

Kalorama

Suburb Report



Your connection to property insights



JellisCraig

KALORAMA SUBURB REPORT

Median house price¹

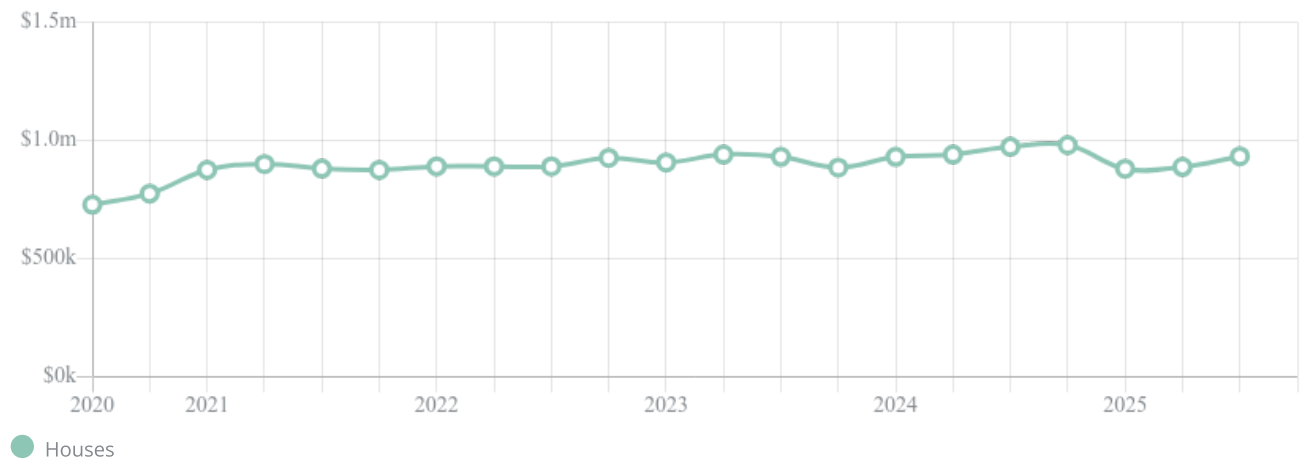
Median

\$933k

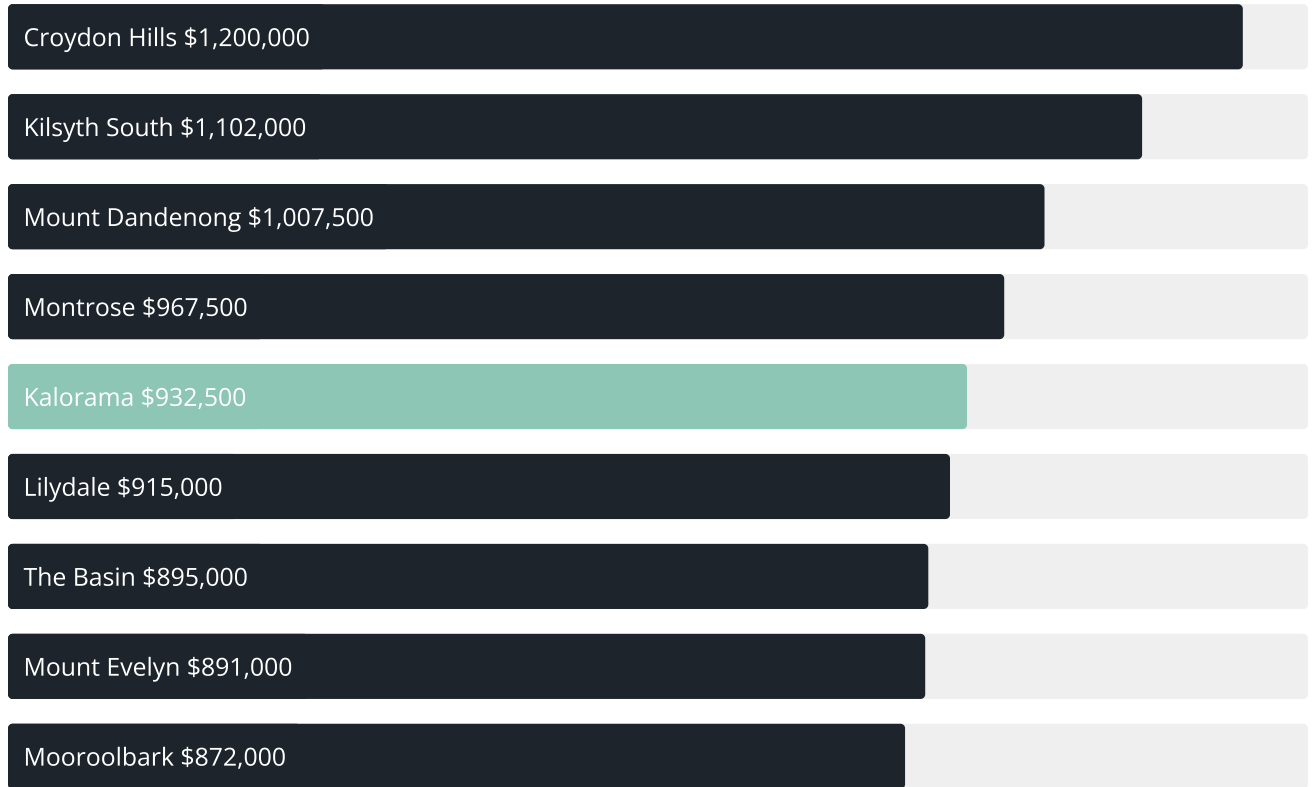
Quarterly price change

5.07% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 8%
● Private 92%

Auction clearance rate³

100%

Median days on market³

12 days

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

\$630 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
 4 Bonza Vw Kalorama	3	House	\$615,000	16 Dec 2025
 17 Ernest Rd Kalorama	3	House	\$730,000	13 Dec 2025
 18 Price Rd Kalorama	4	House	\$1,020,000	21 Nov 2025
 5 Outlook Dr KALORAMA	4	House	\$830,000	13 Nov 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
 1319 Mount Dandenong Tourist Rd Kalorama	5	House	\$685,000	15 Oct 2025
 8 Silvan View St KALORAMA	4	House	\$1,090,000	10 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 1326 Mt Dandenong Tourist Rd Kalorama	3	House	\$1,090,000	10 Oct 2025
 15 Hands Rd Kalorama	4	House	\$1,170,000	25 Sep 2025
 6 Scenic Cr KALORAMA	4	House	\$1,085,000	24 Sep 2025
 108 Inverness Rd Kalorama	3	House	\$720,000	28 Aug 2025
 7 Panorama Rd Kalorama	4	House	\$1,170,000	27 Aug 2025
 1a Erith La Kalorama	3	House	\$1,042,000	11 Aug 2025
 10 Jasper Rd KALORAMA	3	House	\$972,000	18 Jul 2025
 5 Farrington Rd Kalorama	4	House	\$875,000	11 Jul 2025
 2 Price Rd Kalorama	4	House	\$1,093,000	16 Jun 2025
 1268-1270 Mount Dandenong Tourist Rd Kalorama	3	House	\$1,230,000	11 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 1268 Mt Dandenong Tourist Rd Kalorama	2	House	\$1,230,000	11 Jun 2025
 70 Barbers Rd Kalorama	3	House	\$775,000	28 May 2025
 1 Jasper Rd Kalorama	4	House	\$990,000	15 May 2025
 79-81 Falls Rd Kalorama	4	House	\$1,150,000	07 May 2025
 79 Falls Rd Kalorama	4	House	\$1,150,000	06 May 2025
 1274 Mt Dandenong Tourist Rd Kalorama	4	House	\$835,000	31 Jan 2025
 80 Inverness Rd Kalorama	3	House	\$795,000	29 Jan 2025
 2 Hands Rd Kalorama	2	House	\$710,000	08 Jan 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 08/01/2026

- 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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