

# JellisCraig

CAULFIELD NORTH

# Suburb Report

Know your neighbourhood.



## CAULFIELD NORTH SUBURB REPORT

### Median House Price\*

Median

**\$2.16m**

Quarterly Price Change

**-2.98% ↓**

### Median Unit Price\*

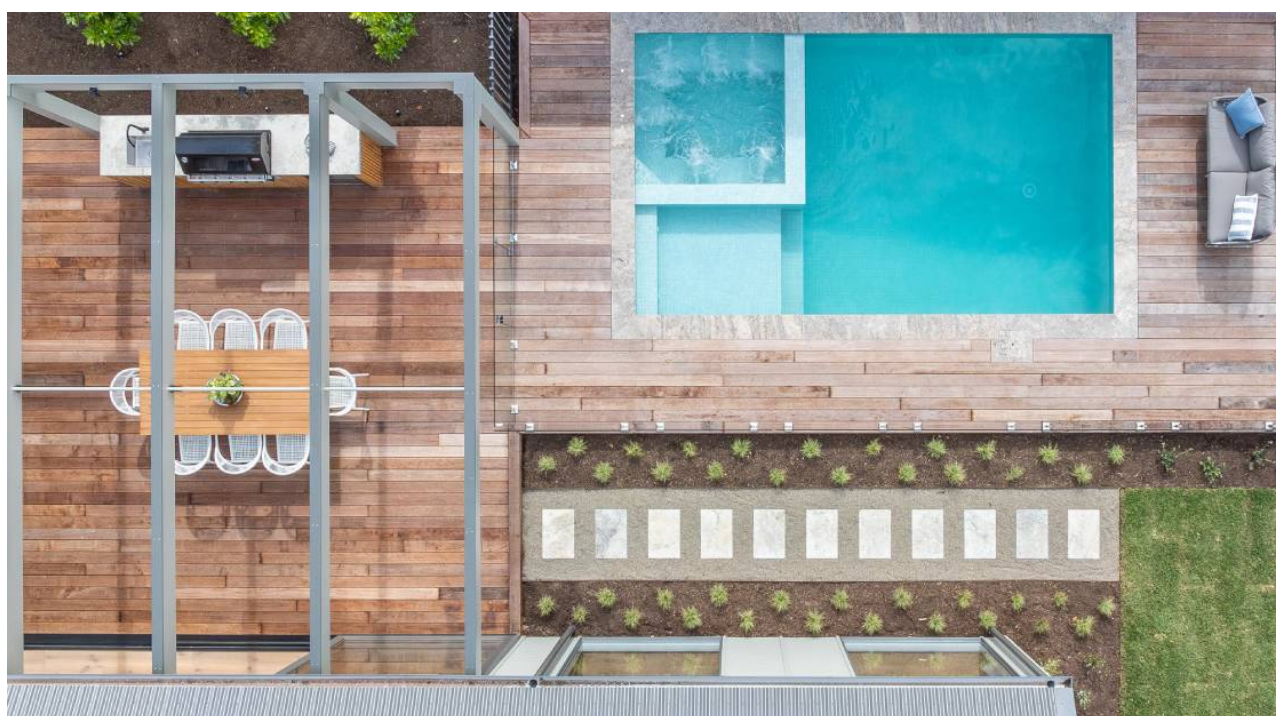
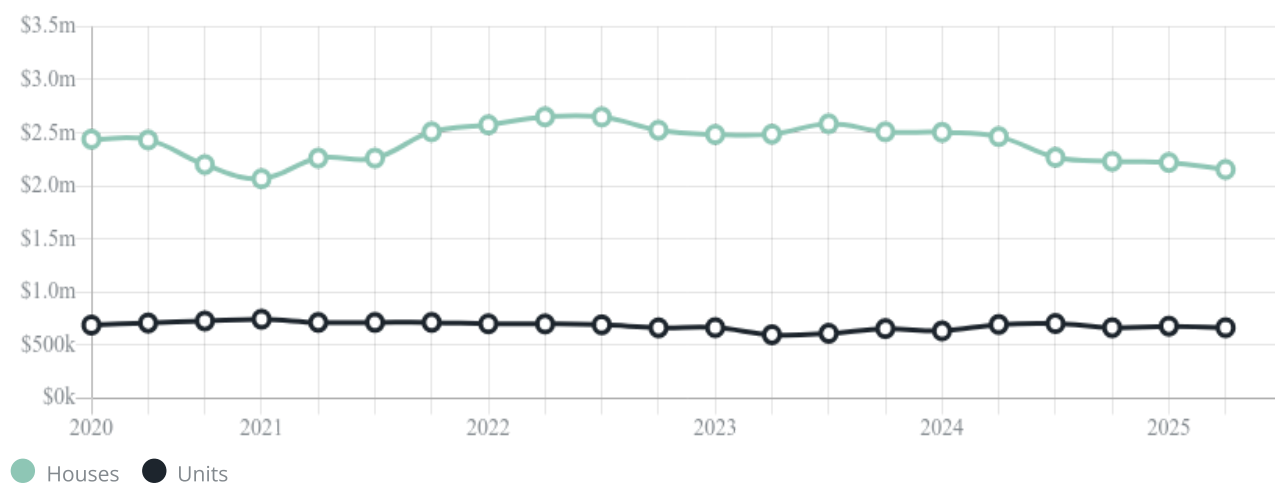
Median

**\$666k**

Quarterly Price Change

**-2.09% ↓**

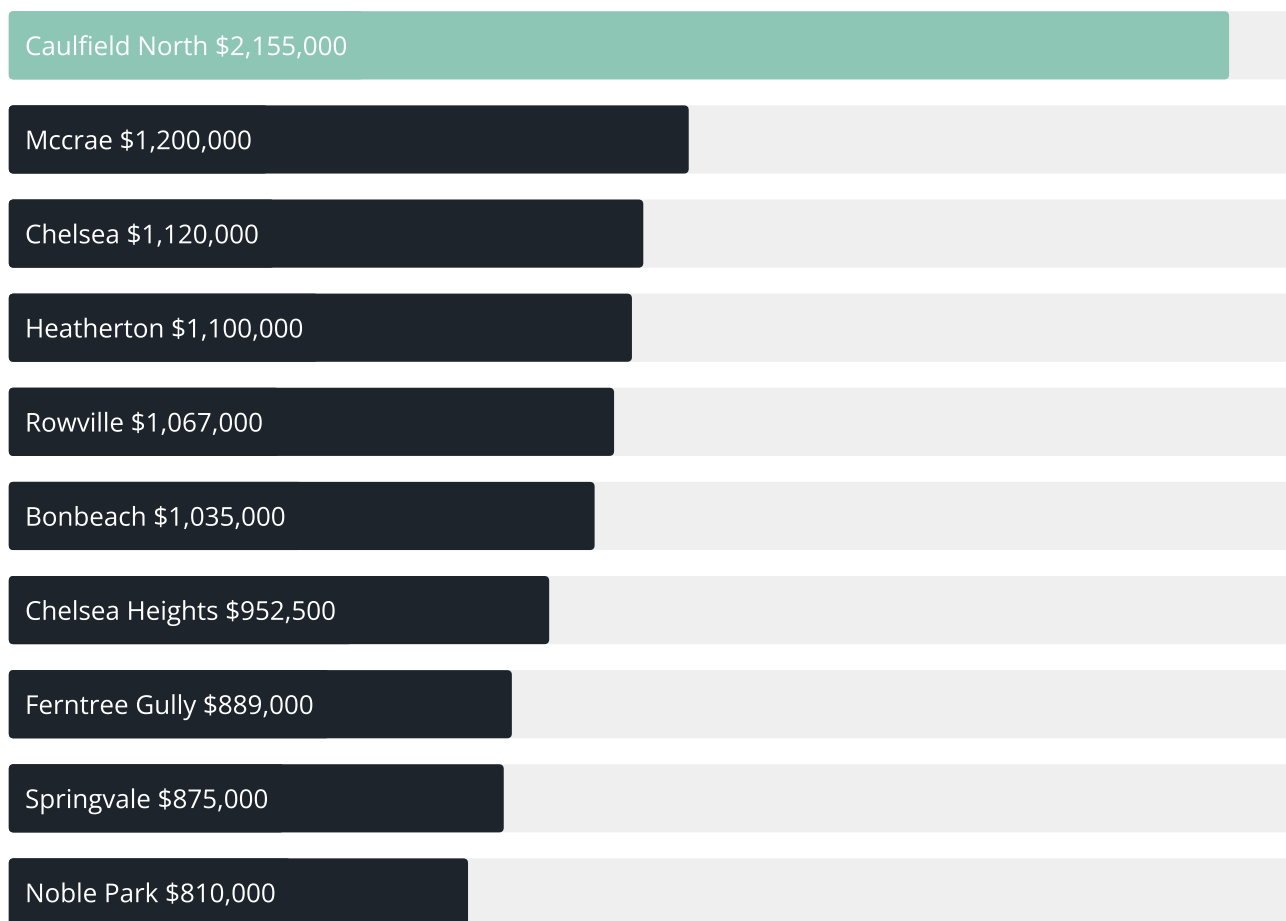
### Quarterly Price Change\*



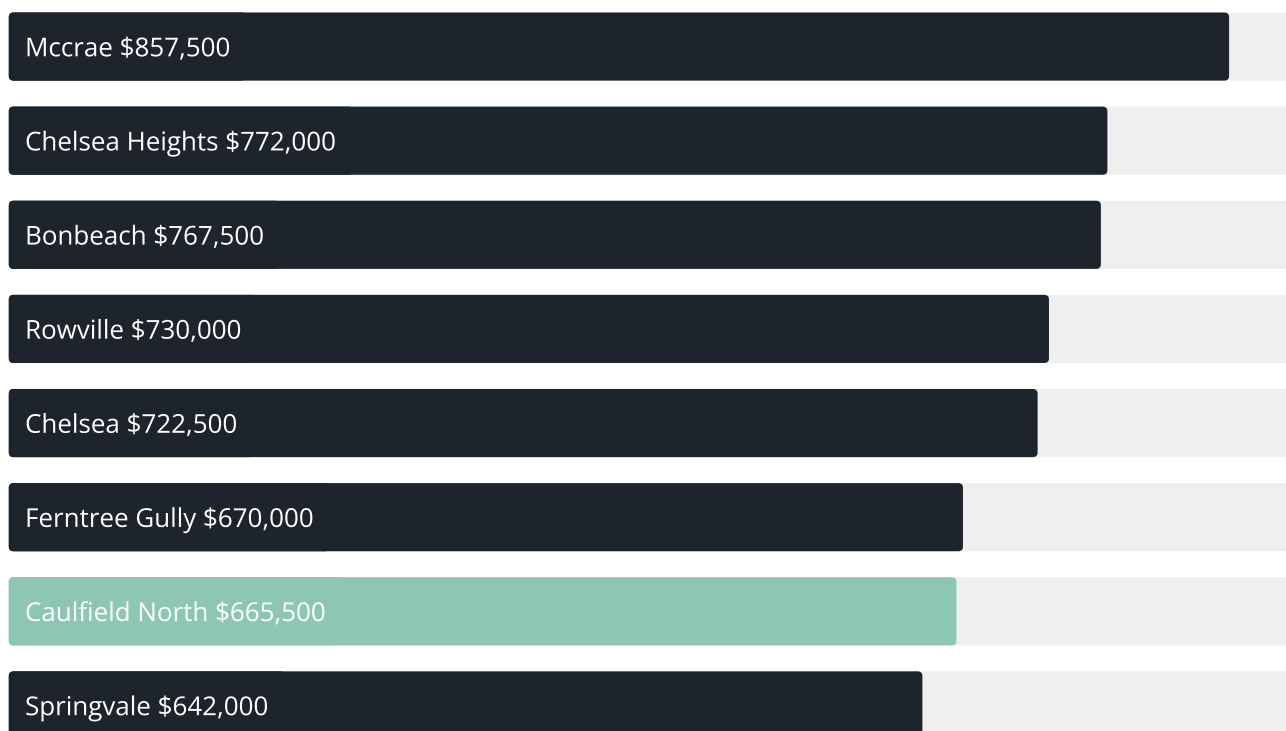


## CAULFIELD NORTH SUBURB REPORT

## Median House Sale Price\*



## Median Unit Sale Price\*





CAULFIELD NORTH SUBURB REPORT

Sale Method\*



Auction 56%  
Private 44%

Auction Clearance Rate\*

88.64%

Median Days on Market^

26 days

Average Hold Period\*

6.8 years

Dwelling Type^



Houses 36% Units 64%

Ownership^



Owned Outright 35% Mortgaged 29% Rented 37%

Population^

16,903

Median Asking Rent per week\*

\$983

Population Growth^

10.70%

Rental Yield\*

2.08%

Median Age^

37 years











Median Household Size^

2.3 people













## CAULFIELD NORTH SUBURB REPORT

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)


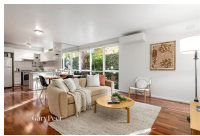








Address	Bedrooms	Type	Price	Sold
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 102/344 Orrong Rd Caulfield North	1	Apartment	\$275,000	08 Jul 2025
 13 Manor Gr Caulfield North	3	House	\$2,420,000	06 Jul 2025
 6/9 Hudson St Caulfield North	1	Unit	\$280,000	01 Jul 2025
 1a Matlock Ct Caulfield North	6	House	\$2,100,000	26 Jun 2025
 104/8 Bond St Caulfield North	2	Apartment	\$510,000	26 Jun 2025
 8/54 Narong Rd Caulfield North	1	Apartment	\$329,000	22 Jun 2025
 16 Kambrook Rd Caulfield North	4	House	\$1,910,000	22 Jun 2025
 4/359 Balaclava Rd Caulfield North	1	Apartment	\$305,000	22 Jun 2025
 8/9 Wyuna Rd Caulfield North	2	Apartment	\$550,000	20 Jun 2025



## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11/401 Alma Rd Caulfield North	1	Apartment	\$431,000	18 Jun 2025
 3/496 Dandenong Rd Caulfield North	2	Townhouse	\$635,000	14 Jun 2025
 214/1 Village Mews Caulfield North	1	Apartment	\$375,000	13 Jun 2025
 42/15 Hawthorn Rd Caulfield North	1	House	\$225,000	11 Jun 2025
 8/388 Dandenong Rd Caulfield North	2	Apartment	\$530,000	05 Jun 2025
 120/1 Village Mews Caulfield North	2	Apartment	\$517,500	03 Jun 2025
 8/41 Narong Rd Caulfield North	2	Strata Unit/Flat	\$645,000	01 Jun 2025
 1/22 Wyuna Rd Caulfield North	2	Unit	\$867,000	31 May 2025
 6/402 Dandenong Rd Caulfield North	1	Strata Unit/Flat	\$355,150	29 May 2025
 5/4 Bella Vista Rd Caulfield North	2	Apartment	\$696,000	25 May 2025

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Address	Bedrooms	Type	Price	Sold
 7b Devon St Caulfield North	3	Townhouse	\$2,010,000	24 May 2025
 5/46 Orrong Cr Caulfield North	2	Apartment	\$721,000	22 May 2025
 1/400 Dandenong Rd CAULFIELD NORTH	2	Apartment	\$465,000	19 May 2025
 6/5 Kooyong Rd Caulfield North	4	Townhouse	\$1,110,000	19 May 2025
 1/3 Wilks St Caulfield North	3	Townhouse	\$1,310,000	19 May 2025
 6/10 St Aubins Av Caulfield North	2	Apartment	\$625,000	18 May 2025
 339a Glen Eira Rd Caulfield North	3	House	\$1,665,000	17 May 2025
 3/34 Northcote Av Caulfield North	2	Unit	\$682,500	17 May 2025
 204/20 Hawthorn Rd Caulfield North	1	Unit	\$440,000	17 May 2025
 25 Khartoum St Caulfield North	3	Apartment	\$1,900,000	15 May 2025



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

Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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