

SUBURB MARKET REPORT

KALINGA - HOUSE - JULY 2025

PREPARED BY JANELLE McKENNA PROPERTIES



Place.



Ascot

KALINGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 610,000	0.0 %	\$ 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	31	\$ 920,000	-6.3 %	\$ 609,000	\$ 3,200,000
2017	32	\$ 1,153,500	25.4 %	\$ 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	27	\$ 2,300,000	71.6 %	\$ 1,355,000	\$ 6,400,000
2025	13	\$ 1,940,000	-15.7 %	\$ 985,000	\$ 4,300,000

Median Sale Price

\$2.2m

Based on 23 recorded House sales within the last 12 months (Financial Year 2025)

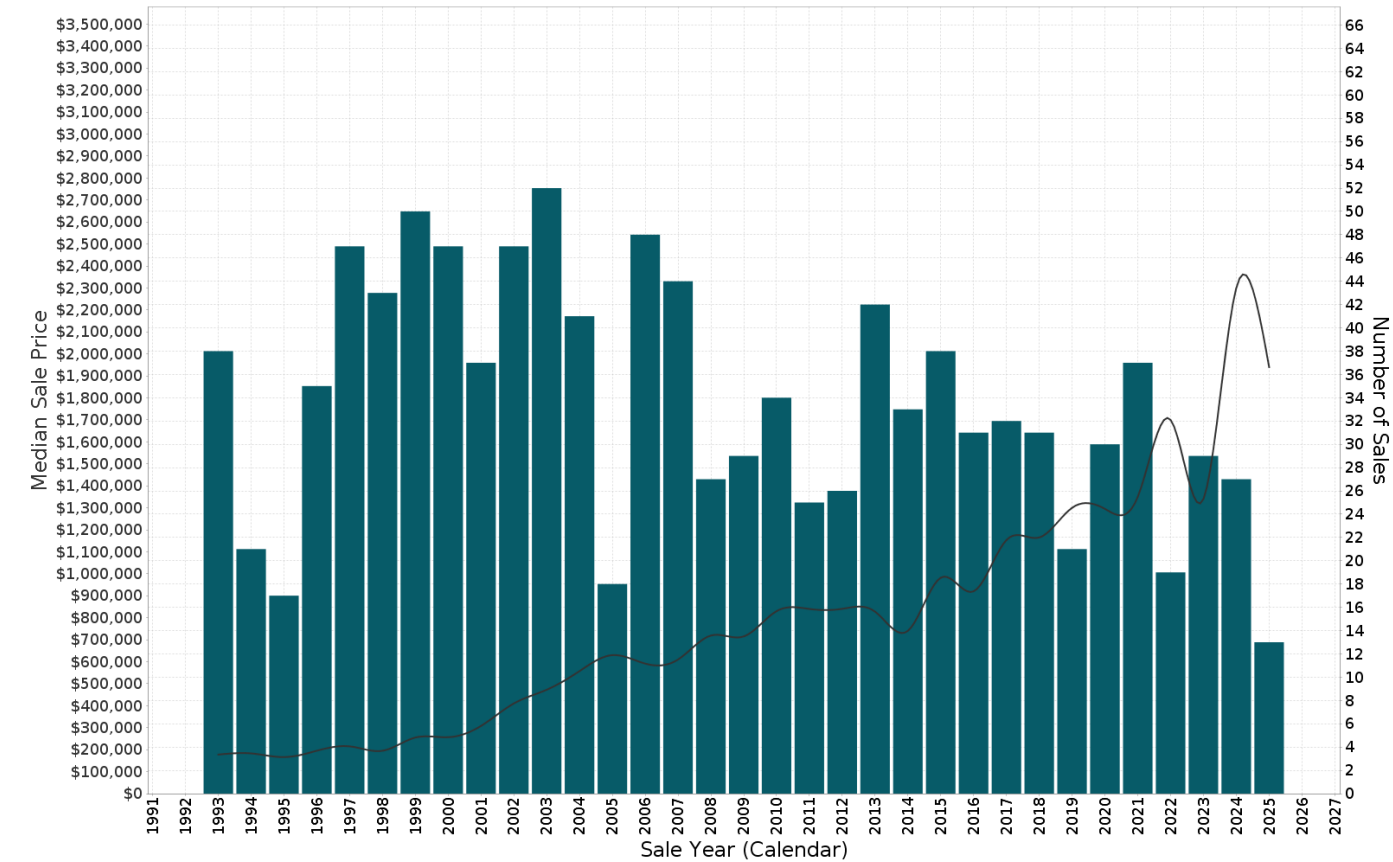
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

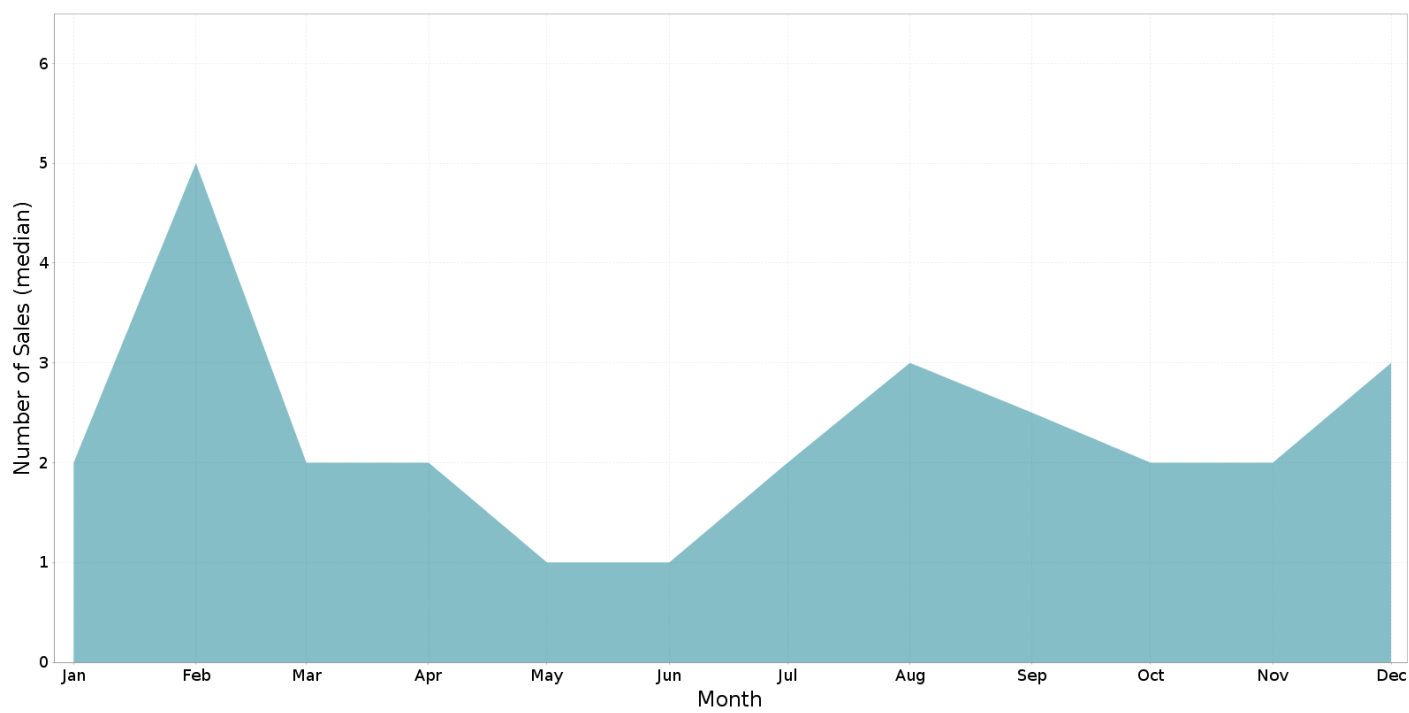
+7.7%

Current Median Price: \$2,200,000
Previous Median Price: \$2,042,500

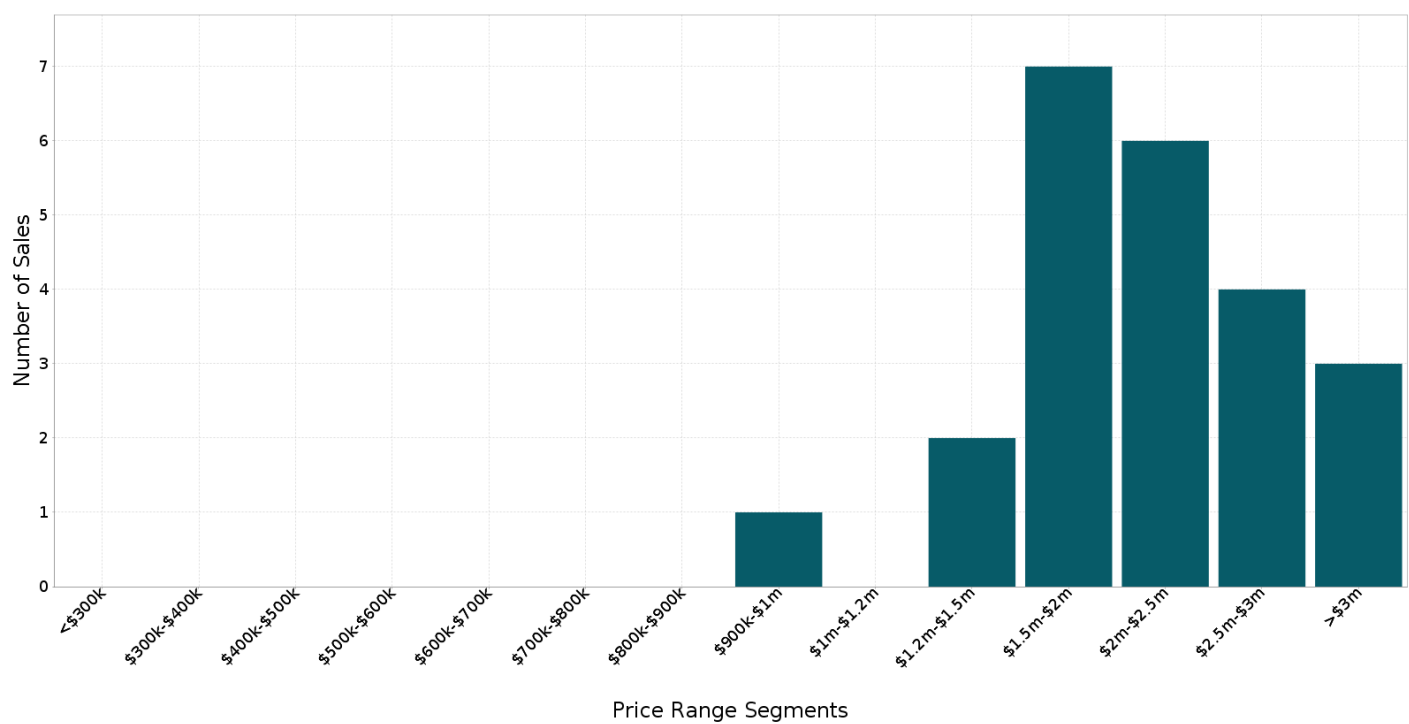
Based on 53 recorded House sales compared over the last two rolling 12 month periods



KALINGA - Peak Selling Periods (3 years)



KALINGA - Price Range Segments (12 months)



KALINGA - Recently Sold Properties

Median Sale Price
\$2.2m

Based on 23 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
+7.7%

Current Median Price: \$2,200,000
Previous Median Price: \$2,042,500

Based on 53 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
23

Based on recorded House sales within the 12 months (Financial Year 2025)

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

54 DAWSON ST



\$1,115,000

Sold Jun 2025
28 Days

540 m² 2 1 2

34 LODGE RD



\$2,800,000

Sold Jun 2025
14 Days

808 m² 5 3 4

27 JUDGE ST



\$4,300,000

Sold May 2025
9 Days

810 m² 5 3 2

92 EMMA ST



\$1,257,000

Sold Apr 2025
156 Days

330 m² 3 1 2

61 LODGE RD



\$2,200,000

Sold Apr 2025
52 Days

607 m² 5 3 3

42 BERTHA ST



\$1,600,000

Sold Mar 2025
21 Days

607 m² 2 1 1

10 DAWSON ST



\$1,300,000

Sold Mar 2025
50 Days

506 m² 3 1 1

12 EMMA ST



\$2,100,000

Sold Mar 2025
129 Days

405 m² 4 2 2

12 DAWSON ST



\$1,940,000

Sold Feb 2025
42 Days

1,012 m² 4 2 3

20 LODGE RD



\$1,710,000

Feb 2025
12 Days

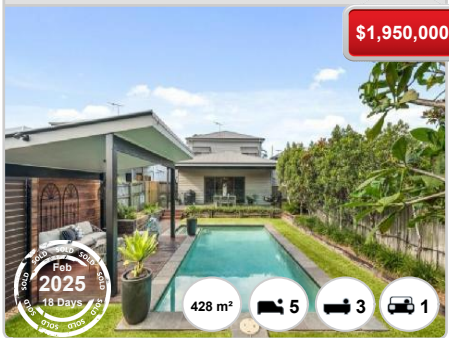
607 m²

3

1

2

15 LYDIA ST



\$1,950,000

Feb 2025
18 Days

428 m²

5

3

1

171 KENT RD



\$1,560,000

Feb 2025
13 Days

427 m²

3

2

2

72 BERTHA ST



\$3,300,000

Feb 2025
11 Days

814 m²

5

3

2