



SUBURB FLYOVER REPORT

KALINGA (HOUSE)

PREPARED BY: JANELLE MCKENNA, AURORA PROPERTY, PH: 0417004845

KALINGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	27	\$ 719,000	0.0 %	\$ 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	31	\$ 2,200,000	-4.3 %	\$ 775,000	\$ 4,350,000
2026	2	\$ 1,888,000	-14.2 %	\$ 1,501,000	\$ 2,275,000

Median Sale Price

\$2.29m

Based on 24 recorded House sales within the last 12 months (Apr '25 - Mar '26)

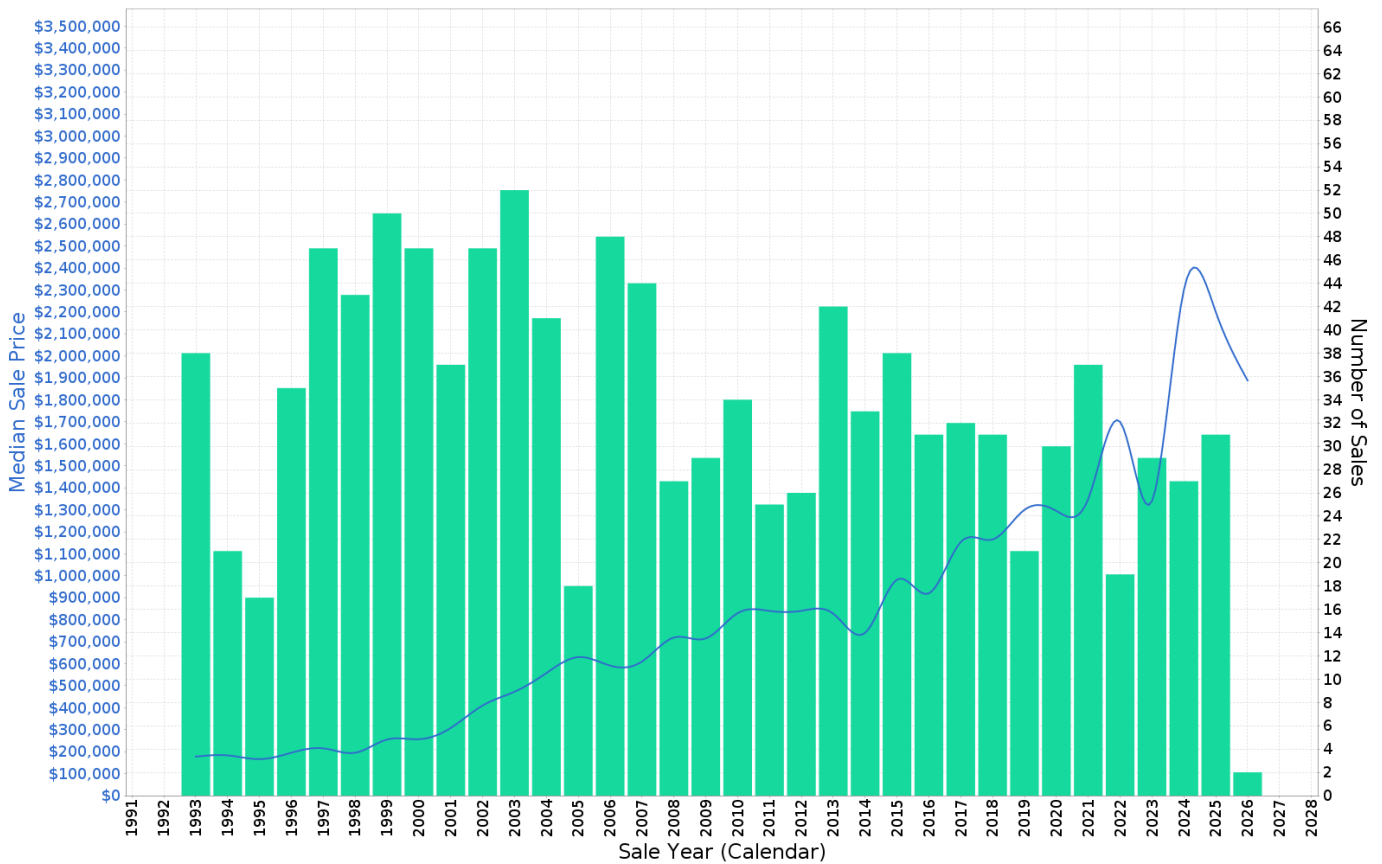
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

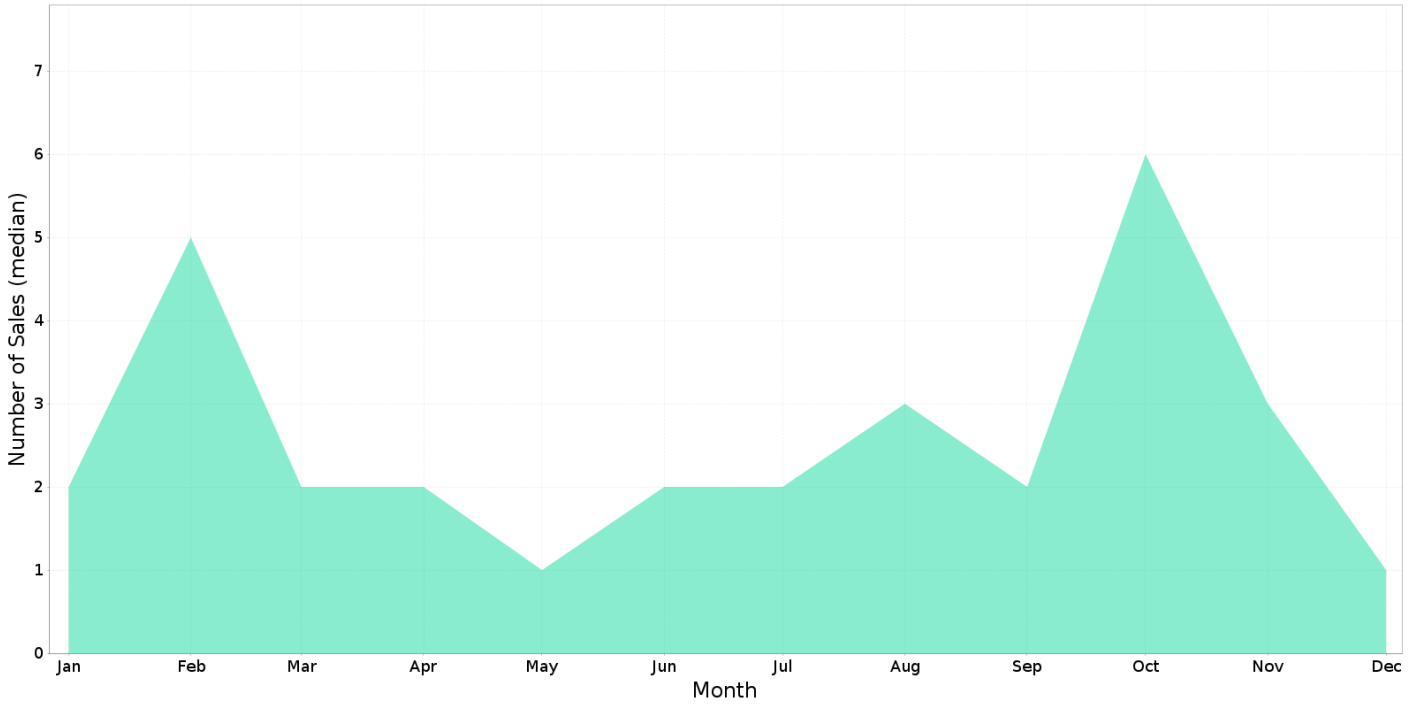
-0.5%

Current Median Price: \$2,287,500
Previous Median Price: \$2,300,000

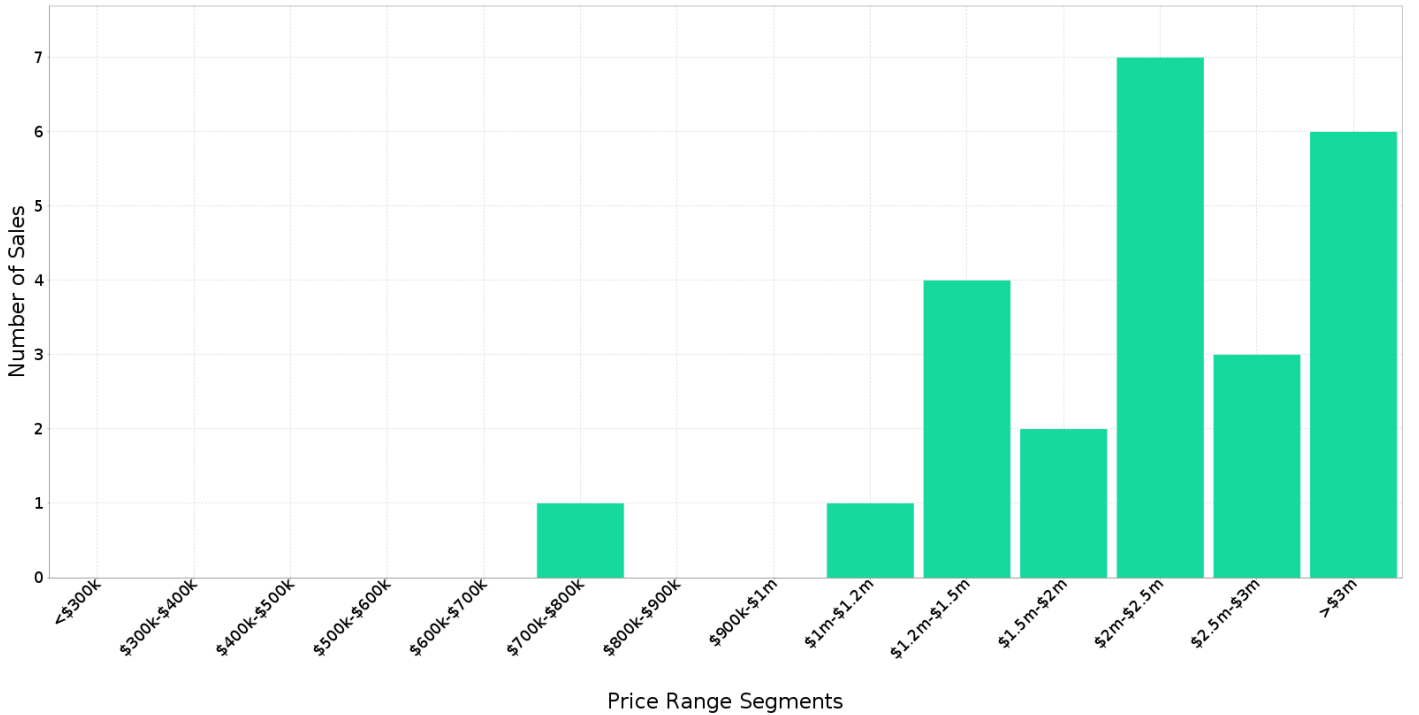
Based on 51 recorded House sales compared over the last two rolling 12 month periods



KALINGA - Peak Selling Periods (3 years)



KALINGA - Price Range Segments (12 months)



KALINGA - Recently Sold Properties

Median Sale Price
\$2.29m

Based on 24 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth
-0.5%

Current Median Price: \$2,287,500
Previous Median Price: \$2,300,000

Based on 51 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
24

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

62 HENRY ST

\$3,175,000

Sold Apr 2026
24 Days

405 m² 5 3 2

53 LYDIA ST

\$2,275,000

Sold Feb 2026
24 Days

405 m² 5 2 2

50 LYDIA ST

\$1,501,000

Sold Feb 2026
N/A

405 m² 3 2 1

137 KENT RD

\$2,300,000

Sold Dec 2025
39 Days

405 m² 6 4 2

60 EMMA ST

\$4,300,000

Sold Apr 2025
N/A

810 m² 6 3 2

163 KENT RD

\$1,351,000

Sold Nov 2025
12 Days

425 m² 3 1 1

4 FRANCES AVE

\$1,530,000

Sold Nov 2025
23 Days

678 m² 5 3 2

69 LODGE RD

\$2,115,000

Sold Nov 2025
N/A

607 m² 3 2 2

2 EMMA ST

\$3,900,000

Sold Oct 2025
65 Days

1,215 m² 4 3 4