



Kalorama

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

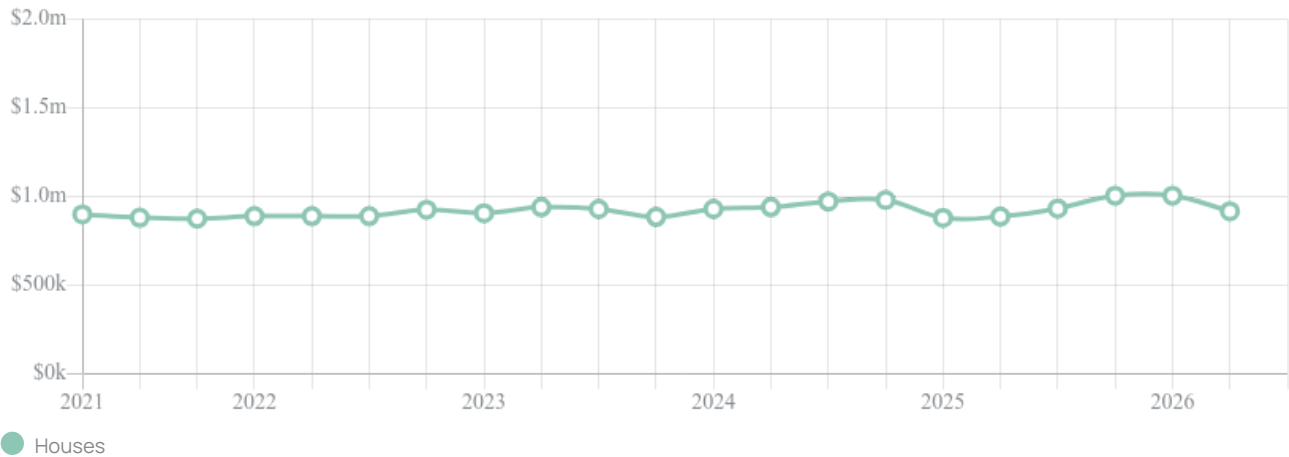
Median

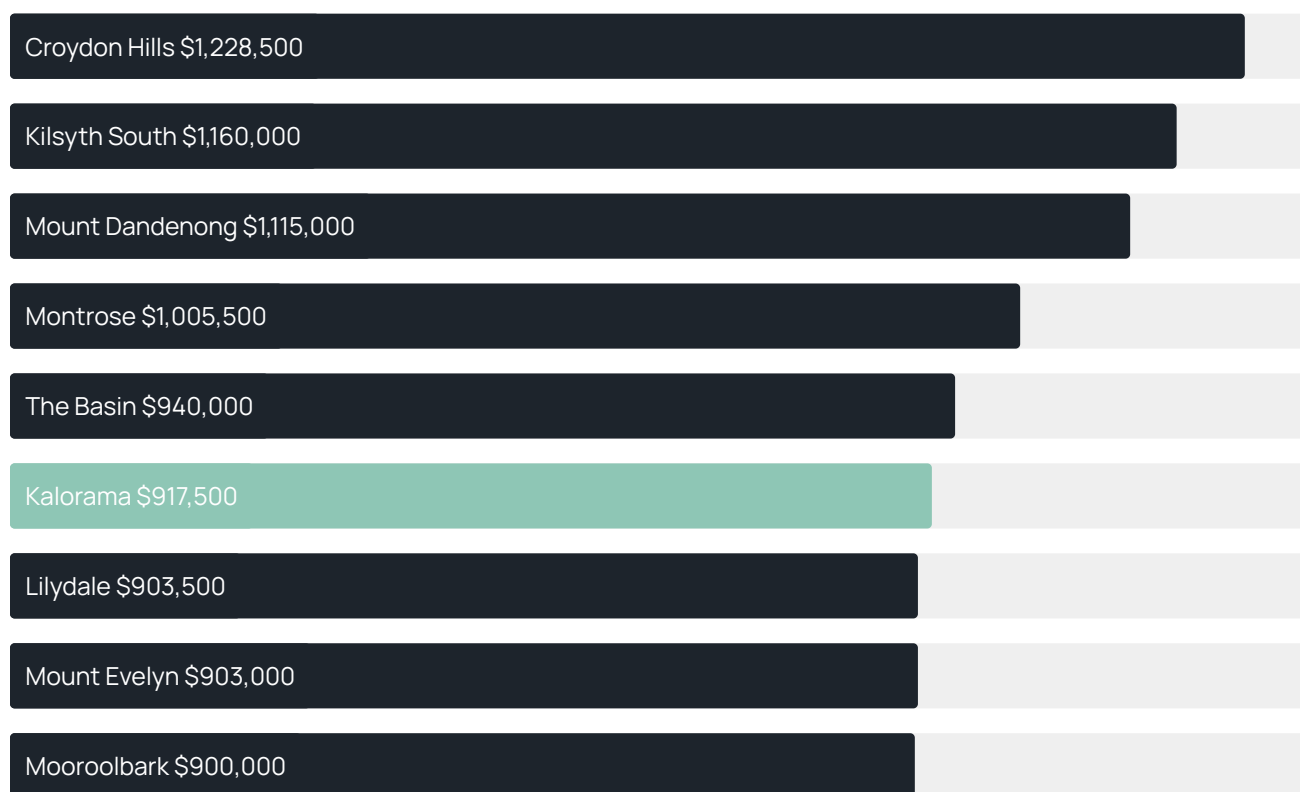
\$918k

Quarterly price change

-8.70% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Average hold period¹

4.7 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 38% ● Mortgaged 59% ● Rented 3%

Population⁵

1,277

Median asking rent¹

\$650 per week

Population growth⁵

0

Rental yield¹

3.55%

Median age⁵

43 years

Median household size⁵

2.6 people

KALORAMA SUBURB REPORT

Recent Kalorama sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 37 Falls Rd Kalorama	3	House	\$1,300,000	28 Jul 2026
 28-32 Ridge Rd Kalorama	4	House	\$815,000	26 Jun 2026
 11 Caroline Cr Kalorama	3	House	\$850,000	13 May 2026
 5 Doughtys Rd Kalorama	3	House	\$1,083,000	07 May 2026
 20 Jeeves Av Kalorama	3	House	\$940,000	30 Apr 2026
 7 Scenic Cr Kalorama	4	House	\$850,000	30 Apr 2026
 1152 Mount Dandenong Tourist Rd Kalorama	5	House	\$917,500	17 Apr 2026
 1152 Mt Dandenong Tourist Rd Kalorama	5	House	\$917,500	03 Apr 2026
 30 Woodhurst Gr Kalorama	2	House	\$740,000	05 Mar 2026
 8 Mountain View Rd Kalorama	4	House	\$1,270,000	13 Feb 2026

KALORAMA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 155 Olinda Creek Rd Kalorama	3	House	\$950,000	06 Feb 2026
 56 Barbers Rd Kalorama	0	Land	\$280,000	06 Feb 2026
 8 Outlook Dr Kalorama	4	House	\$785,000	01 Feb 2026
 7 Jasper Rd Kalorama	3	House	\$790,000	23 Jan 2026
 8 William St Kalorama	5	House	\$1,555,000	06 Jan 2026
 18 Woodhurst Gr Kalorama	4	House	\$909,050	18 Dec 2025
 4 Bonza Vw Kalorama	3	House	\$615,000	16 Dec 2025
 17 Ernest Rd Kalorama	3	House	\$730,000	13 Dec 2025
 10 Erith La Kalorama	4	House	\$1,220,000	13 Dec 2025
 65 Falls Rd Kalorama	3	House	\$775,000	11 Dec 2025

KALORAMA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Price Rd Kalorama	4	House	\$1,020,000	21 Nov 2025
 5 Outlook Dr KALORAMA	4	House	\$830,000	13 Nov 2025
 29 Olinda Creek Rd Kalorama	3	Land	\$330,000	24 Oct 2025
 55 Falls Rd Kalorama	4	House	\$1,300,000	17 Oct 2025
 1319-1321 Mount Dandenong Tourist Rd Kalorama	5	House	\$685,000	15 Oct 2025
 7-9 Caroline Cr Kalorama	4	House	\$1,135,000	15 Oct 2025
 1188 Mount Dandenong Tourist Rd Kalorama	4	House	\$1,100,000	15 Oct 2025
 7 Caroline Cr Kalorama	4	House	\$1,135,000	15 Oct 2025
 1188 Mt Dandenong Tourist Rd Kalorama	4	House	\$1,100,000	15 Oct 2025
 1319 Mount Dandenong Tourist Rd Kalorama	5	House	\$685,000	15 Oct 2025



Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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