Kalorama

Suburb Report

Your connection to property insights

JellisCraig

Median house price

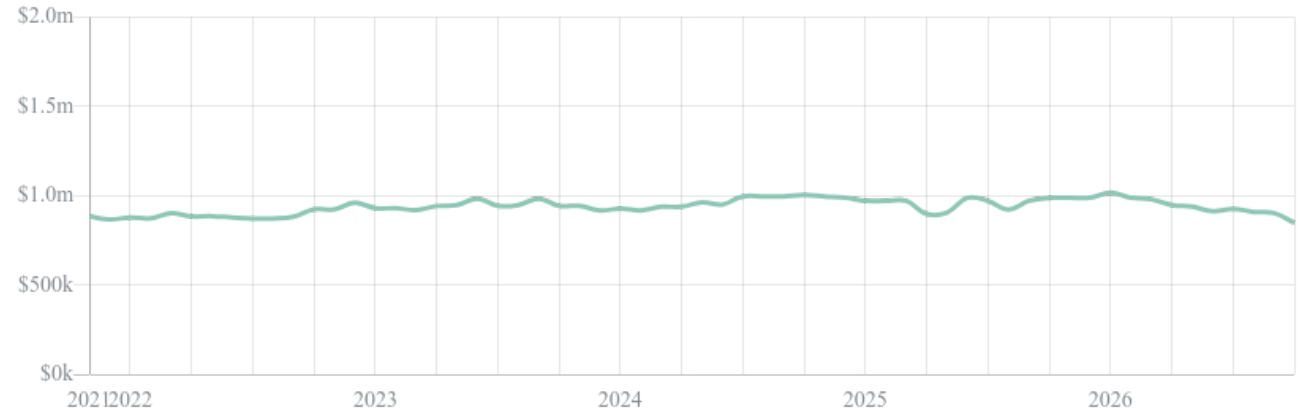
Median[1]

$850k

Monthly median price change[2]

-6.03% ↓

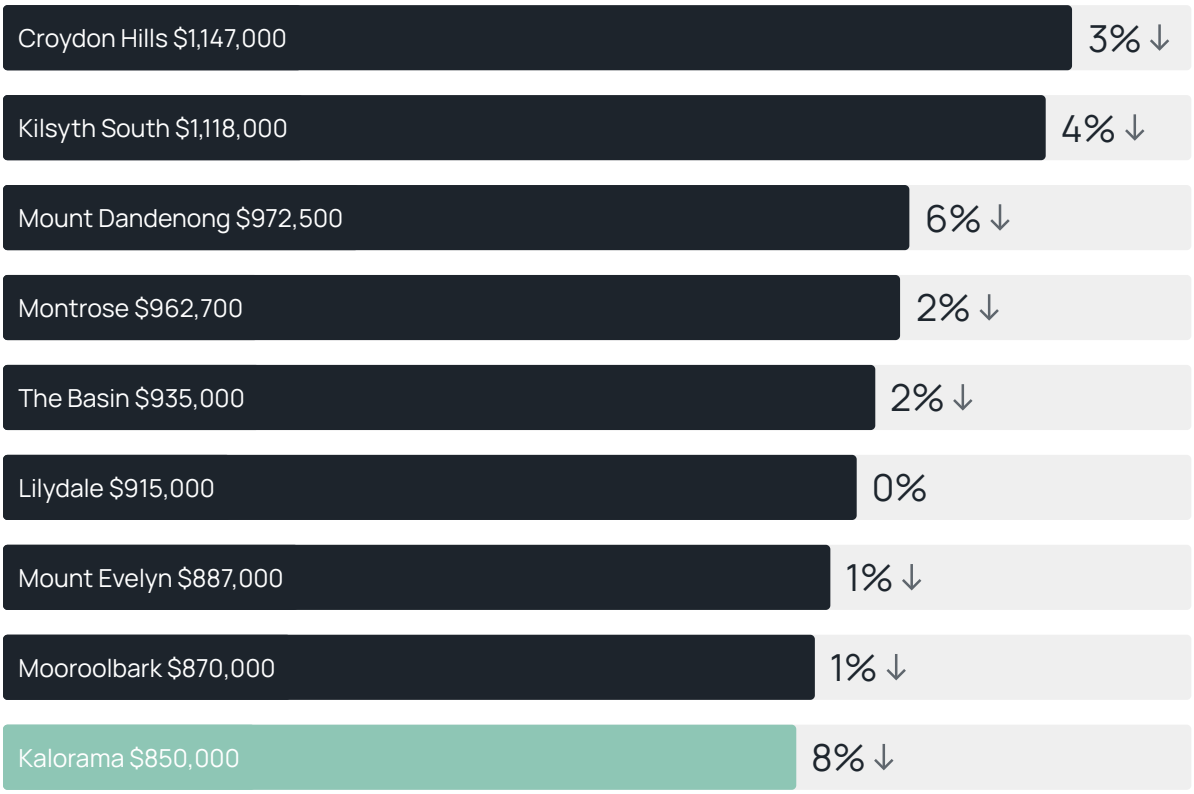
Kalorama monthly median property prices[3]



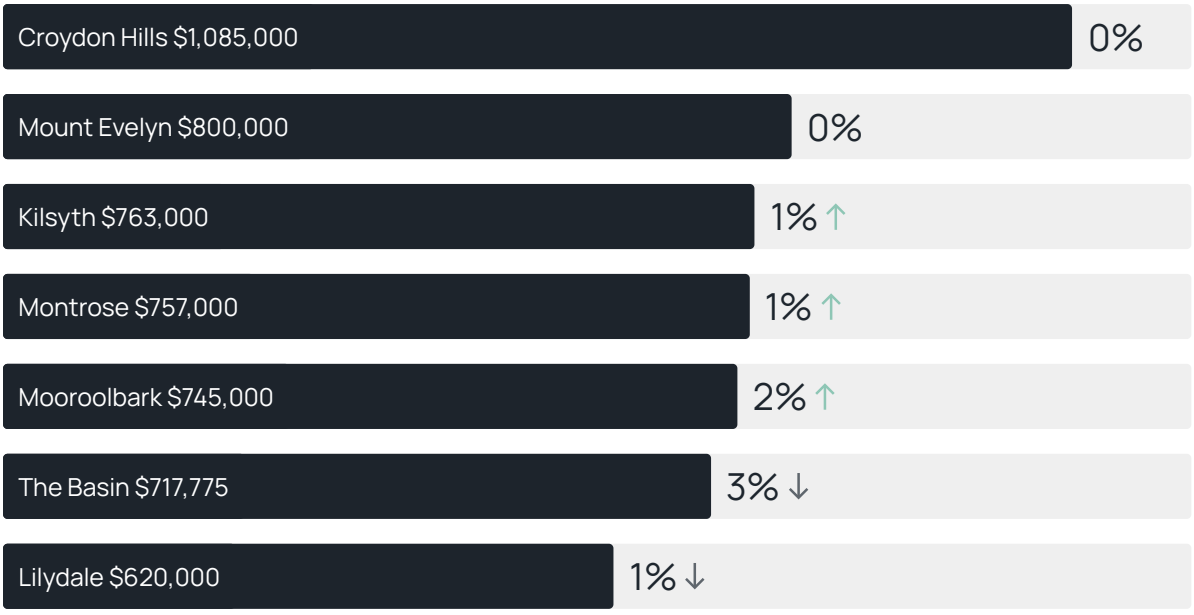


Surrounding Suburbs

Median house price[1,2]

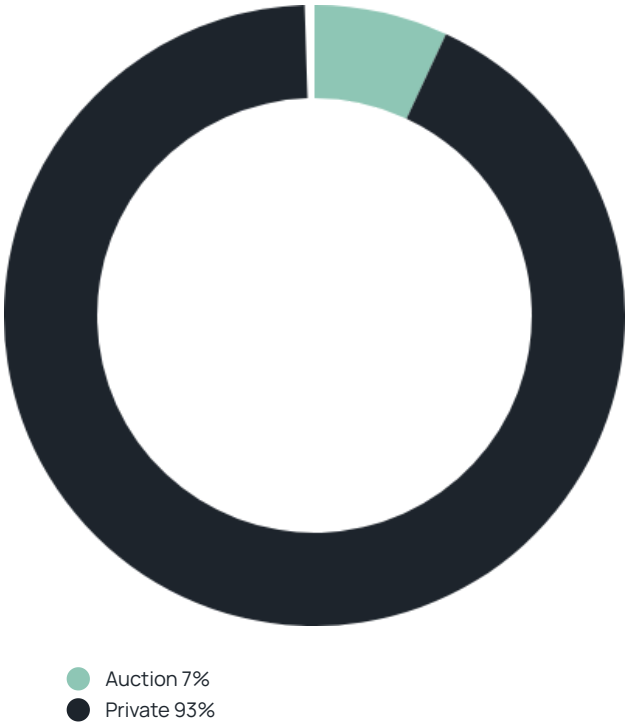


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

50%

Median days on market[5]

House	Unit
37 days	416 days

Jellis Craig average inspection attendance per listing[6]

4 groups

Average hold period[1]

House

13.9 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

1,277

Population growth[7]

0

Median age[7]

43 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$845	N/A

Rental yield[8]

House	Unit
4.1%	4.67%

Sold Properties

Recent Kalorama sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	25 Ridge Road Kalorama	2	House	$569,000	24 Oct 2026
	1247-1249 Mount Dandenong Tourist Road Kalorama	3	House	$885,000	20 Oct 2026
	9 Olinda Creek Road Kalorama	3	House	$910,000	15 Oct 2026
	2 Warwick Road Kalorama	1	House	$678,500	30 Sep 2026
	44-48 Barbers Road Kalorama	2	House	$810,000	18 Sep 2026
	45-47 Falls Road Kalorama	6	House	$1,200,000	10 Sep 2026
	52-54 Inverness Road Kalorama	2	House	$740,000	30 Aug 2026
	9 Price Road Kalorama	5	House	$535,000	10 Aug 2026
	17 Ridge Road Kalorama	3	House	$675,000	07 Aug 2026
	37 Falls Road Kalorama	3	House	$1,300,000	28 Jul 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	28-32 Ridge Road Kalorama	4	House	$815,000	26 Jun 2026
	11 Caroline Crescent Kalorama	3	House	$850,000	13 May 2026
	5 Doughtys Road Kalorama	3	House	$1,083,000	07 May 2026
	7 Scenic Crescent Kalorama	4	House	$850,000	30 Apr 2026
	20 Jeeves Avenue Kalorama	3	House	$940,000	30 Apr 2026
	1152 Mount Dandenong Tourist Road Kalorama	5	House	$917,500	17 Apr 2026
	66-68 Barbers Road Kalorama	0	Residential_land	$240,000	18 Mar 2026
	20 Caroline Crescent Kalorama	0	Residential_land	$243,000	16 Mar 2026
	30 Woodhurst Grove Kalorama	2	House	$740,000	05 Mar 2026
	1231-1233 Mount Dandenong Tourist Road Kalorama	3	House	$913,500	19 Feb 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	8 Mountain View Road Kalorama	4	House	$1,270,000	13 Feb 2026
	155 Olinda Creek Road Kalorama	3	House	$950,000	06 Feb 2026
	56 Barbers Road Kalorama	0	Residential_land	$280,000	06 Feb 2026
	8 Outlook Drive Kalorama	4	House	$785,000	01 Feb 2026
	8 William Street Kalorama	5	House	$1,555,000	06 Jan 2026
	18 Woodhurst Grove Kalorama	4	House	$909,050	18 Dec 2025
	4 Bonza View Kalorama	3	House	$615,000	16 Dec 2025
	10 Erith Lane Kalorama	4	House	$1,220,000	15 Dec 2025
	17 Ernest Road Kalorama	3	House	$730,000	13 Dec 2025
	65 Falls Road Kalorama	3	House	$775,000	11 Dec 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 15/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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