

# SUBURB FLYOVER REPORT

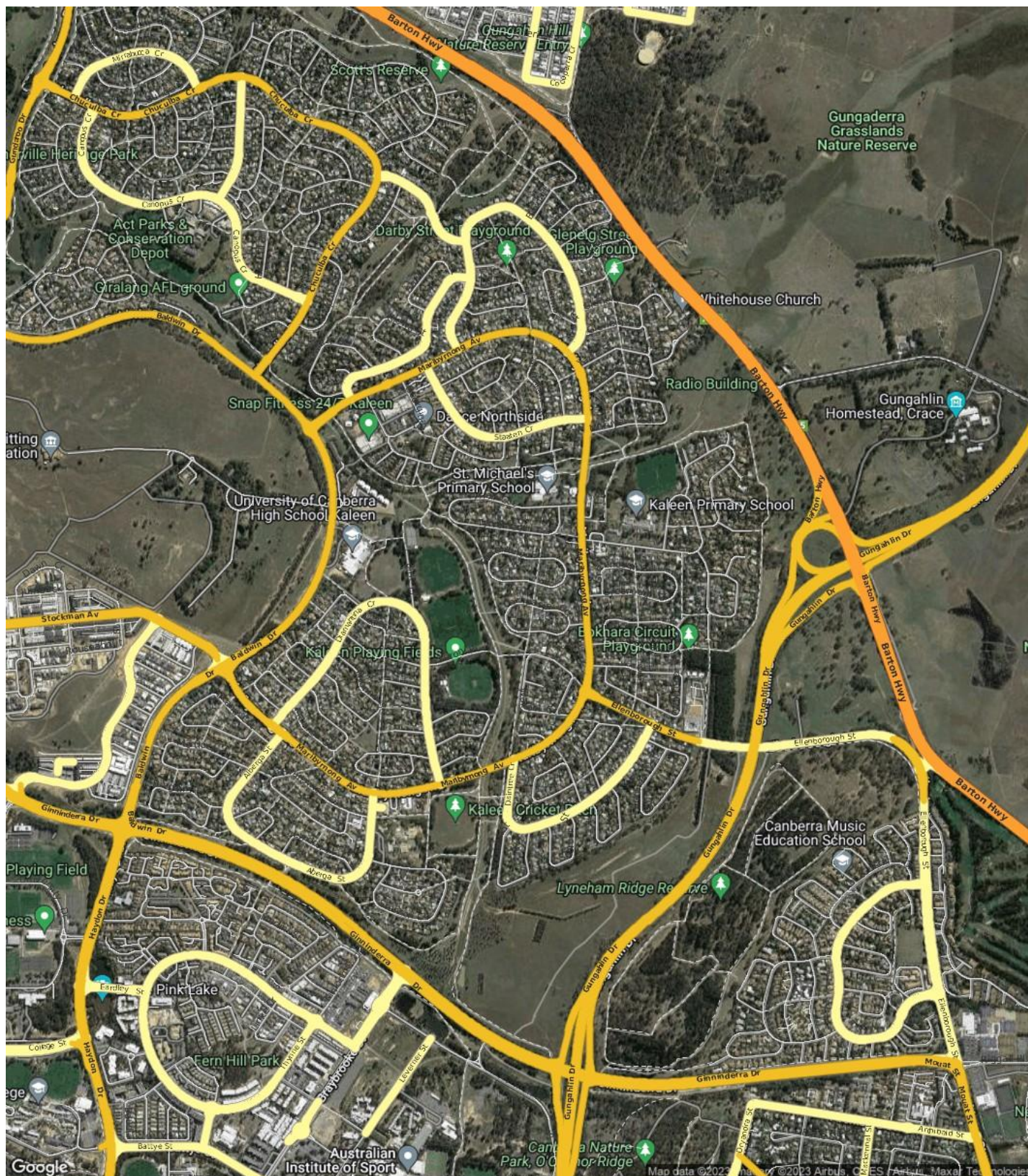
KALEEN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## KALEEN - Suburb Map



Prepared on 21/02/2023 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	78	\$ 592,500	6.9 %	\$ 56,000	\$ 935,000
2016	80	\$ 631,750	6.6 %	\$ 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	88	\$ 737,000	-0.4 %	\$ 318,500	\$ 1,385,000
2020	85	\$ 790,000	7.2 %	\$ 215,000	\$ 1,607,500
2021	112	\$ 1,017,500	28.8 %	\$ 500,000	\$ 1,750,000
2022	56	\$ 1,135,500	11.6 %	\$ 262,500	\$ 2,200,000
2023	0				

### Median Sale Price

# \$1.14m

Based on 56 recorded House sales within the last 12 months (2022)

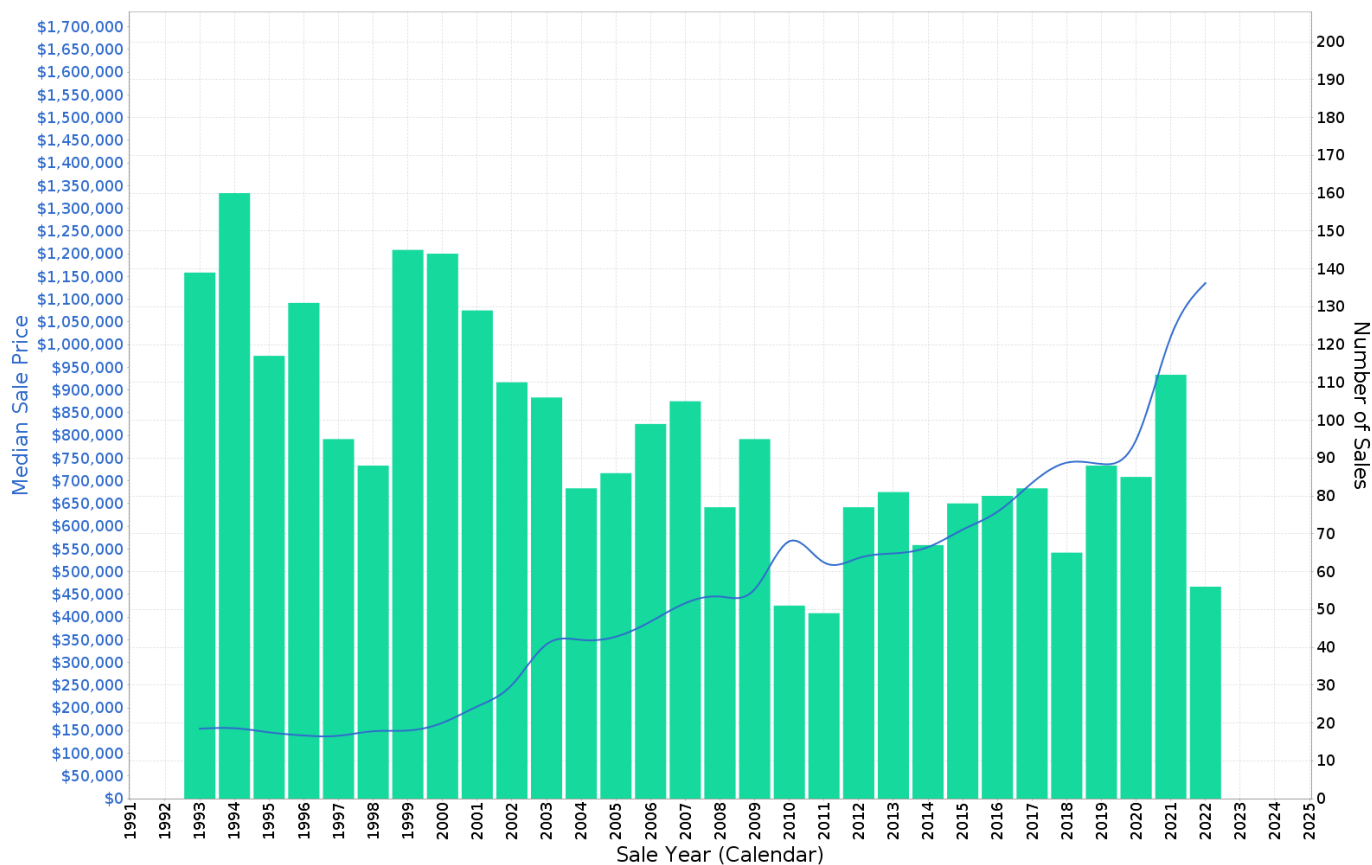
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

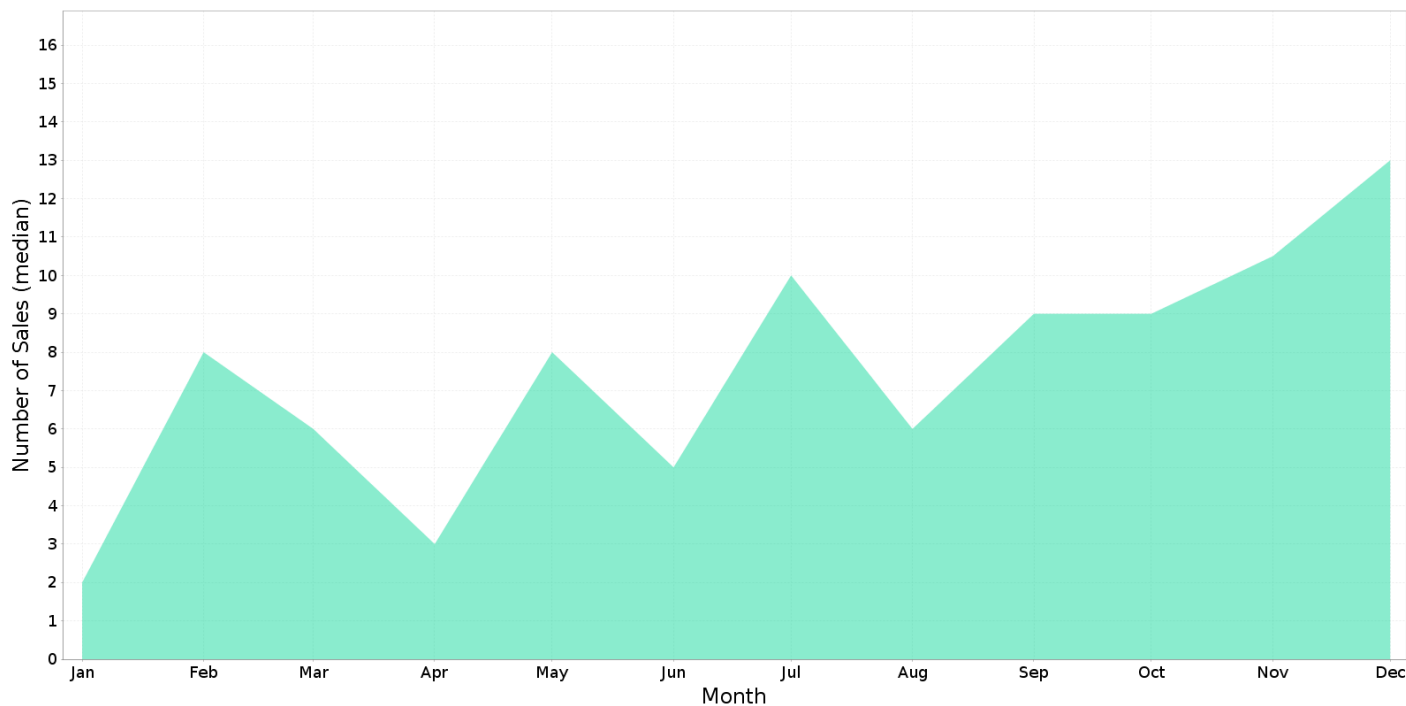
# +11.6%

Current Median Price: \$1,135,500  
Previous Median Price: \$1,017,500

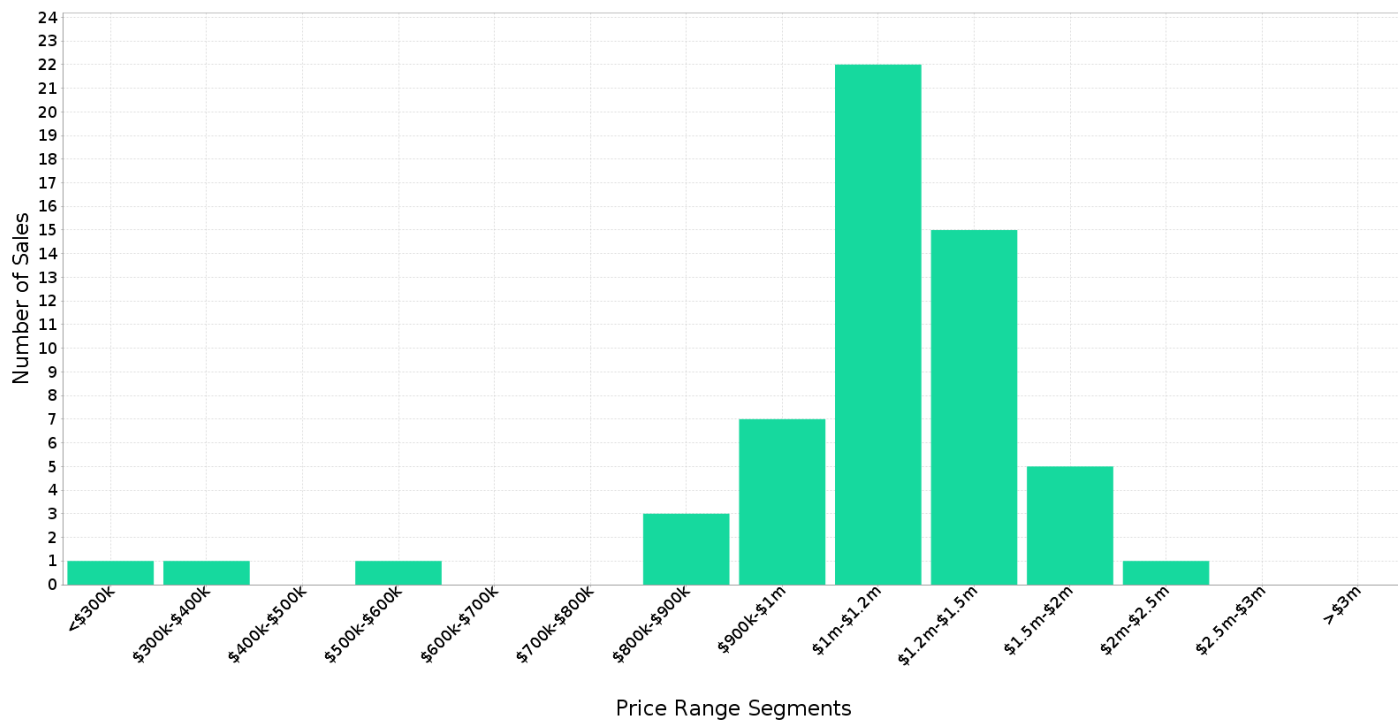
Based on 168 recorded House sales compared over the last two rolling 12 month periods



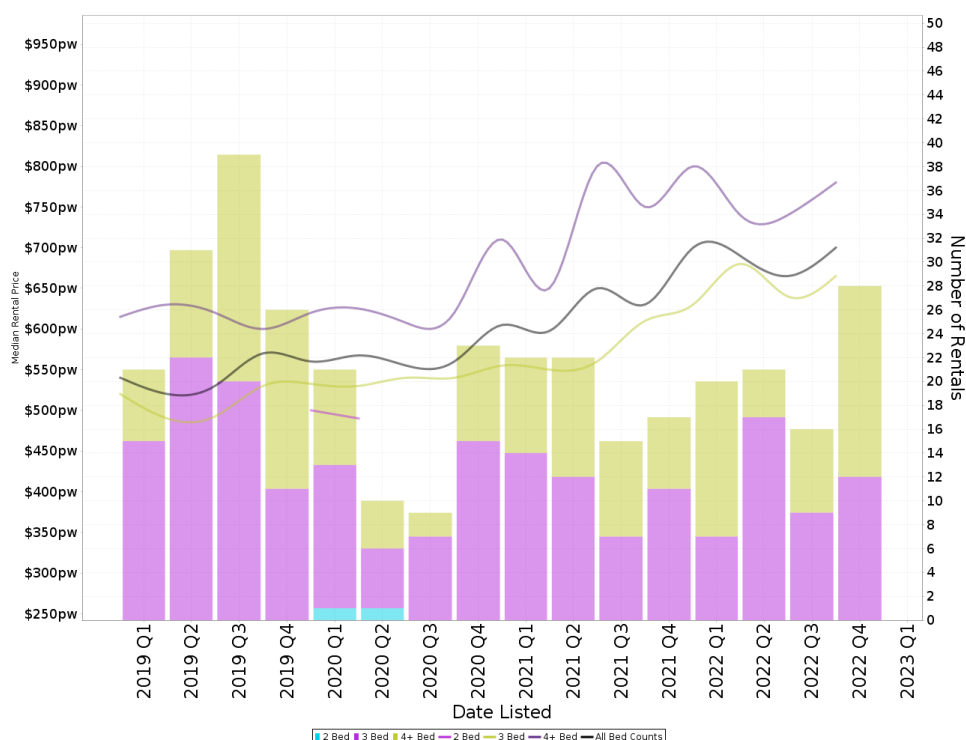
## KALEEN - Peak Selling Periods (3 years)



## KALEEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+11.6%**

Current Median Price: \$1,135,500  
Previous Median Price: \$1,017,500

Based on 168 registered House sales compared over the last two rolling 12 month periods.

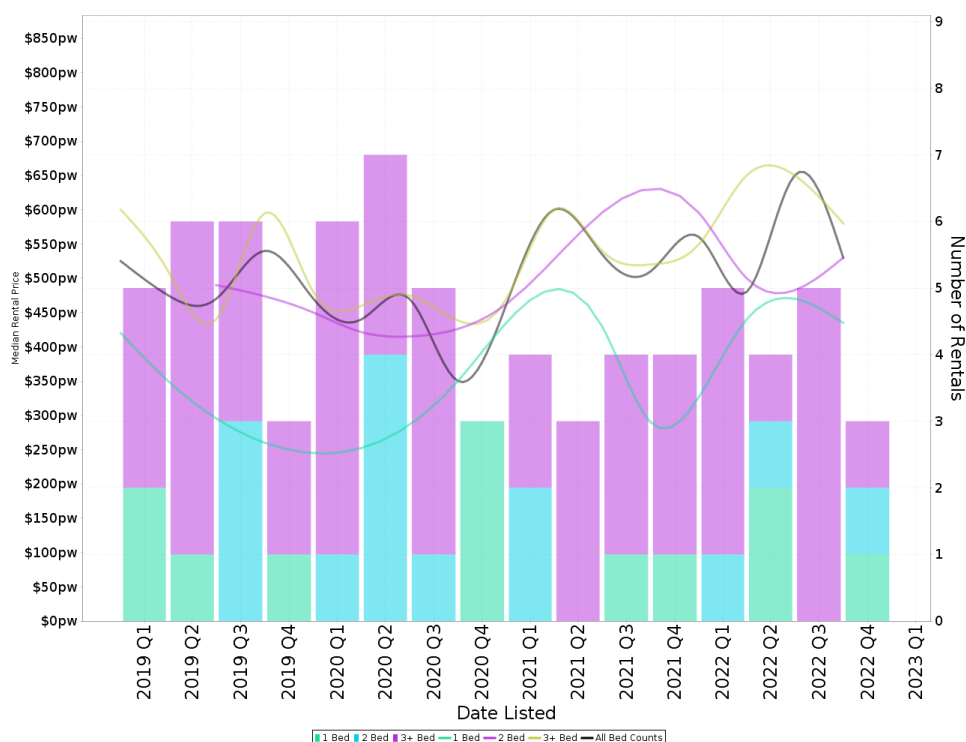
### Suburb Rental Yield

**+3.2%**

Current Median Price: \$1,135,500  
Current Median Rent: \$690

Based on 85 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.0%**

Current Median Price: \$760,000  
Previous Median Price: \$745,000

Based on 35 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$760,000  
Current Median Rent: \$560

Based on 17 registered Unit rentals compared over the last 12 months.

## KALEEN - Recently Sold Properties

Median Sale Price  
**\$1.14m**

Based on 56 recorded House sales within the last 12 months (2022)

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

Suburb Growth  
**+11.6%**

Current Median Price: \$1,135,500  
Previous Median Price: \$1,017,500

Based on 168 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**56**

Based on recorded House sales within the 12 months (2022)

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

**42 YARRA ST**




**\$1,255,000**

Sold Feb 2023  
25 Days

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

**49 WAKOOL CCT**



**\$1,245,950**

Sold Feb 2023  
6 Days

847 m<sup>2</sup> 4 2 2

**41 POKANA CCT**




**\$1,150,000**

Sold Jan 2023  
74 Days

772 m<sup>2</sup> 5 2 4

**14 MORTLOCK CCT**



**\$1,100,000**

Sold Jan 2023  
38 Days

742 m<sup>2</sup> 4 2 2

**119 MARIBYRNONG AVE**

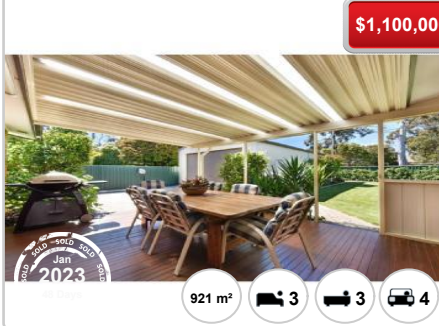


**\$940,000**

Sold Jan 2023  
113 Days

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

**24 DARBY ST**



**\$1,100,000**

Sold Jan 2023  
41 Days

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

**10 BINGHAM CCT**



**\$1,050,000**

Sold Jan 2023  
46 Days

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

**3 WAKOOL CCT**



**\$1,100,000**

Sold Jan 2023  
53 Days

805 m<sup>2</sup> 4 2 2

**21 MARANOA ST**



**\$515,000**

Sold Jan 2022  
10 Days

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



73 MARIBYRNONG AVE

\$1,030,000



826 m<sup>2</sup>



12 BURNETT ST

\$905,000



914 m<sup>2</sup>



34 GLENELG ST

\$945,000



821 m<sup>2</sup>



69 ALBERGA ST

\$943,000



708 m<sup>2</sup>



30 BALONNE ST

\$966,000



746 m<sup>2</sup>



9 OAKOVER CCT

\$920,500



710 m<sup>2</sup>



174 MARIBYRNONG AVE

\$2,200,000



824 m<sup>2</sup>



12 CALLABONNA ST

\$1,550,000



879 m<sup>2</sup>



15 CAMPASPE CCT

\$1,275,000



808 m<sup>2</sup>



30 DARBY ST

\$900,000



698 m<sup>2</sup>



24 ALBERGA ST

\$960,000



802 m<sup>2</sup>



7 WYOLA PL

\$1,165,000



1,214 m<sup>2</sup>





## KALEEN - Properties For Rent

### Median Rental Price

# \$690 /w

Based on 85 recorded House rentals within the last 12 months (2022)

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

### Rental Yield

# +3.2%

Current Median Price: \$1,135,500  
Current Median Rent: \$690

Based on 56 recorded House sales and 85 House rentals compared over the last 12 months

### Number of Rentals

# 85

Based on recorded House rentals within the last 12 months (2022)

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

**80B TYRELL CIRCUIT**




**\$580.00 per**




3 2 2

**34 GLENELG STREET**

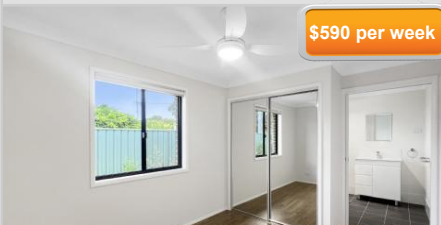


**\$620 per week**




821 m<sup>2</sup> 3 2 2

**13 B - Warrego Cct**




**\$590 per week**




3 2 -

**11 Alberga Street**



**\$580 per week**



681 m<sup>2</sup> 4 1 -

**20 WORONORA STREET**




**\$600 Per Week**




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

**40 Liffey Circuit**




**\$660 per week**




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

**25 DARBY STREET**




**\$590 per week**

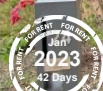


767 m<sup>2</sup> 3 1 2

**24 ALBERGA STREET**



**\$850 per week**



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

**102 DIAMANTINA CRESCENT**



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



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



## 20 DIAMANTINA CRESCENT

\$625



867 m<sup>2</sup>

4

2

3

## 49 Balonne Street

\$690



866 m<sup>2</sup>

4

1

2

## 39 BALONNE STREET

\$680



713 m<sup>2</sup>

3

1

2

## 54 MARIBYRNONG AVENUE

\$580 - \$620 per



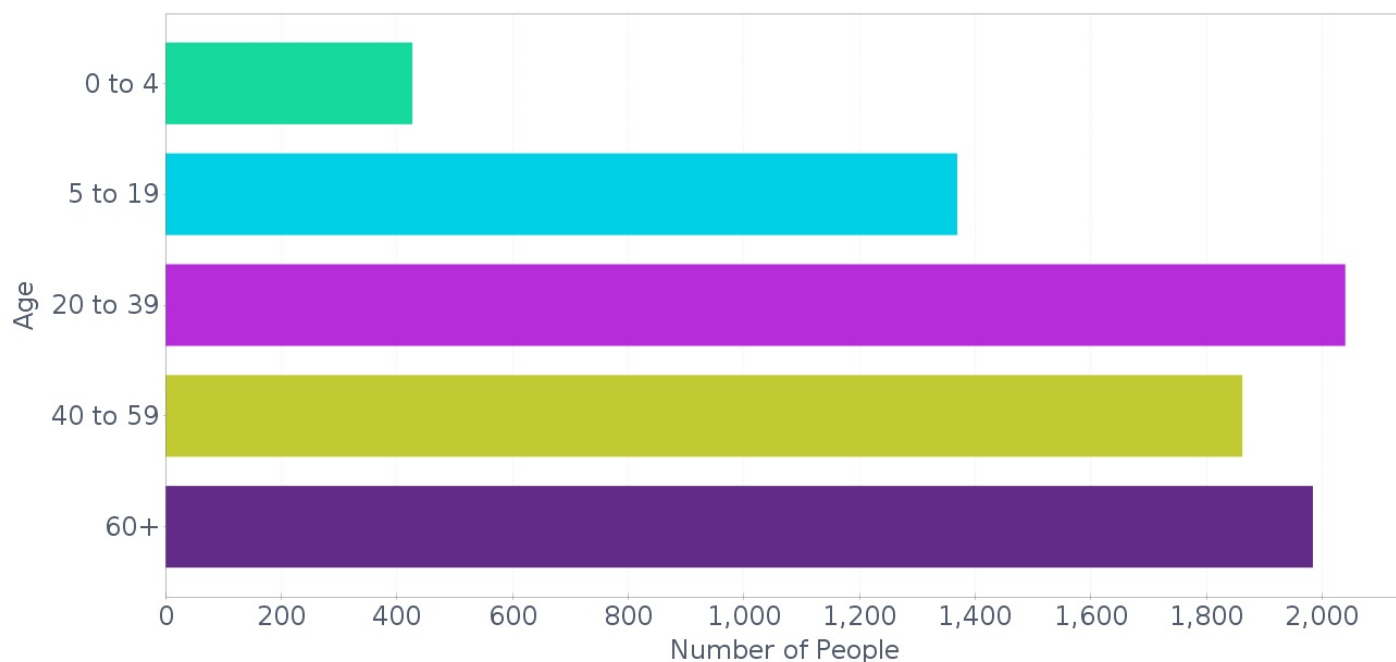
808 m<sup>2</sup>

3

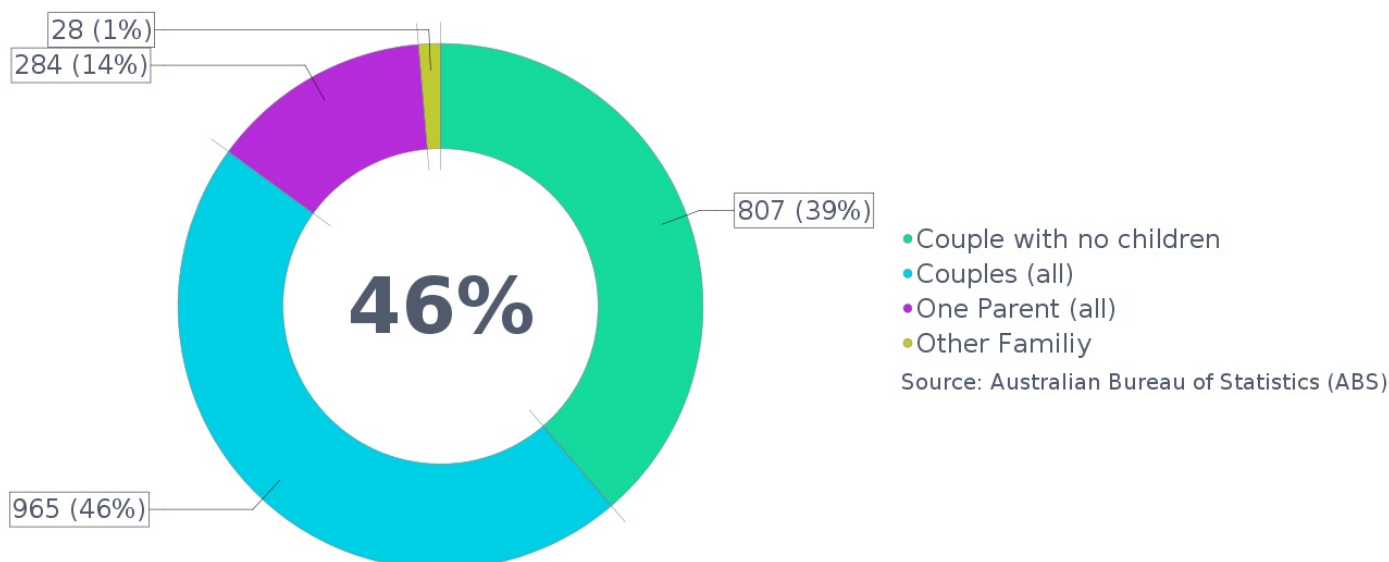
1

-

## Age of Population (2021)

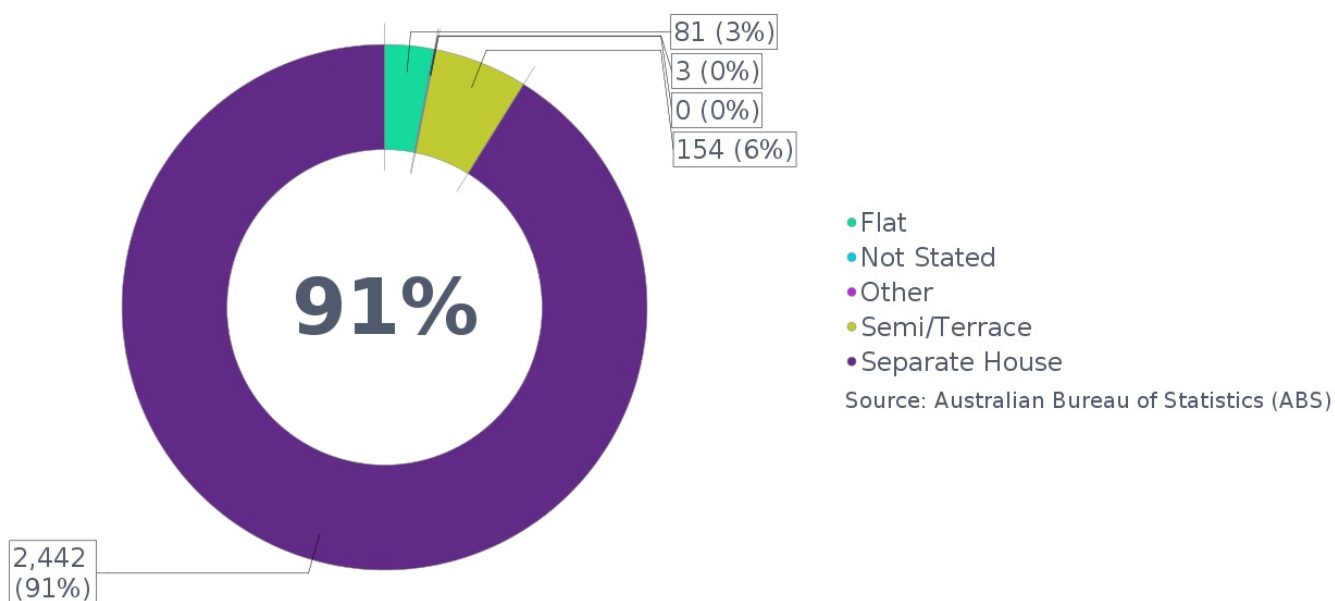


## Family Composition (2021)

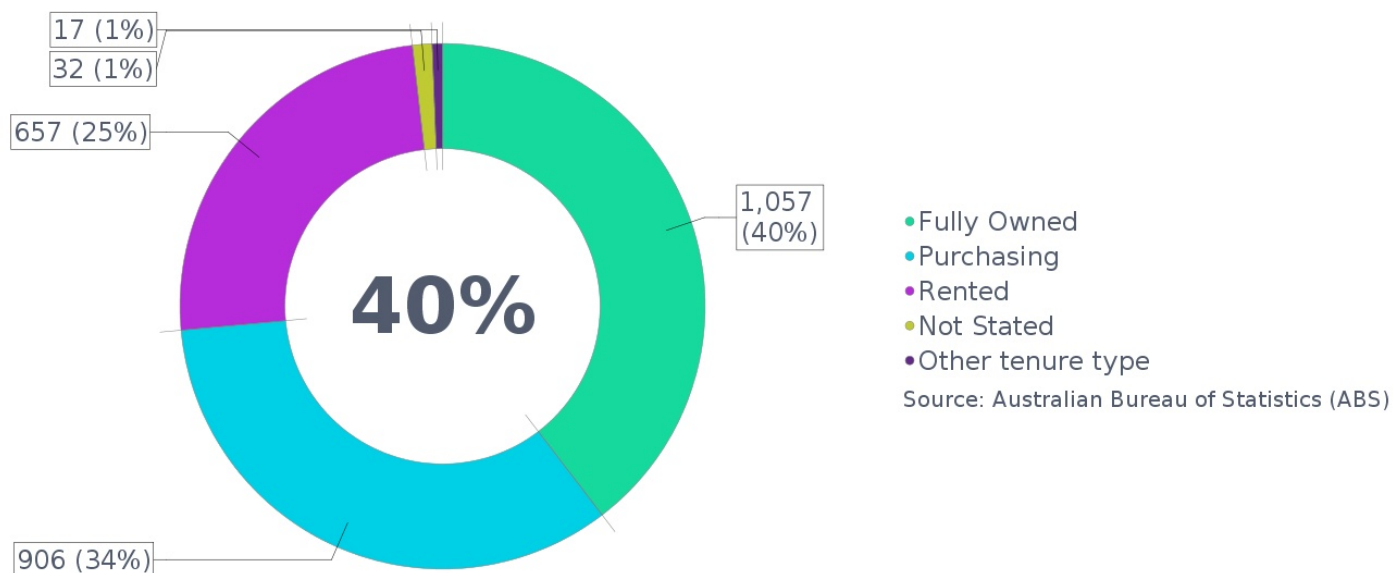




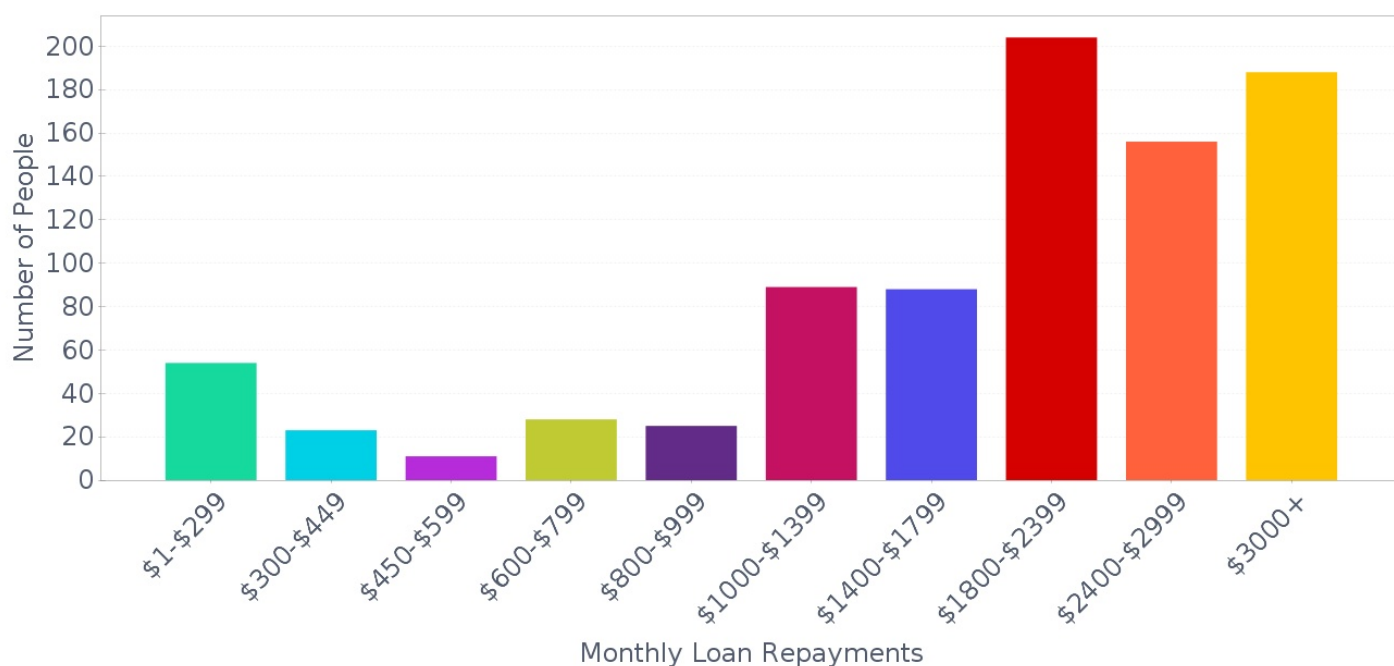
## Dwelling Structure (2021)



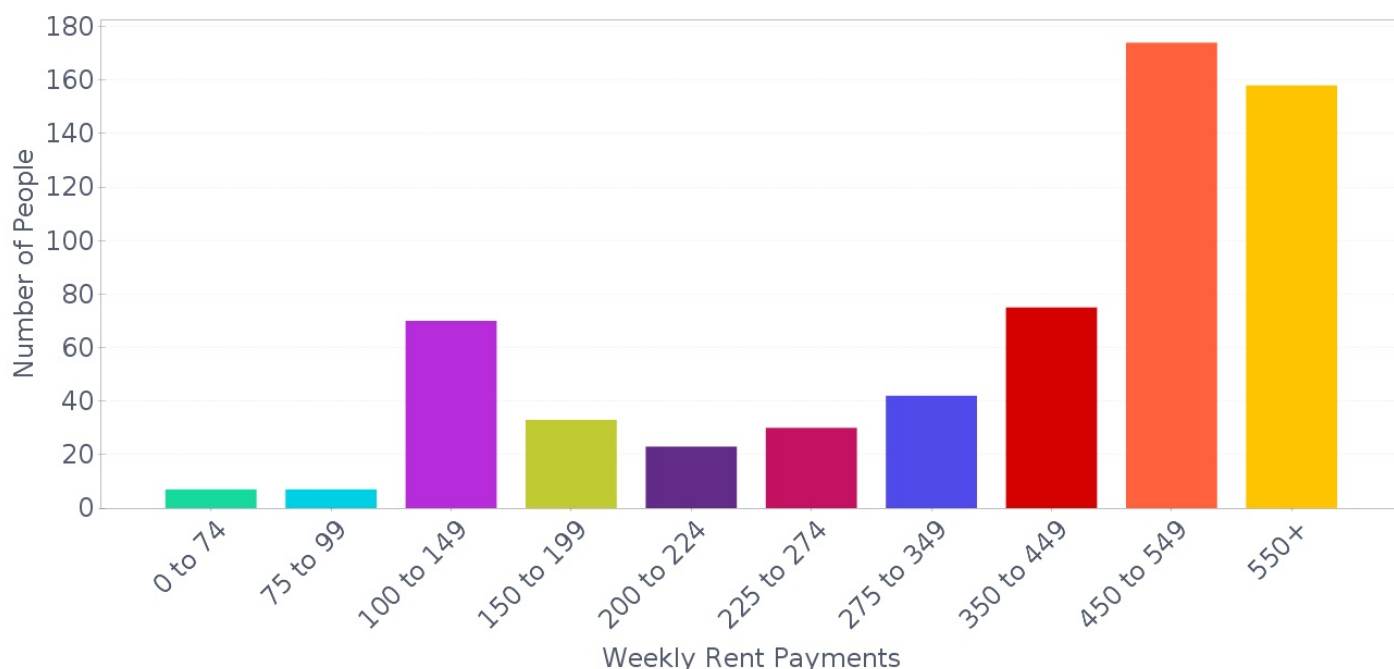
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

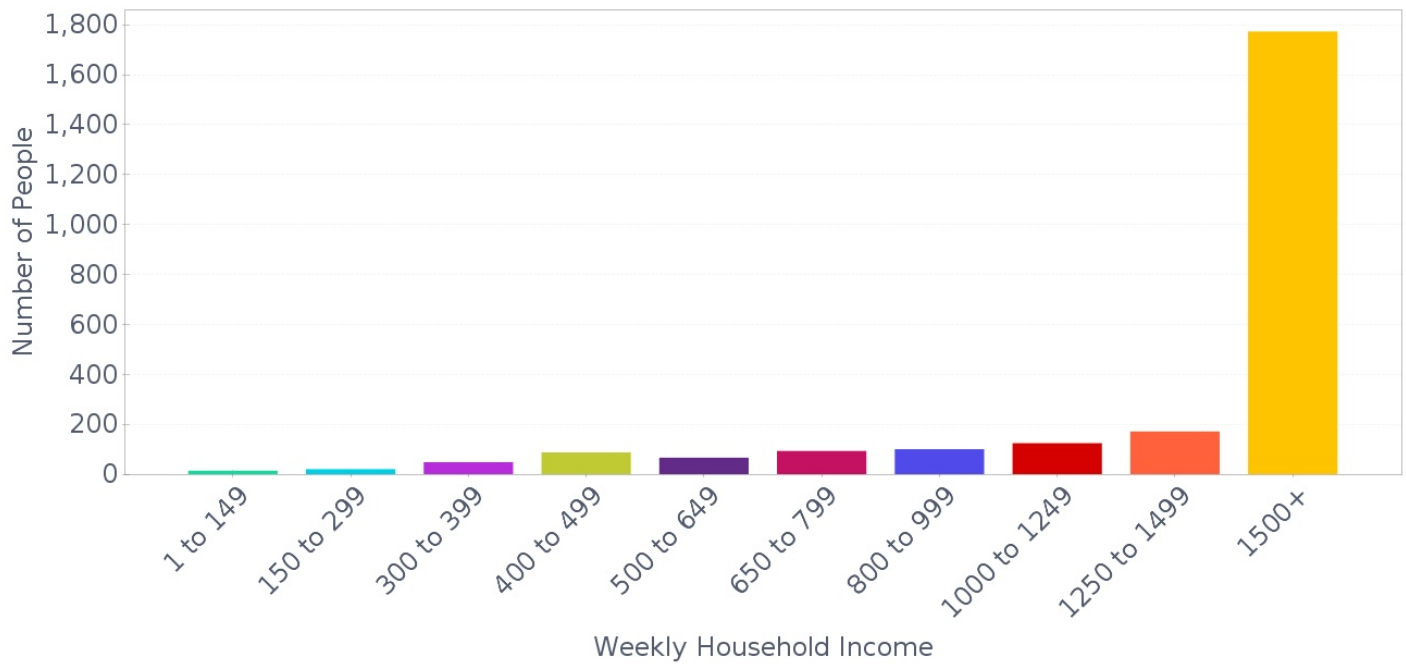


## Rent Payments - Weekly (2021)

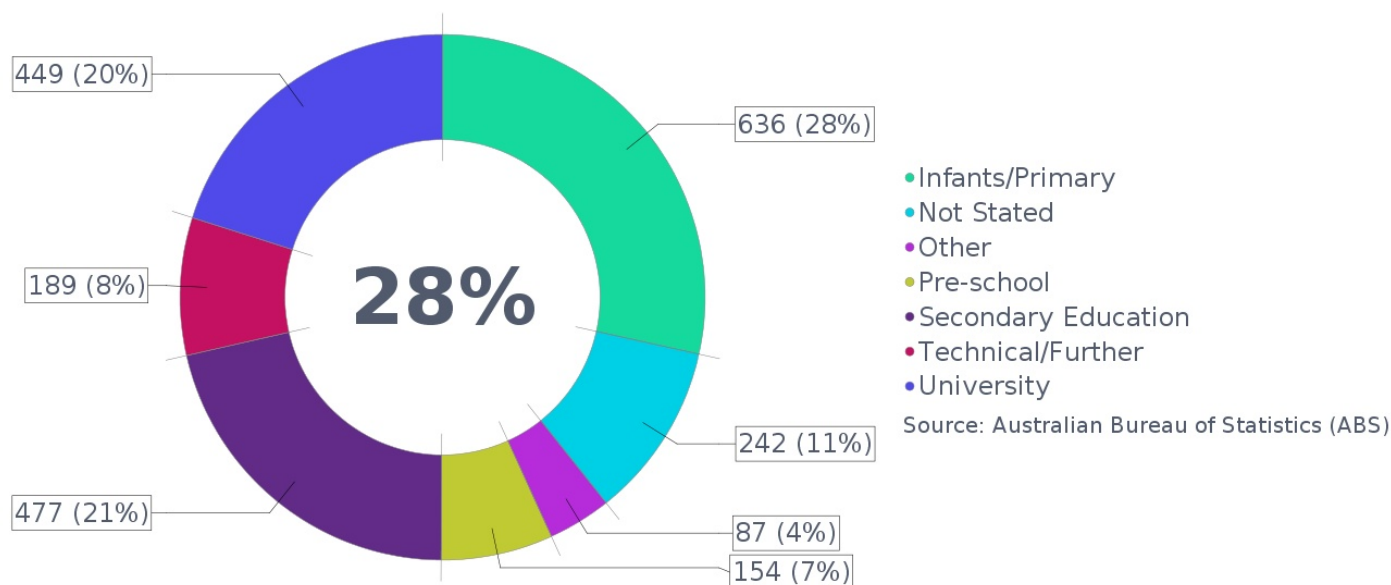




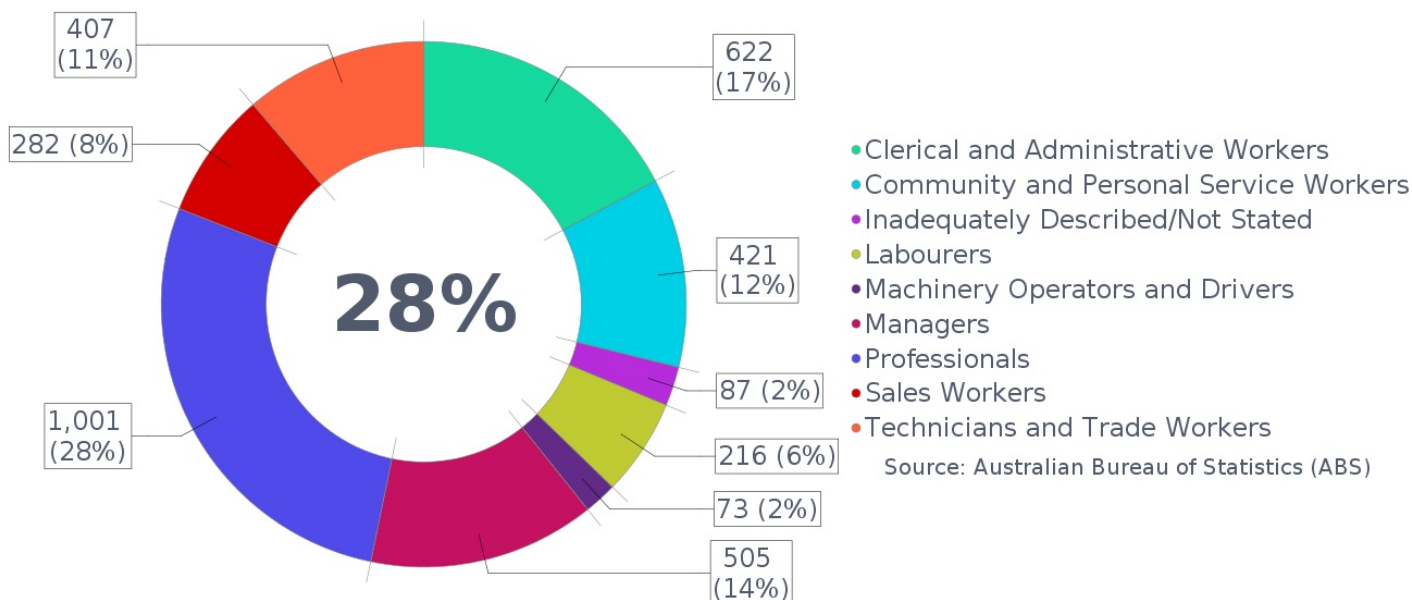
## Household Income - Weekly (2021)



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

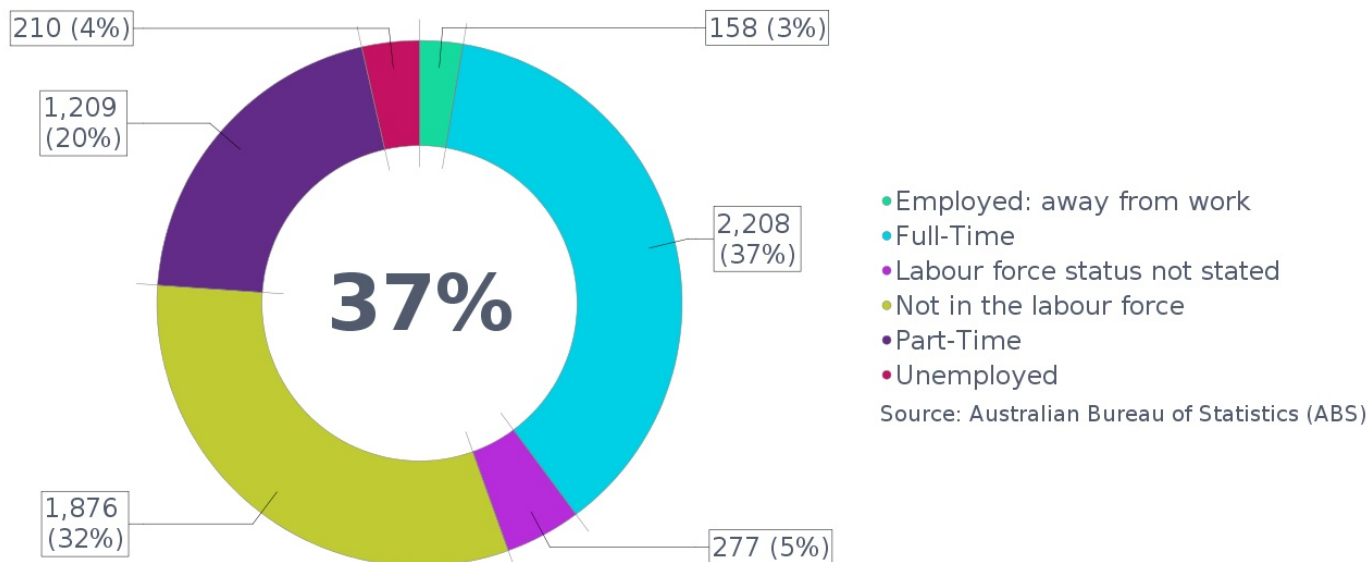


## Occupation (2021)





## Employment (2021)



## Method of Travel to Work (2021)

