

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.20m

Quarterly Price Change

-2.91% ↓

Median Unit Price*

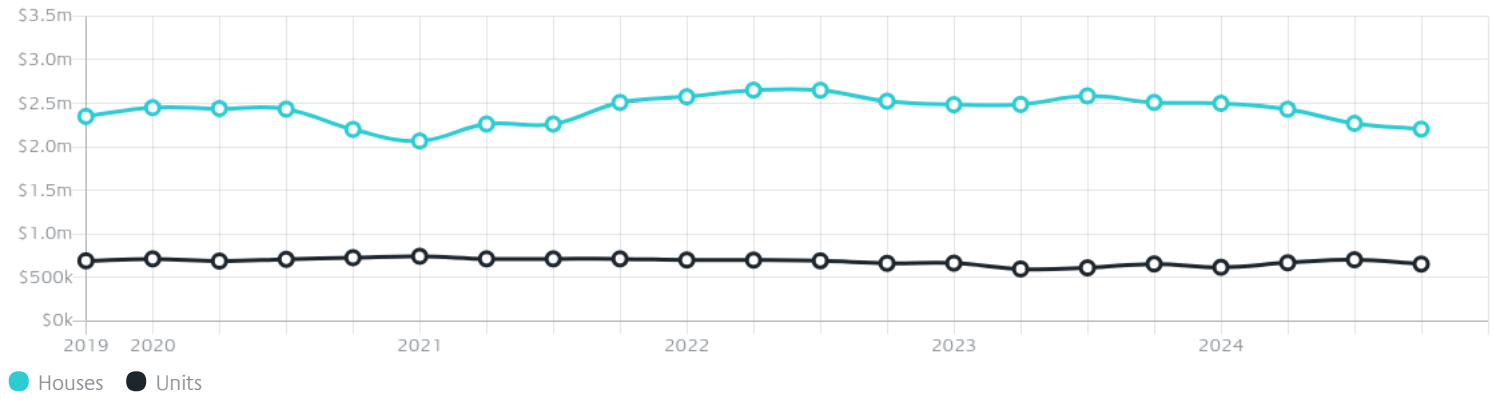
Median

\$655k

Quarterly Price Change

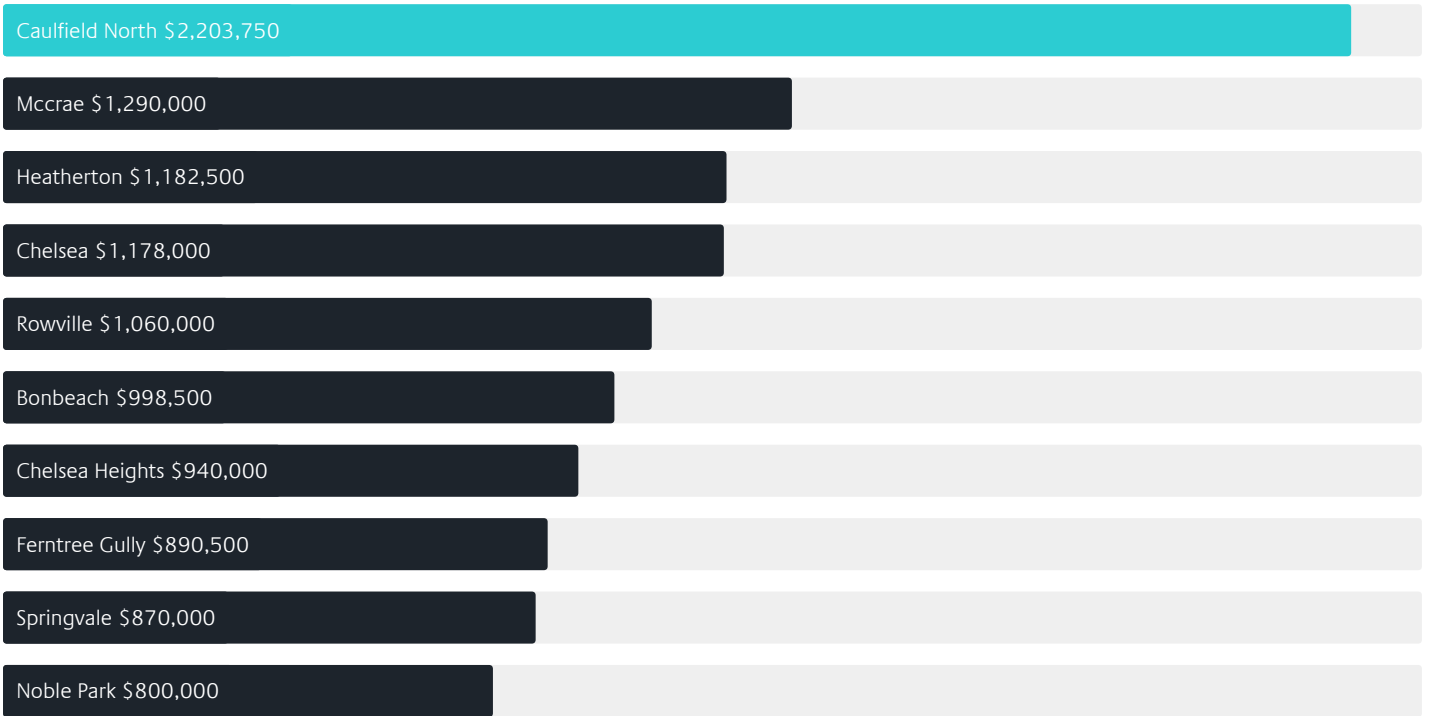
-7.09% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 55%
● Private 45%

Auction Clearance Rate*

84.21%

Median Days on Market^

28 days

Average Hold Period*

6.8 years

Insights

Dwelling Type^



● Houses 36% ● Units 64%

Ownership^



● Owned Outright 35% ● Mortgaged 29% ● Rented 37%

Population^

16,903

Median Asking Rent per week*

\$895

Population Growth^

10.70%

Rental Yield*

2.08%

Median Age^













37 years

Median Household Size^













2.3 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

Address	Bedrooms	Type	Price	Sold
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 665a Inkerman Rd Caulfield North	3	Townhouse	\$1,700,000	30 Mar 2025
 1/78 Hawthorn Rd Caulfield North	2	Apartment	\$647,000	30 Mar 2025
 1/78-80 Hawthorn Rd Caulfield North	2	Apartment	\$647,000	30 Mar 2025
 11 Arthur St Caulfield North	3	House	\$1,550,000	29 Mar 2025
 3/353 Alma Rd Caulfield North	2	Apartment	\$532,000	24 Mar 2025
 11/1a Ripley Gr Caulfield North	3	Townhouse	\$1,005,000	22 Mar 2025
 2/10 Sebastopol St Caulfield North	2	Apartment	\$505,000	16 Mar 2025
 3/440 Dandenong Rd Caulfield North	2	Apartment	\$976,000	16 Mar 2025
 3/750 Inkerman Rd Caulfield North	2	Unit	\$710,000	15 Mar 2025
 5/635 Inkerman Rd Caulfield North	3	Townhouse	\$1,031,000	14 Mar 2025
 3/61 Eskdale Rd Caulfield North	1	Unit	\$280,000	06 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/3 Wilks St Caulfield North	3	Townhouse	\$1,554,000	03 Mar 2025
 6/35 Kooyong Rd Caulfield North	2	Apartment	\$671,500	28 Feb 2025
 361 Alma Rd Caulfield North	4	House	\$3,200,000	25 Feb 2025
 311/356 Orrong Rd Caulfield North	2	Apartment	\$530,000	25 Feb 2025
 25/3 Wilks St Caulfield North	3	Townhouse	\$1,600,000	23 Feb 2025
 17/129 Kambrook Rd Caulfield North	2	Apartment	\$635,000	20 Feb 2025
 20/15 Hawthorn Rd Caulfield North	1	Apartment	\$190,000	19 Feb 2025
 10/46 Orrong Cr Caulfield North	2	Apartment	\$631,000	18 Feb 2025
 101 Kambrook Rd Caulfield North	3	House	\$1,470,000	15 Feb 2025
 734 Inkerman Rd Caulfield North	3	Strata Unit/Townhouse	\$1,000,000	15 Feb 2025
 611/10 Station St Caulfield North	1	Apartment	\$400,000	12 Feb 2025
 13/20 Payne St Caulfield North	1	Unit	\$270,000	11 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13/125 Kambrook Rd Caulfield North	2	Unit	\$408,000	07 Feb 2025
 511/15 Bond St Caulfield North	2	Unit	\$845,000	05 Feb 2025
 9/15 Waiora Rd Caulfield North	3	Apartment	\$955,000	29 Jan 2025
 506/77 Hawthorn Rd Caulfield North	3	Apartment	\$955,000	25 Jan 2025
 7/61 Halstead St Caulfield North	1	Apartment	\$275,000	23 Jan 2025
 402/58 Kambrook Rd Caulfield North	2	Strata Unit/Flat	\$430,000	23 Jan 2025
 6/614 Inkerman Rd Caulfield North	3	Apartment	\$705,000	23 Jan 2025
 3 Princes St Caulfield North	8	House	\$2,100,000	22 Jan 2025
 1/363 Balaclava Rd Caulfield North	2	Unit	\$750,000	20 Jan 2025
 6/416 Dandenong Rd Caulfield North	2	Unit	\$575,000	16 Jan 2025
 110/50 Kambrook Rd Caulfield North	2	Strata Unit/Flat	\$632,000	16 Jan 2025
 12/40 Northcote Av Caulfield North	2	Apartment	\$540,000	16 Jan 2025

Jellis Craig

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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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