



Kalorama

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

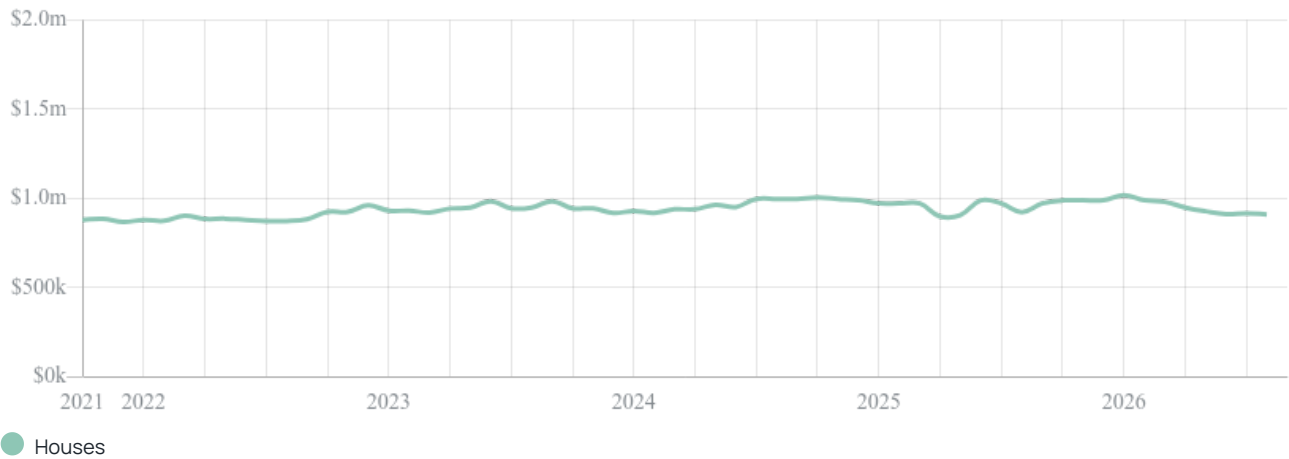
Median

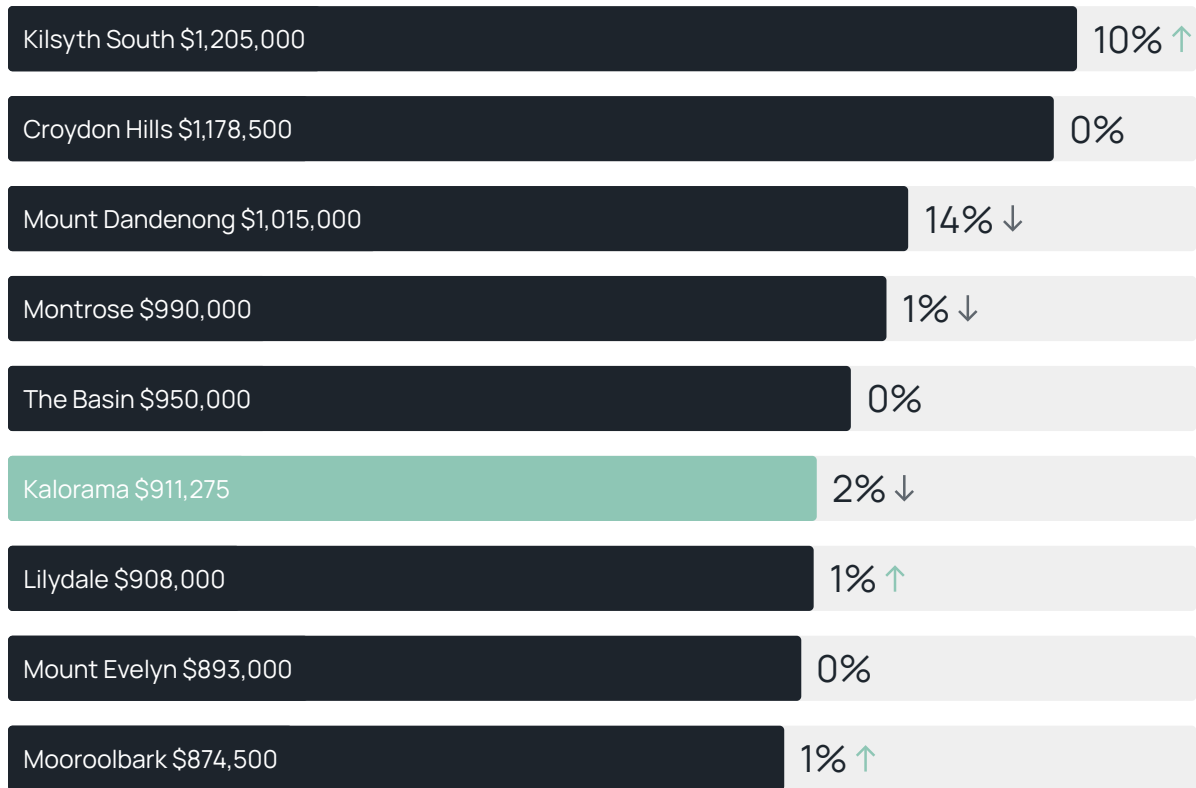
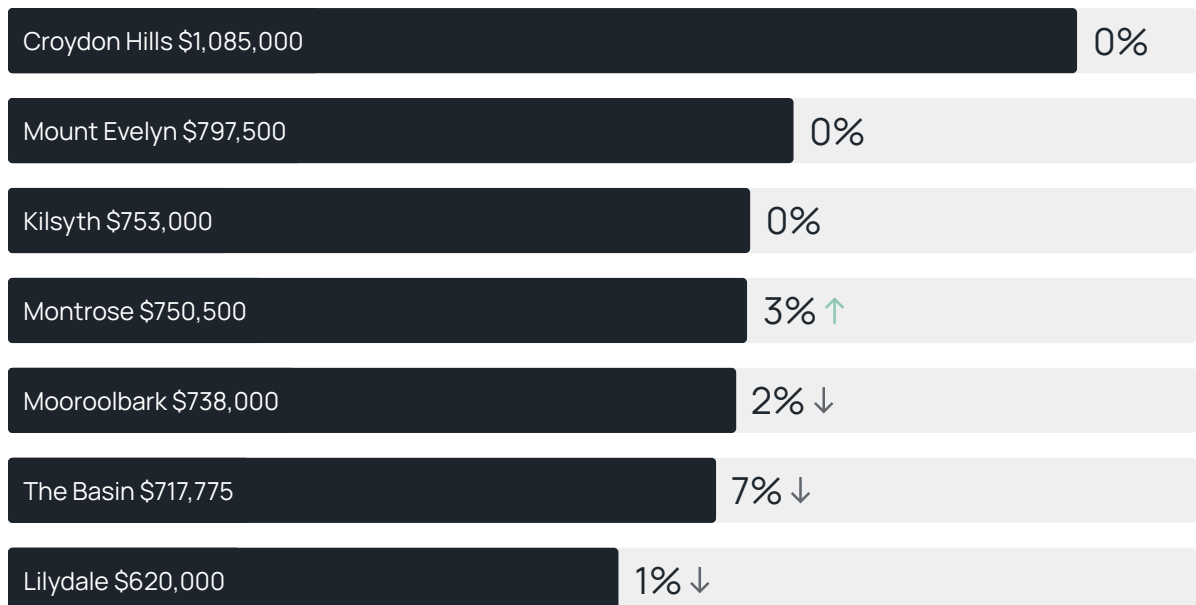
\$911k

Quarterly price change

-0.68% ↓

Kalorama quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 3%
● Private 97%

Median days on market³

House

23 days

Unit

359 days

Average hold period¹

House

13.3 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 37% ● Mortgaged 57% ● Rented 6%

Population⁵

1,277

Median asking rent per week¹

Unit

\$823

N/A

Population growth⁵

0

Rental yield¹

House

4.01%

Unit

4.64%

Median age⁵

43 years

Median household size⁵

2.6 people

Recent Kalorama sales²

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
 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
 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

KALORAMA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

KALORAMA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 18 Price Road Kalorama	4	House	\$1,020,000	21 Nov 2025
 5 Outlook Drive Kalorama	4	House	\$830,000	13 Nov 2025
 29 Olinda Creek Road Kalorama	0	Residential_land	\$330,000	24 Oct 2025
 55 Falls Road Kalorama	4	House	\$1,300,000	17 Oct 2025
 7-9 Caroline Crescent Kalorama	4	House	\$1,135,000	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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).