

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.69m**

Quarterly Price Change

**14.18% ↑**

## Median Unit Price\*

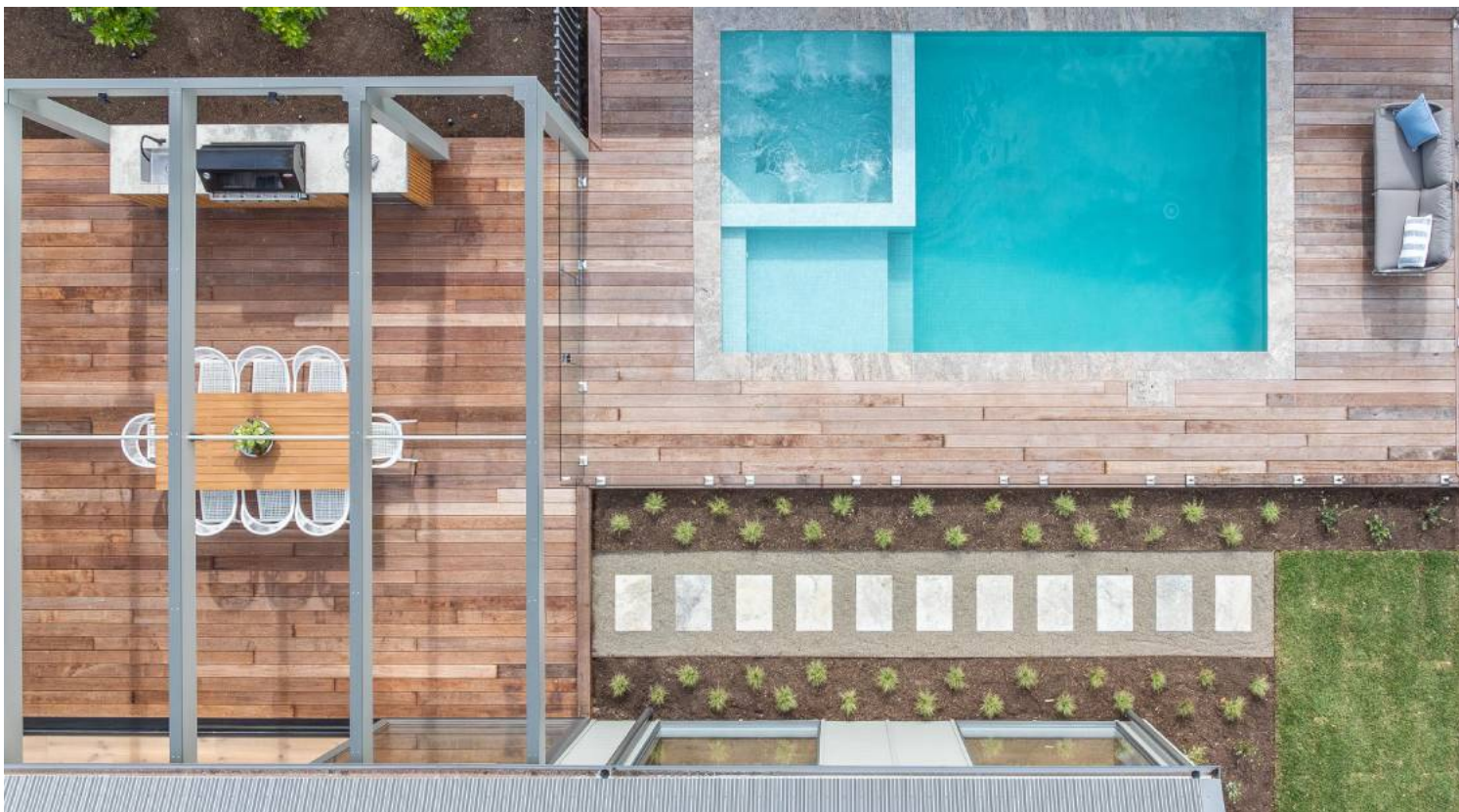
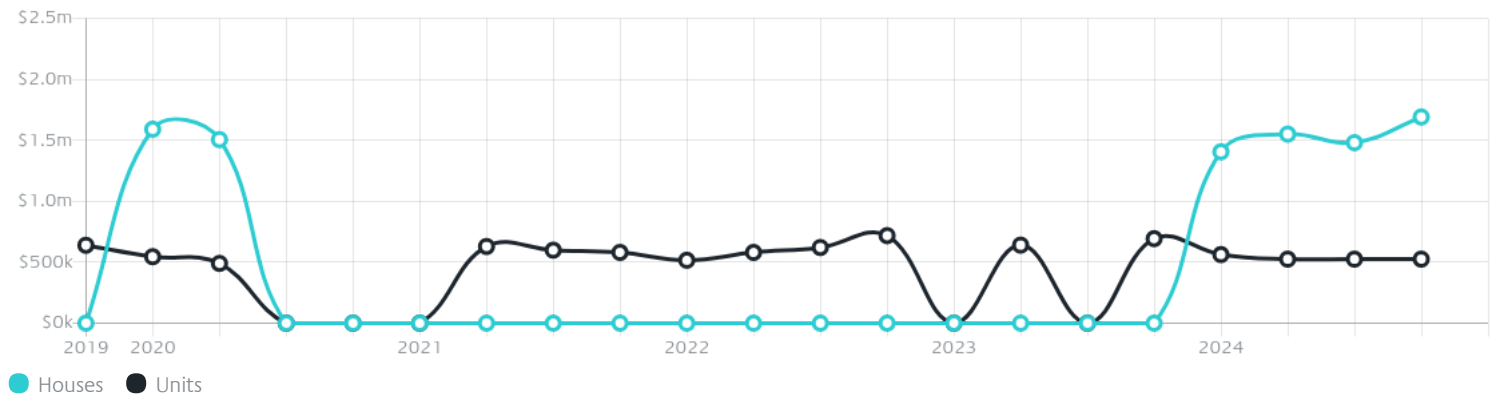
Median

**\$525k**

Quarterly Price Change

**0.00% ↓**

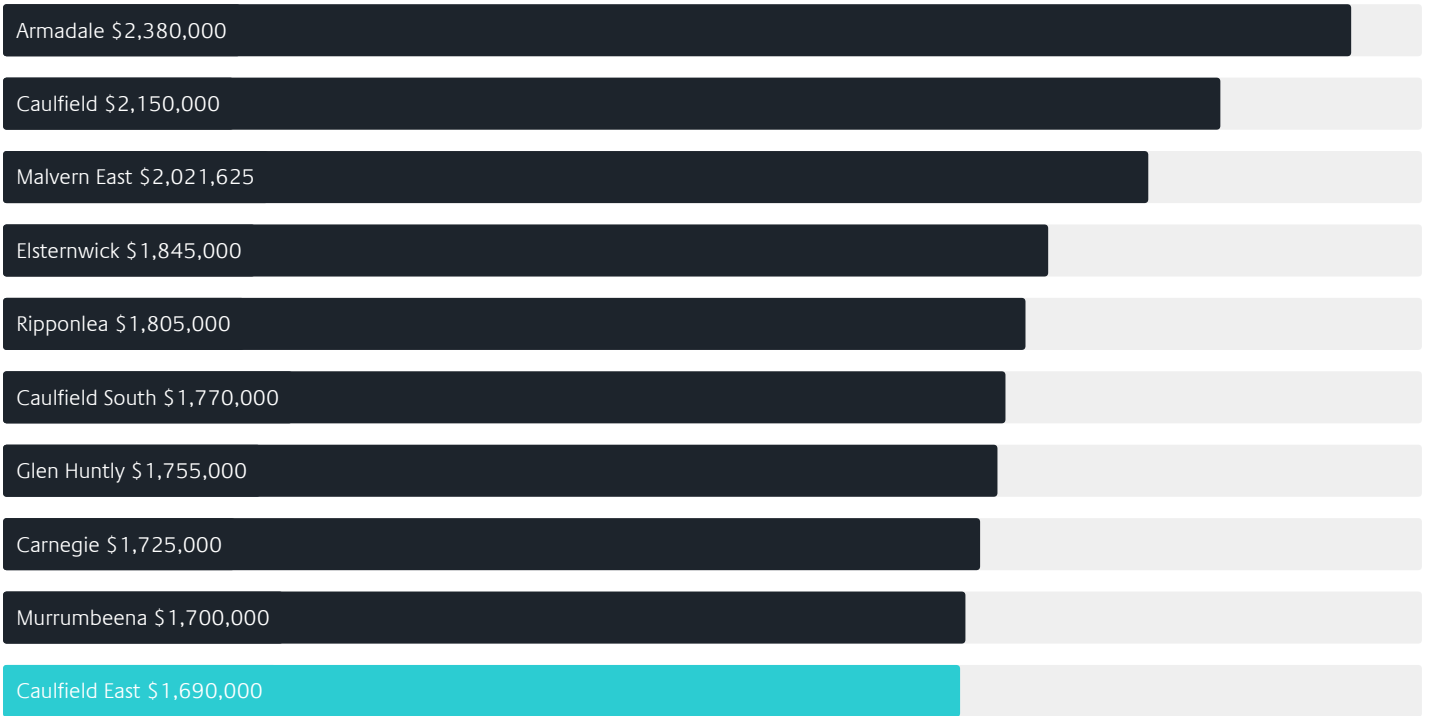
## Quarterly Price Change\*



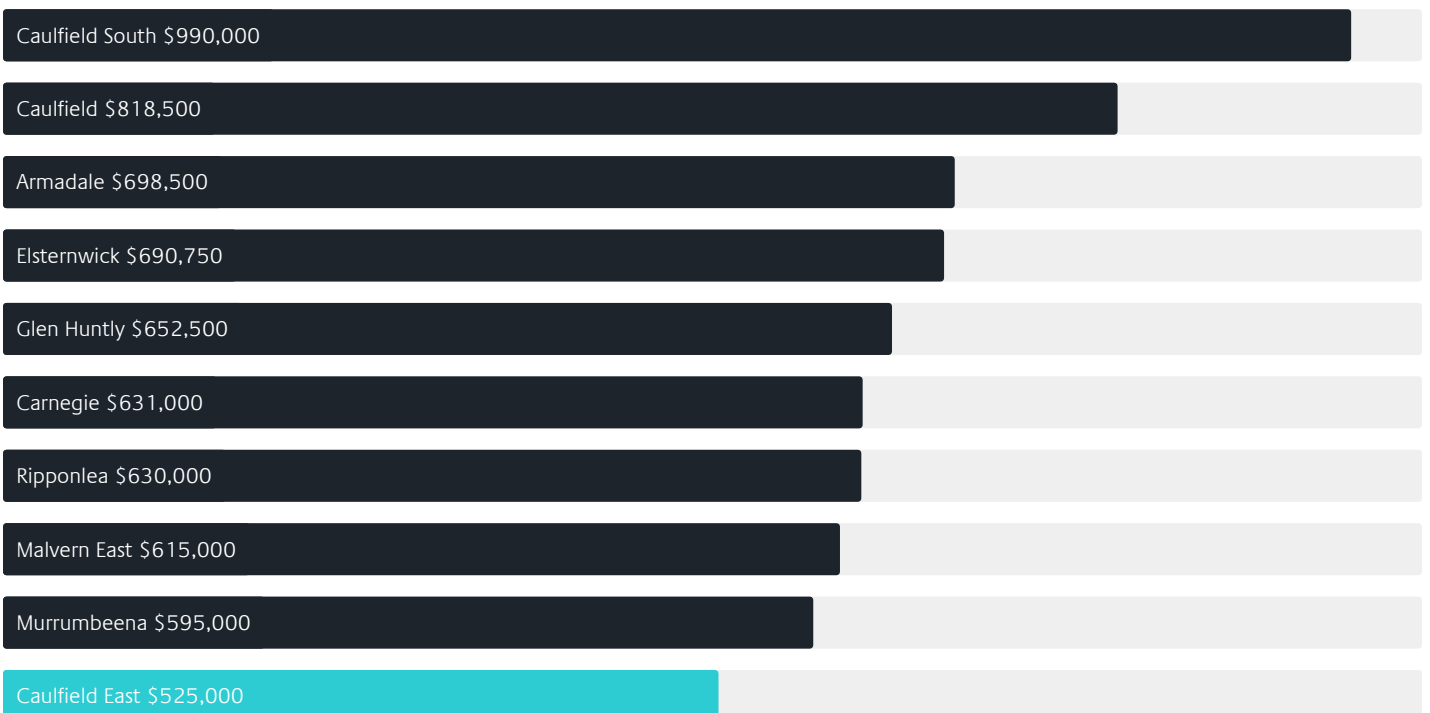
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 60%  
● Private 40%

## Auction Clearance Rate<sup>\*</sup>

100%

## Median Days on Market<sup>^</sup>

29 days

## Average Hold Period<sup>\*</sup>

8.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 38% ● Units 62%

## Ownership<sup>^</sup>



● Owned Outright 28% ● Mortgaged 30% ● Rented 42%

## Population<sup>^</sup>

1,293

## Median Asking Rent per week<sup>\*</sup>

\$575

## Population Growth<sup>^</sup>

-18.37%

## Rental Yield<sup>\*</sup>

2.39%

## Median Age<sup>^</sup>













32 years

## Median Household Size<sup>^</sup>











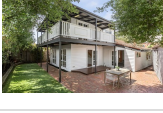

2.2 people

# Sold Properties~

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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 5/6-8 Derby Cr Caulfield East	3	Townhouse	\$1,055,000	17 Feb 2025
 8/7 Dudley St Caulfield East	2	Apartment	\$320,000	24 Jan 2025
 406/7 Dudley St Caulfield East	2	Apartment	\$490,000	23 Dec 2024
 3/962 Dandenong Rd Caulfield East	2	Flat/Unit/Apartment	\$750,000	20 Dec 2024
 8/5 Derby Cr Caulfield East	2	Unit	\$660,000	19 Dec 2024
 16 Leamington Cr Caulfield East	4	House	\$1,760,000	14 Dec 2024
 4/962 Dandenong Rd Caulfield East	1	Flat/Unit/Apartment	\$599,990	05 Dec 2024
 33 Lloyds Av Caulfield East	3	Townhouse	\$1,160,000	01 Dec 2024
 60-62 Queens Av Caulfield East	6	House	\$2,350,000	30 Nov 2024
 20 Tattenham St Caulfield East	3	House	\$1,622,000	29 Nov 2024
 30 Tattenham St Caulfield East	4	House	\$2,010,000	16 Nov 2024
 1/16 Queens Av Caulfield East	4	Townhouse	\$1,505,000	09 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 54 Queens Av Caulfield East	3	House	\$1,125,000	31 Oct 2024
 111/7 Dudley St Caulfield East	2	Apartment	\$280,000	10 Oct 2024
 3/27 Tattenham St Caulfield East	2	Apartment	\$450,000	05 Oct 2024
 70 Queens Av Caulfield East	4	House	\$2,703,000	04 Oct 2024
 7 Lord St CAULFIELD EAST	2	Unit	\$852,500	21 Sep 2024
 5/27 Tattenham St Caulfield East	1	Strata Unit/Flat	\$400,000	11 Sep 2024
 29a Clifton St Caulfield East	4	Townhouse	\$1,775,000	08 Sep 2024
 1/35-37 Grange Rd Caulfield East	3	Unit	\$945,000	17 Aug 2024
 1 Moodie St Caulfield East	2	House	\$1,085,000	13 Jul 2024
 1/1 St Vincent St Caulfield East	3	House	\$1,330,000	13 Jul 2024
 75 Grange Rd Caulfield East	5	House	\$1,510,000	21 Jun 2024
 5/8 Tattenham St Caulfield East	2	Apartment	\$455,000	08 Jun 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Tattenham St Caulfield East	2	House	\$1,510,000	25 May 2024
 313/7 Dudley St Caulfield East	2	Strata Unit/Flat	\$275,000	21 May 2024
 9/27 Tattenham St Caulfield East	2	Apartment	\$525,000	17 May 2024
 14 Lloyds Av CAULFIELD EAST	4	Townhouse	\$1,270,000	11 May 2024
 215/7 Dudley St Caulfield East	2	Strata Unit/Flat	\$228,750	04 May 2024
 15 Leamington Cr Caulfield East	4	House	\$1,750,000	04 May 2024
 219/5 Dudley St Caulfield East	1	Apartment	\$140,000	24 Apr 2024

# Jellis Craig

Armadale Office  
1215 High Street, Armadale  
03 9864 5000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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