

SUBURB MARKET REPORT

KALINGA - HOUSE - APRIL 2024

PREPARED BY JANELLE MCKENNA PROPERTIES



Place.



Ascot

KALINGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	48	\$ 591,250	0.0 %	\$ 300,000	\$ 1,500,000
2007	44	\$ 610,000	3.2 %	\$ 402,000	\$ 1,550,000
2008	27	\$ 719,000	17.9 %	\$ 450,000	\$ 1,500,000
2009	29	\$ 715,000	-0.6 %	\$ 421,000	\$ 1,875,000
2010	34	\$ 830,000	16.1 %	\$ 537,000	\$ 4,375,000
2011	25	\$ 840,000	1.2 %	\$ 526,000	\$ 1,775,000
2012	26	\$ 840,500	0.1 %	\$ 492,500	\$ 1,780,000
2013	42	\$ 827,500	-1.5 %	\$ 459,000	\$ 2,100,000
2014	33	\$ 740,500	-10.5 %	\$ 535,000	\$ 1,750,000
2015	38	\$ 982,170	32.6 %	\$ 532,000	\$ 3,300,000
2016	30	\$ 922,500	-6.1 %	\$ 609,000	\$ 3,200,000
2017	32	\$ 1,153,500	25.0 %	\$ 690,000	\$ 4,000,000
2018	31	\$ 1,165,000	1.0 %	\$ 651,000	\$ 2,825,000
2019	21	\$ 1,300,000	11.6 %	\$ 645,000	\$ 5,150,000
2020	30	\$ 1,295,000	-0.4 %	\$ 750,000	\$ 2,817,500
2021	37	\$ 1,350,000	4.2 %	\$ 730,000	\$ 3,600,000
2022	19	\$ 1,700,000	25.9 %	\$ 800,000	\$ 3,500,000
2023	29	\$ 1,340,000	-21.2 %	\$ 234,528	\$ 5,900,000
2024	7	\$ 2,010,000	50.0 %	\$ 1,410,000	\$ 2,800,000

Median Sale Price
\$1.85m

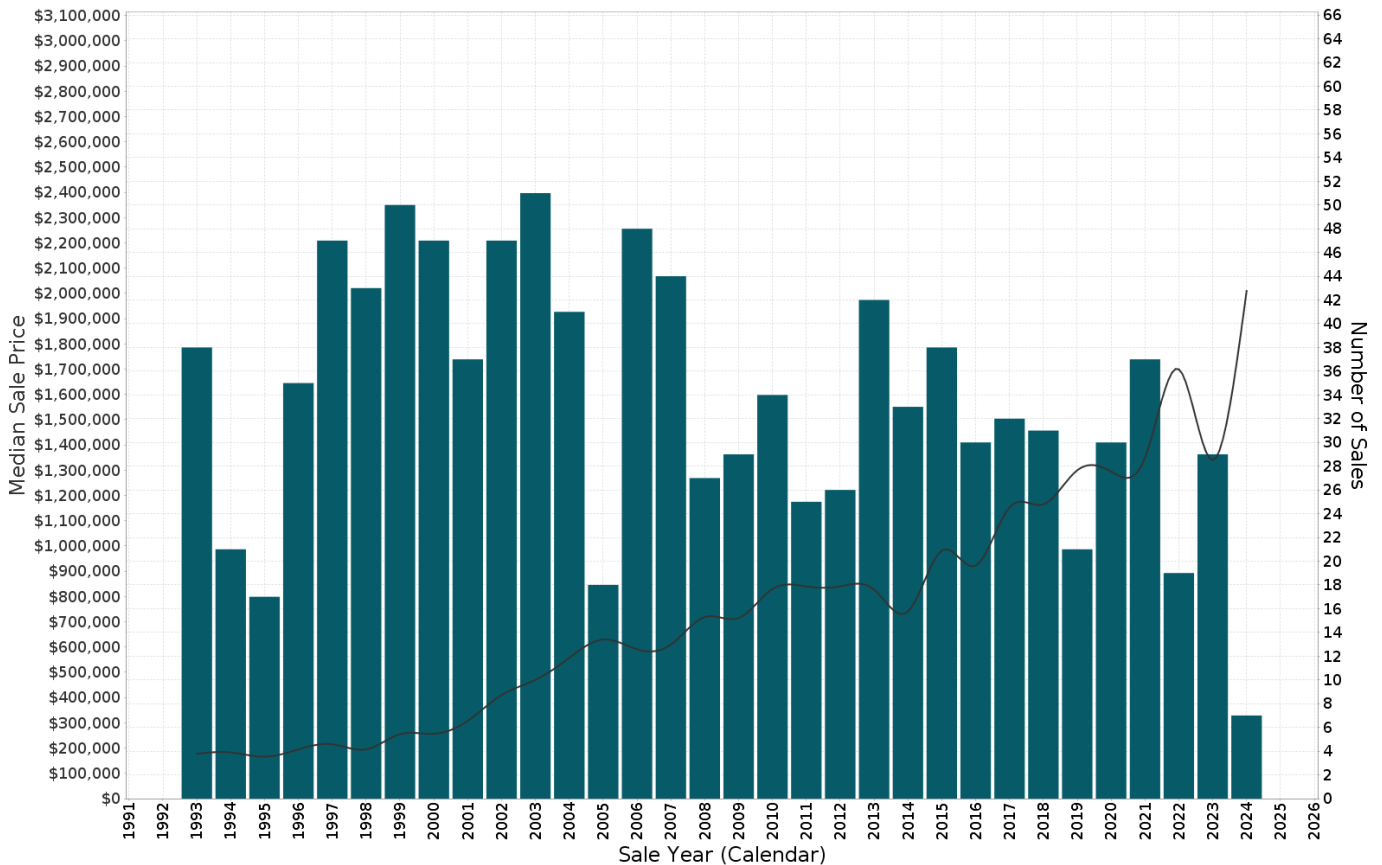
Based on 28 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+33.6%

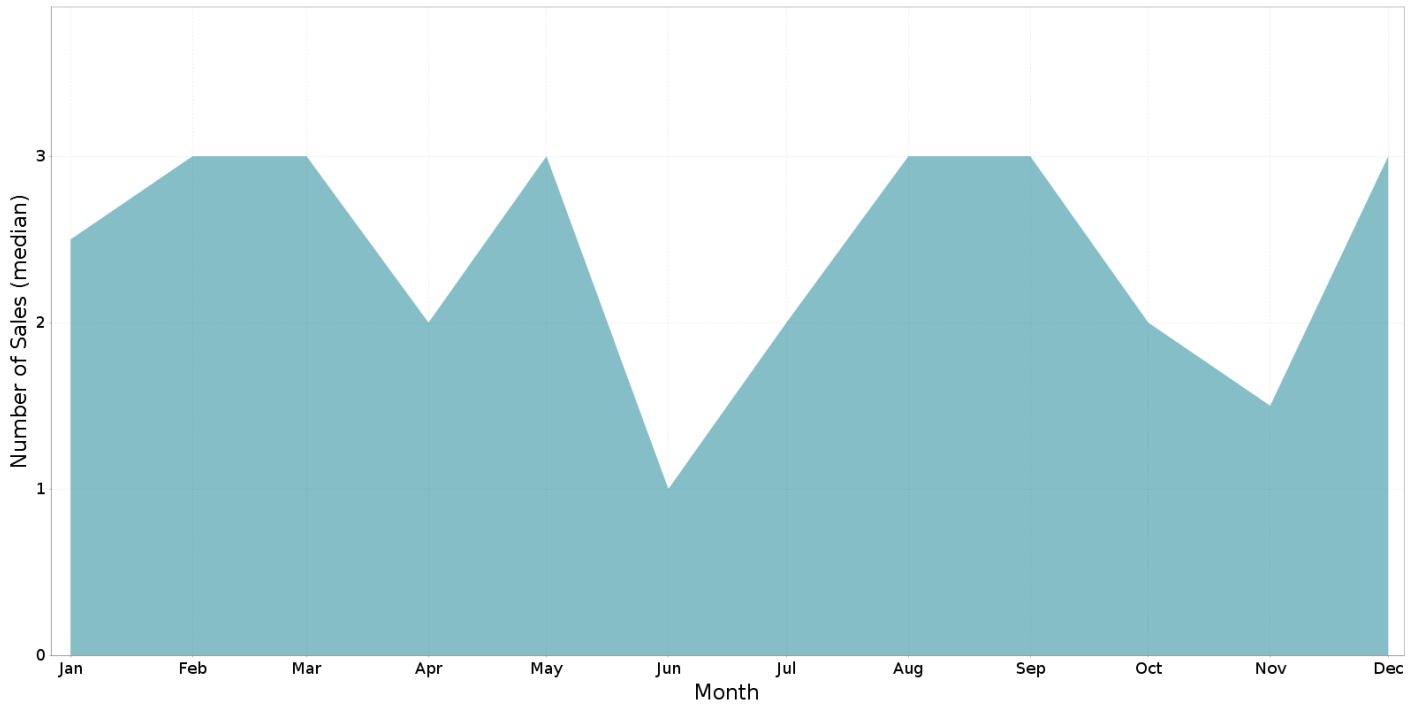
Current Median Price: \$1,852,500
Previous Median Price: \$1,386,500

Based on 52 recorded House sales compared over the last two rolling 12 month periods

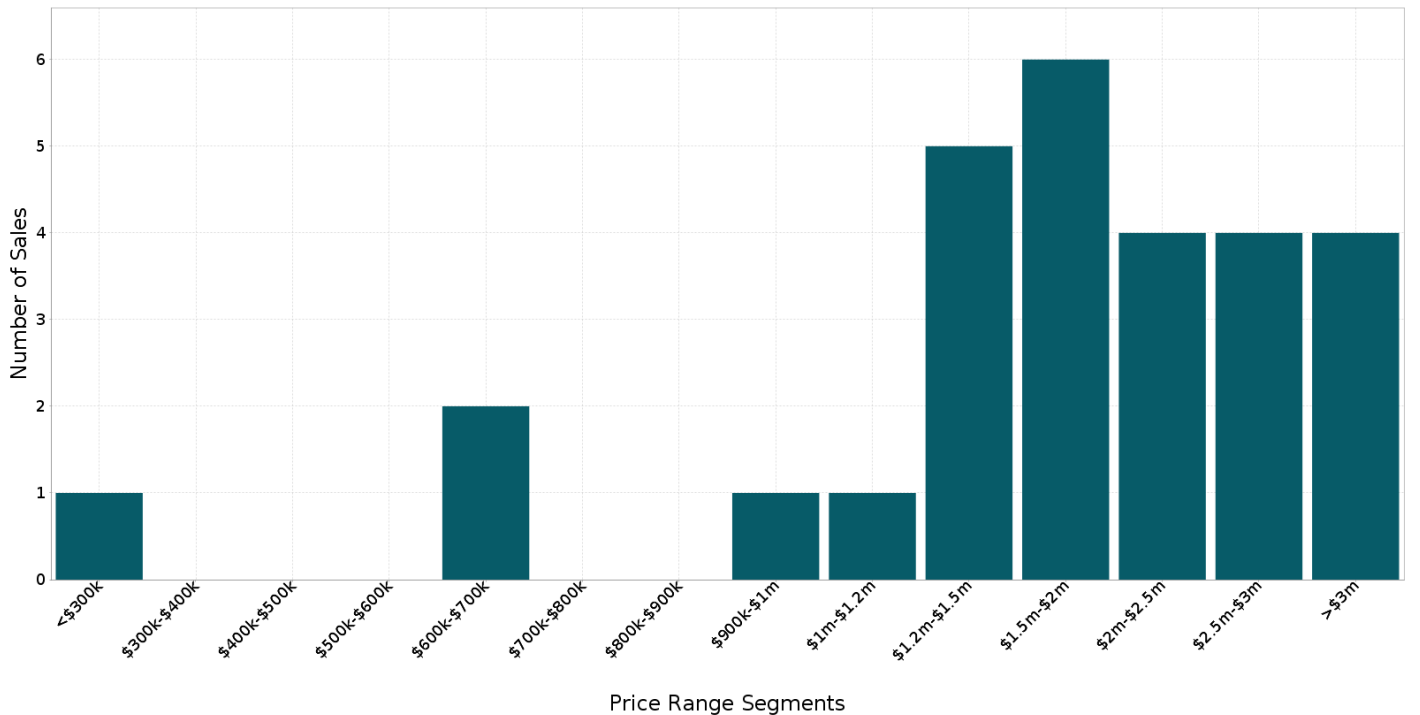




KALINGA - Peak Selling Periods (3 years)



KALINGA - Price Range Segments (12 months)



KALINGA - Recently Sold Properties

Median Sale Price

\$1.85m

Based on 28 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+33.6%

Current Median Price: \$1,852,500
Previous Median Price: \$1,386,500

Based on 52 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

28

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

4 SHAW RD




\$1,410,000

382 m² 5 3 3

Sold Feb 2024

43 GORMAN ST



\$1,790,000

607 m² 4 2 2

Sold Feb 2024

33 JIMBOUR ST



\$1,915,000

607 m² 4 2 2

Sold Feb 2024

88 NELSON ST




\$2,010,000

810 m² 3 2 3

Sold Feb 2024

90 NELSON ST



\$2,010,000

3 2 2

Sold Feb 2024

130 KENT RD



\$2,075,000

607 m² 3 2 2

Sold Feb 2024

145 KENT RD




\$2,800,000

854 m² 4 2 2

Sold Jan 2024

147 KENT RD




\$2,800,000

6 3 2

Sold Jan 2024

2 BERTHA ST



\$2,760,000


451 m² 4 2 2

Sold Jan 2024

Place.



50 NELSON ST



\$2,330,000

NOV 2023
70 Days

405 m² 5 3 2

Detailed description: This is a real estate listing card for a property at 50 Nelson St. The card features a photograph of a two-story, light-colored house with a balcony and a garage. A red price tag in the top right corner displays '\$2,330,000'. In the bottom left corner, there is a circular badge indicating the property was 'NOV 2023' and '70 Days'. Along the bottom edge, there are four circular icons representing property specifications: '405 m²', '5' (bedrooms), '3' (bathrooms), and '2' (garages).

Prepared on 29/04/2024 by Janelle McKenna, 0417004845 at Place Estate Agents Ascot. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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