



# Kalorama Suburb Report

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Your connection to property insights



**JellisCraig**

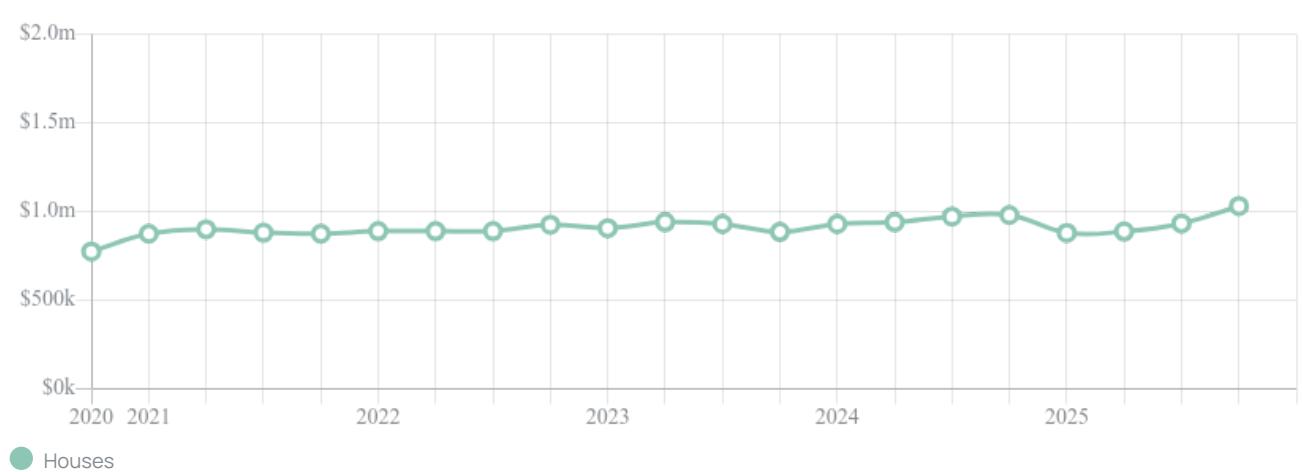
## KALORAMA SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.03m

Quarterly price change  
10.56% 

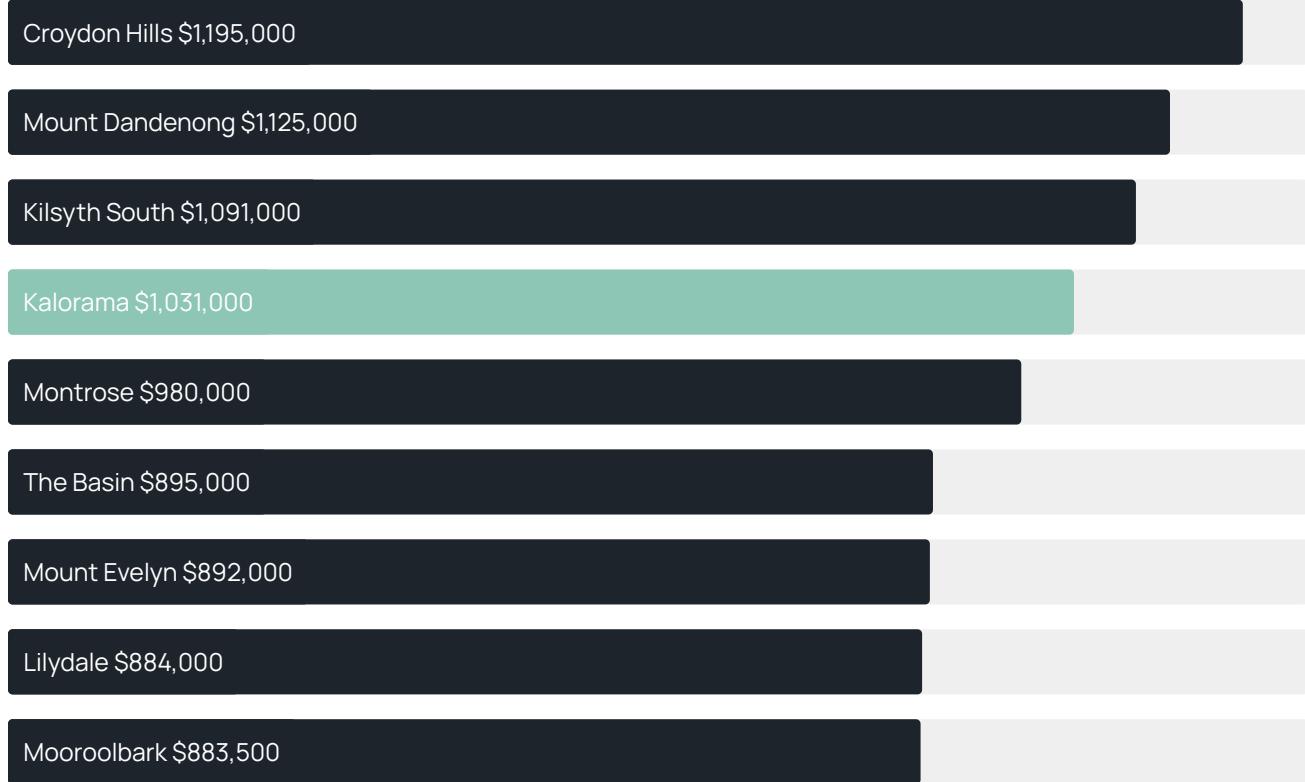
### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## KALORAMA SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

KALORAMA SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 13%  
● Private 88%

## Auction clearance rate<sup>3</sup>

100%

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## Median days on market<sup>3</sup>

16 days

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## Average hold period<sup>1</sup>

4.7 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 100% ● Units 0%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

1,277

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## Median asking rent<sup>1</sup>

\$640 per week

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## Population growth<sup>5</sup>

0

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## Rental yield<sup>1</sup>

3.55%

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## Median age<sup>5</sup>

43 years

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## Median household size<sup>5</sup>

2.6 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  8 William St<br>Kalorama                                 | 5        | House | \$1,555,000 | 06 Jan 2026 |
|  18 Woodhurst Gr<br>Kalorama                              | 4        | House | \$909,050   | 18 Dec 2025 |
|  4 Bonza Vw<br>Kalorama                                   | 3        | House | \$615,000   | 16 Dec 2025 |
|  17 Ernest Rd<br>Kalorama                               | 3        | House | \$730,000   | 13 Dec 2025 |
|  65 Falls Rd<br>Kalorama                                | 3        | House | \$775,000   | 11 Dec 2025 |
|  18 Price Rd<br>Kalorama                                | 4        | House | \$1,020,000 | 21 Nov 2025 |
|  5 Outlook Dr<br>KALORAMA                               | 4        | House | \$830,000   | 13 Nov 2025 |
|  29 Olinda Creek<br>Rd<br>Kalorama                      | 3        | Land  | \$330,000   | 24 Oct 2025 |
|  55 Falls Rd<br>Kalorama                                | 4        | House | \$1,300,000 | 17 Oct 2025 |
|  1319-1321 Mount<br>Dandenong<br>Tourist Rd<br>Kalorama | 5        | House | \$685,000   | 15 Oct 2025 |



# Sold Properties

## KALORAMA SUBURB REPORT

| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  7-9 Caroline Cr<br>Kalorama                       | 4        | House | \$1,135,000 | 15 Oct 2025 |
|  1188 Mount<br>Dandenong<br>Tourist Rd<br>Kalorama | 4        | House | \$1,100,000 | 15 Oct 2025 |
|  7 Caroline Cr<br>Kalorama                         | 4        | House | \$1,135,000 | 15 Oct 2025 |
|  1319 Mount<br>Dandenong<br>Tourist Rd<br>Kalorama | 5        | House | \$685,000   | 15 Oct 2025 |
|  1188 Mt<br>Dandenong<br>Tourist Rd<br>Kalorama   | 4        | House | \$1,100,000 | 15 Oct 2025 |
|  8 Silvan View St<br>KALORAMA                    | 4        | House | \$1,090,000 | 10 Oct 2025 |
|  1326 Mt<br>Dandenong<br>Tourist Rd<br>Kalorama  | 3        | House | \$1,090,000 | 10 Oct 2025 |
|  15 Hands Rd<br>Kalorama                         | 4        | House | \$1,170,000 | 25 Sep 2025 |
|  6 Scenic Cr<br>KALORAMA                         | 4        | House | \$1,085,000 | 24 Sep 2025 |
|  49 Falls Rd<br>Kalorama                         | 3        | House | \$832,000   | 19 Sep 2025 |

# Sold Properties

## KALORAMA SUBURB REPORT

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  108 Inverness Rd<br>Kalorama                             | 3        | House | \$720,000   | 28 Aug 2025 |
|  7 Panorama Rd<br>Kalorama                                | 4        | House | \$1,170,000 | 27 Aug 2025 |
|  1a Erith La<br>Kalorama                                  | 3        | House | \$1,042,000 | 11 Aug 2025 |
|  10 Jasper Rd<br>KALORAMA                                 | 3        | House | \$972,000   | 18 Jul 2025 |
|  5 Farringdon Rd<br>Kalorama                             | 4        | House | \$875,000   | 11 Jul 2025 |
|  2 Price Rd<br>Kalorama                                 | 4        | House | \$1,093,000 | 16 Jun 2025 |
|  1268-1270 Mount<br>Dandenong<br>Tourist Rd<br>Kalorama | 3        | House | \$1,230,000 | 11 Jun 2025 |
|  1268 Mt<br>Dandenong<br>Tourist Rd<br>Kalorama         | 2        | House | \$1,230,000 | 11 Jun 2025 |
|  70 Barbers Rd<br>Kalorama                              | 3        | House | \$775,000   | 28 May 2025 |
|  1 Jasper Rd<br>Kalorama                                | 4        | House | \$990,000   | 15 May 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 01/02/2026

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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