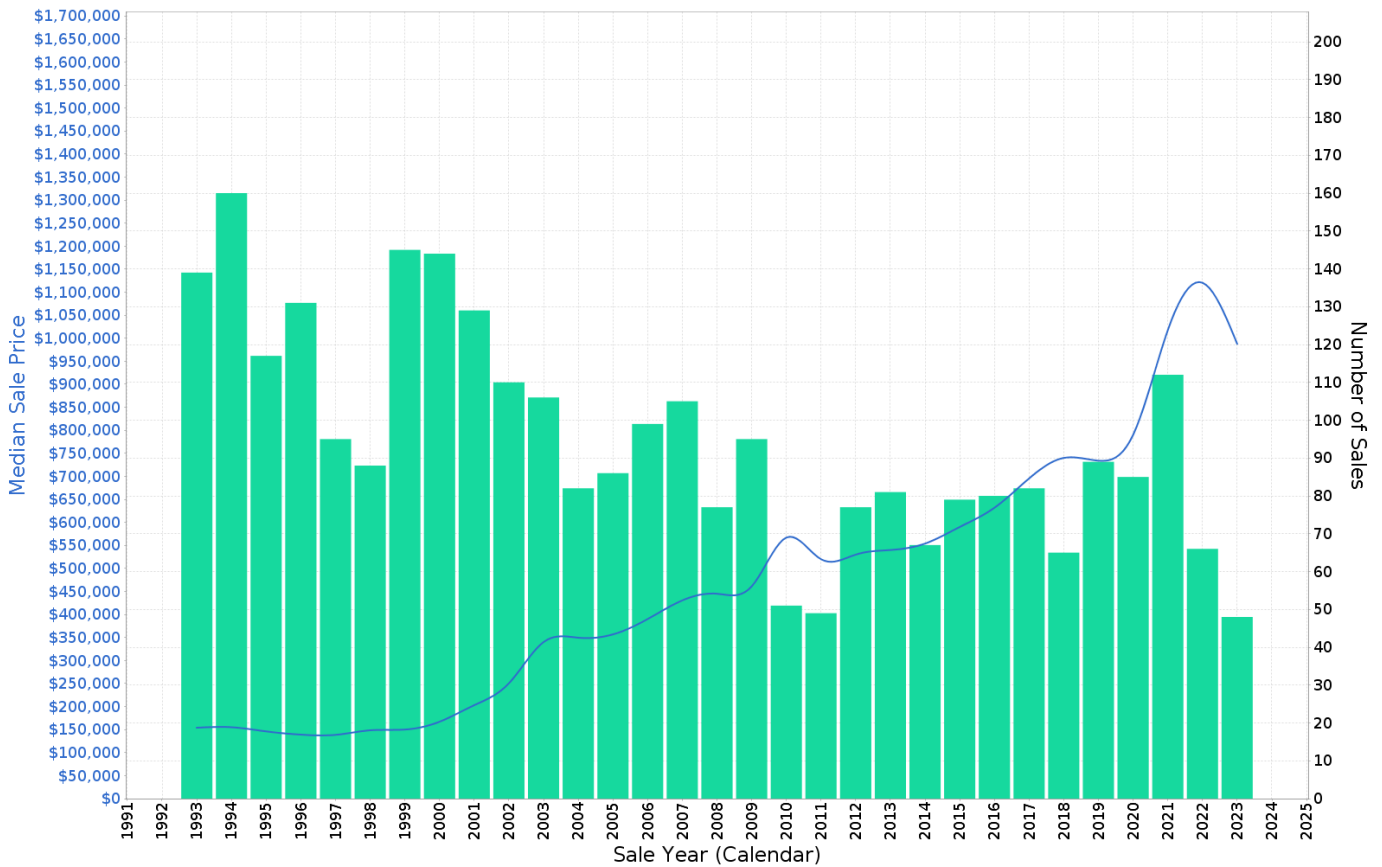
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

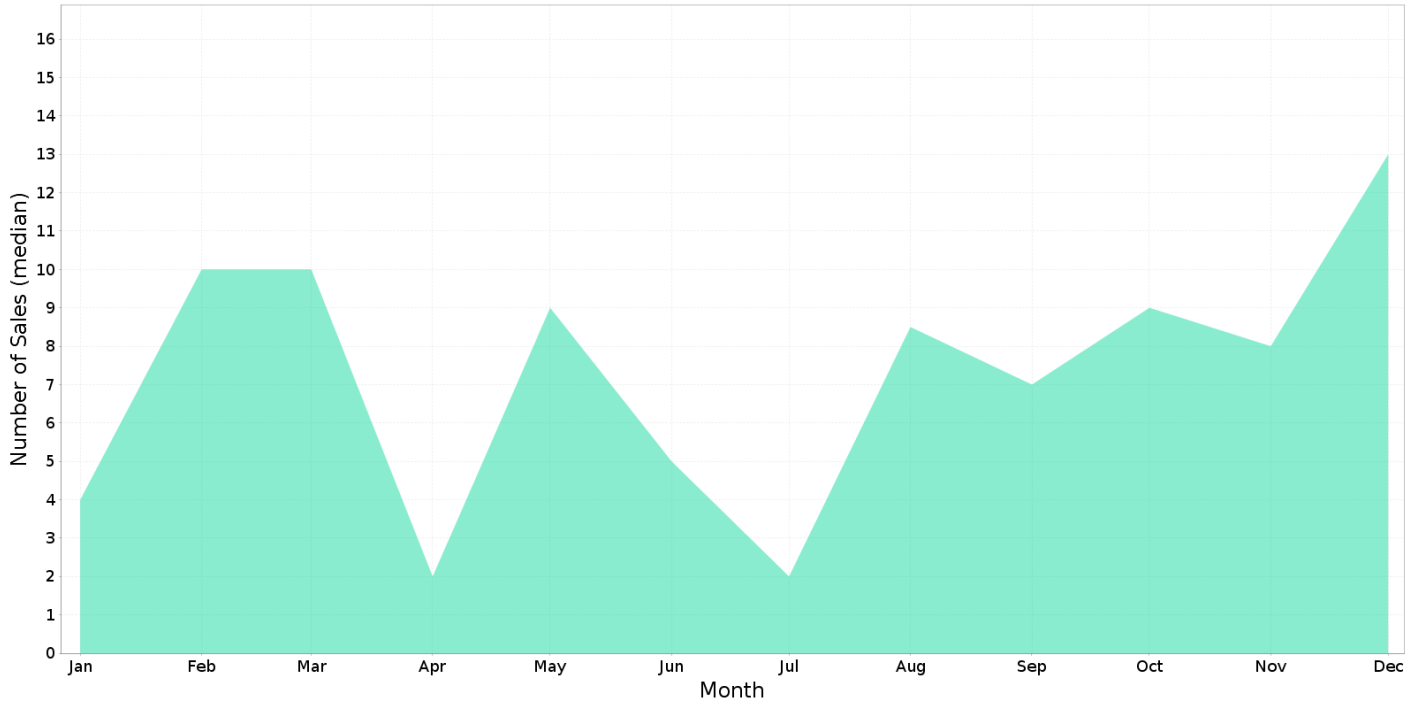
# -13.8%

Current Median Price: \$983,000  
Previous Median Price: \$1,140,000

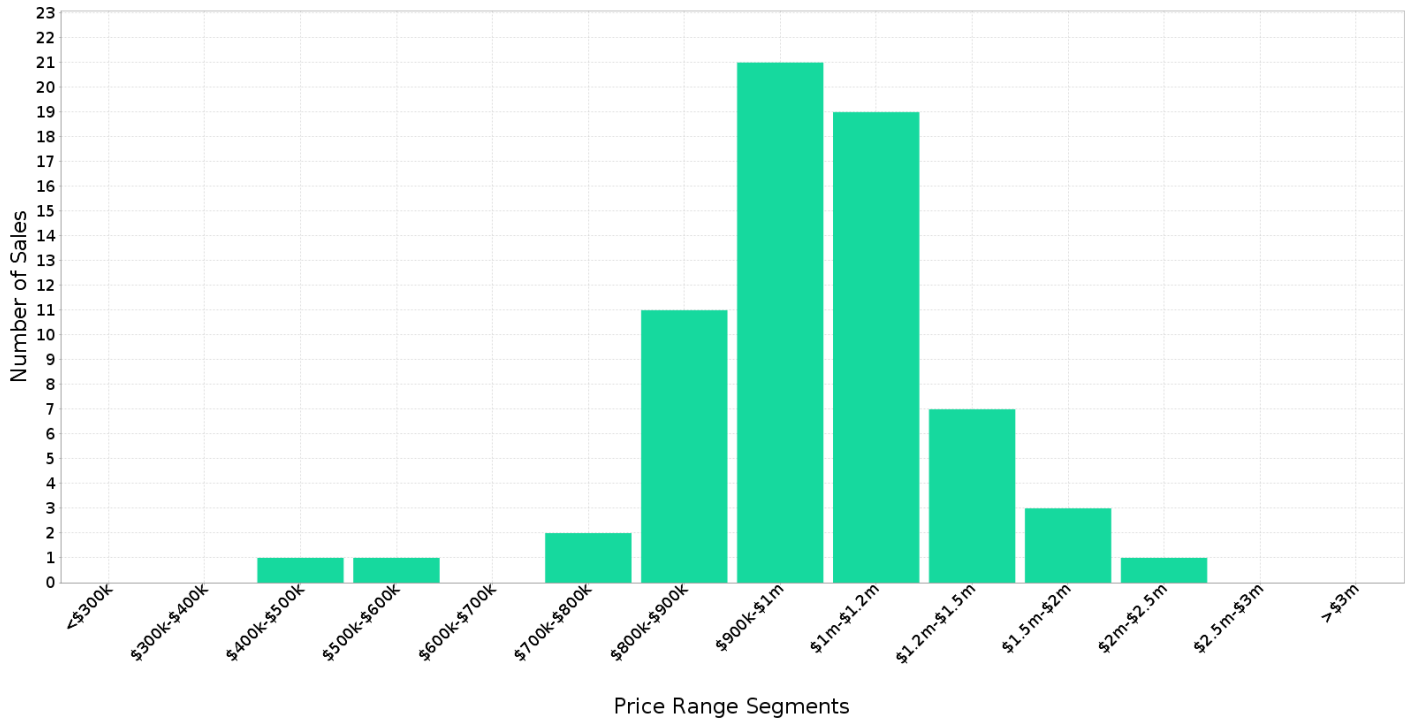
Based on 149 recorded House sales compared over the last two rolling 12 month periods



## KALEEN - Peak Selling Periods (3 years)

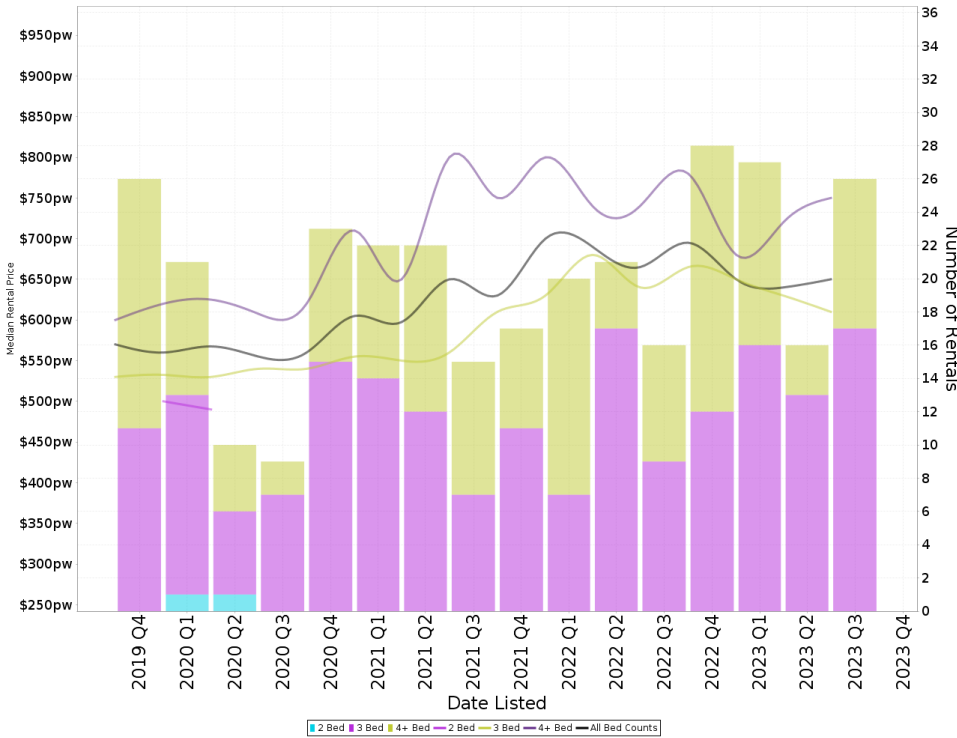


## KALEEN - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-13.8%**

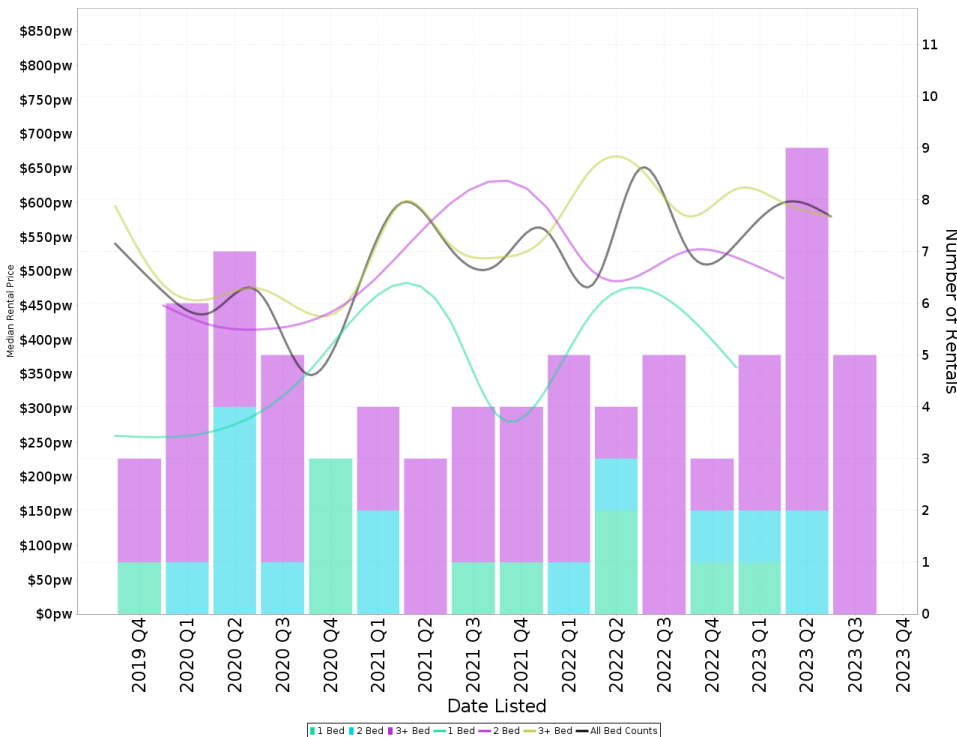
Current Median Price: \$983,000  
Previous Median Price: \$1,140,000  
Based on 149 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$983,000  
Current Median Rent: \$660  
Based on 97 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+15.1%**

Current Median Price: \$875,000  
Previous Median Price: \$760,000  
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$875,000  
Current Median Rent: \$573  
Based on 22 registered Unit rentals compared over the last 12 months.

## KALEEN - Recently Sold Properties

Median Sale Price

**\$983k**

Based on 66 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

**-13.8%**

Current Median Price: \$983,000  
Previous Median Price: \$1,140,000

Based on 149 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**66**

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

**18 RUBICON ST**




**\$815,000**

Sep 2023  
24 Days

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

**32 BURNETT ST**



**\$1,085,000**

Sep 2023  
22 Days

732 m<sup>2</sup> 4 2 2

**41 NAMBUCCA ST**



**\$846,000**

Sep 2023  
48 Days

645 m<sup>2</sup> 3 2 2

**60 BINGHAM CCT**



**\$810,000**

Sep 2023  
42 Days

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

**19 TAMBO ST**



**\$927,000**

Sep 2023  
22 Days

758 m<sup>2</sup> 3 2 2

**19 TEREWAH CCT**

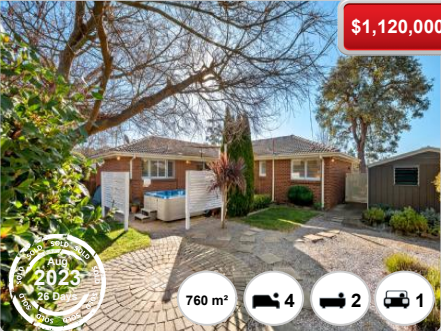


**\$915,000**

Sep 2023  
28 Days

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

**11 WAKOOL CCT**



**\$1,120,000**

Aug 2023  
28 Days

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

**39 TYRRELL CCT**



**\$1,081,000**

Aug 2023  
13 Days

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

**68 MORTLOCK CCT**



**\$910,000**

Jul 2023  
25 Days

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



# Independent

PROPERTY GROUP

**98 MARIBYRNONG AVE**

**\$1,100,000**

786 m<sup>2</sup> 4 2 2

Sold Jul 2023 65 Days

**8 BARCOO PL**

**\$875,000**

758 m<sup>2</sup> 4 2 2

Sold Jul 2023 63 Days

**21 CATARACT ST**

**\$1,150,000**

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

Sold Jul 2023 26 Days

**15 LODDON ST**

**\$1,200,000**

1,111 m<sup>2</sup> 4 3 2

Sold Jul 2023 40 Days

**23 TEREWAH CCT**

**\$1,850,000**

671 m<sup>2</sup> 4 2 2

Sold Jul 2023 18 Days

**29 BRUNSWICK CCT**

**\$462,500**

719 m<sup>2</sup> - - -

Sold Jul 2023 11 Days

**9 MERSEY PL**

**\$820,000**

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

Sold Jul 2023 70 Days

**7 NEALES ST**

**\$1,250,000**

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

Sold Jul 2023 33 Days

**65 WARREGO CCT**

**\$929,000**

858 m<sup>2</sup> 3 1 5

Sold Jul 2023 41 Days

**12 BURNETT ST**

**\$950,000**

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

Sold Jun 2023 300 Days

**4 WORONORA ST**

**\$900,000**

777 m<sup>2</sup> 3 1 8

Sold Jun 2023 121 Days

**78 MARIBYRNONG AVE**

**\$770,000**

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

Sold Jun 2023 23 Days



## KALEEN - Properties For Rent

Median Rental Price

**\$660 /w**

Based on 97 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

**+3.5%**

Current Median Price: \$983,000  
Current Median Rent: \$660

Based on 66 recorded House sales and 97 House rentals compared over the last 12 months

Number of Rentals

**97**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

**7 Bogan Place**

**\$770**




1,112 m<sup>2</sup> 4 2 2

Sep 2023 4 Days

**1 Bingham Circuit**

**\$635 - \$695**




820 m<sup>2</sup> 4 2 2

Sep 2023 11 Days

**35 Delegate Street**

**\$650**




791 m<sup>2</sup> 3 2 2

Sep 2023 13 Days

**85 ALBERGA STREET**

**\$775 per week**



869 m<sup>2</sup> 4 2 2

Sep 2023 15 Days

**20 Neales Street**

**\$750.00 per**



4 2 1

Sep 2023 19 Days

**2 BRUNSWICK CIRCUIT**

**\$570 per week**




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

Sep 2023 27 Days

**2 Brunswick Cct**

**\$570 per week**



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

Sep 2023 29 Days

**27 SKARDON STREET**

**\$525 per week**

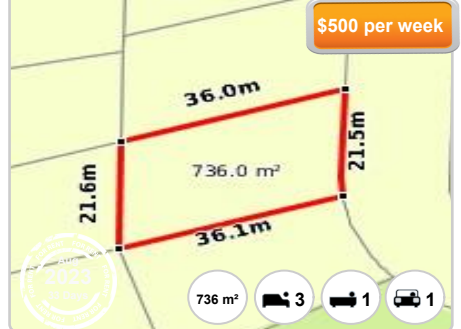


736 m<sup>2</sup> 3 1 1

Sep 2023 30 Days

**27 Skardon Street**

**\$500 per week**



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

Sep 2023 30 Days



