



Kalorama

# Suburb Report



Your connection to property insights



**JellisCraig**

KALORAMA SUBURB REPORT

Median house price<sup>1</sup>

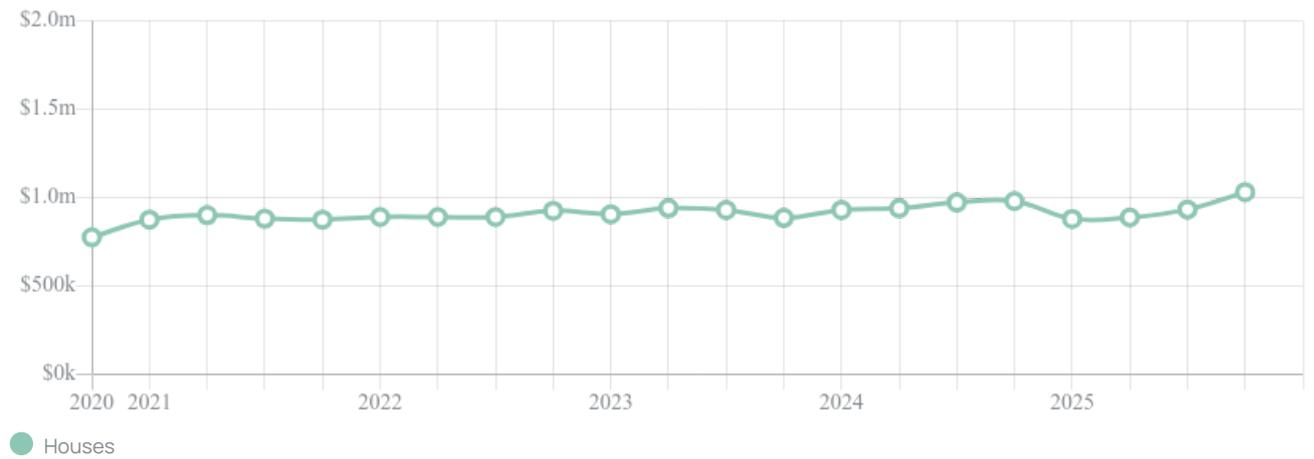
Median

\$1.03m

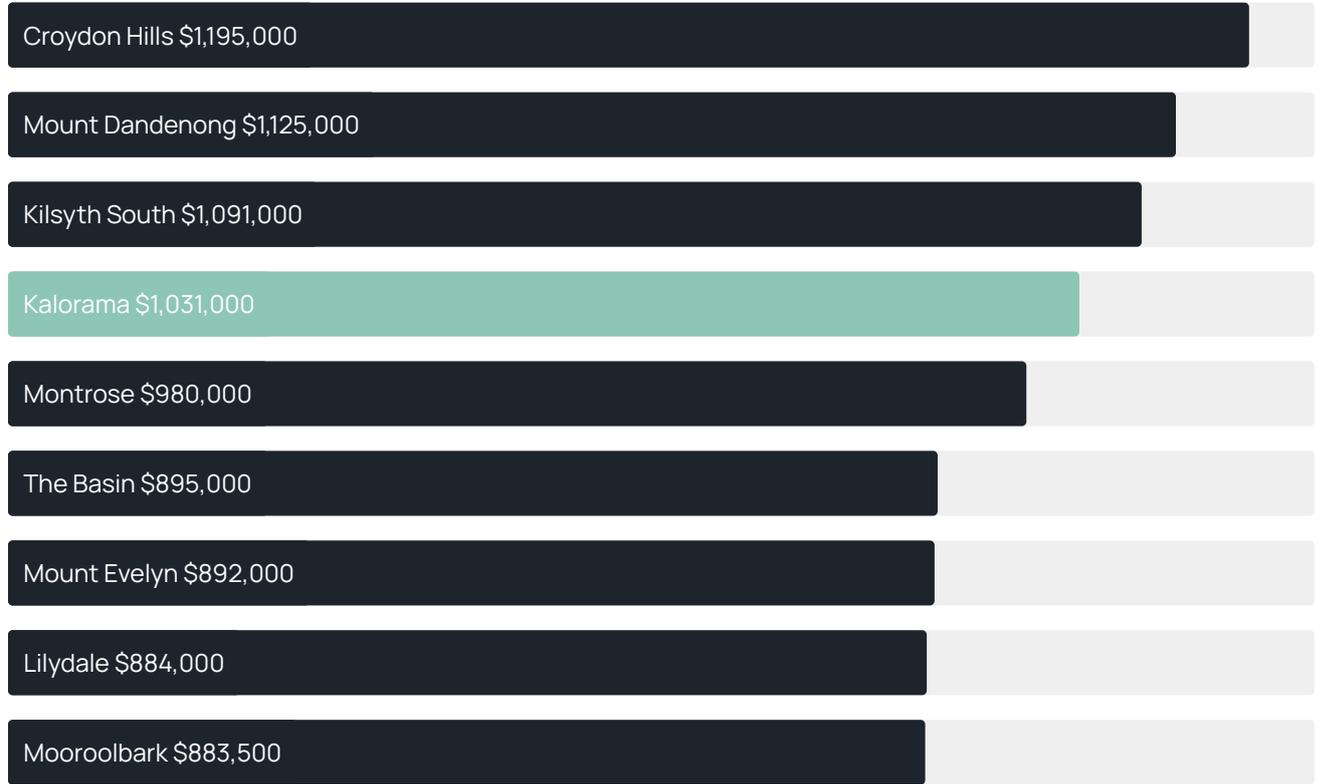
Quarterly price change

10.56% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 10%  
● Private 90%

Auction clearance rate<sup>3</sup>

100%

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

60 days

Average hold period<sup>1</sup>

4.7 years

Dwelling type<sup>5</sup>



● Houses 100% ● Units 0%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

1,277

Median asking rent<sup>1</sup>

\$640 per week

Population growth<sup>5</sup>

0

Rental yield<sup>1</sup>

3.55%

Median age<sup>5</sup>

43 years

Median household size<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 8 Mountain View Rd Kalorama	4	House	\$1,270,000	13 Feb 2026
 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
 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
 65 Falls Rd Kalorama	3	House	\$775,000	11 Dec 2025
 18 Price Rd Kalorama	4	House	\$1,020,000	21 Nov 2025

## KALORAMA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1319 Mount Dandenong Tourist Rd Kalorama	5	House	\$685,000	15 Oct 2025
 1188 Mt Dandenong Tourist Rd Kalorama	4	House	\$1,100,000	15 Oct 2025
 8 Silvan View St KALORAMA	4	House	\$1,090,000	10 Oct 2025

## KALORAMA SUBURB REPORT

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
 49 Falls Rd Kalorama	3	House	\$832,000	19 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



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.

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Data is current as of PDF generation date 01/03/2026

- 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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