

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.20m

Quarterly Price Change

-2.91% ↓

Median Unit Price*

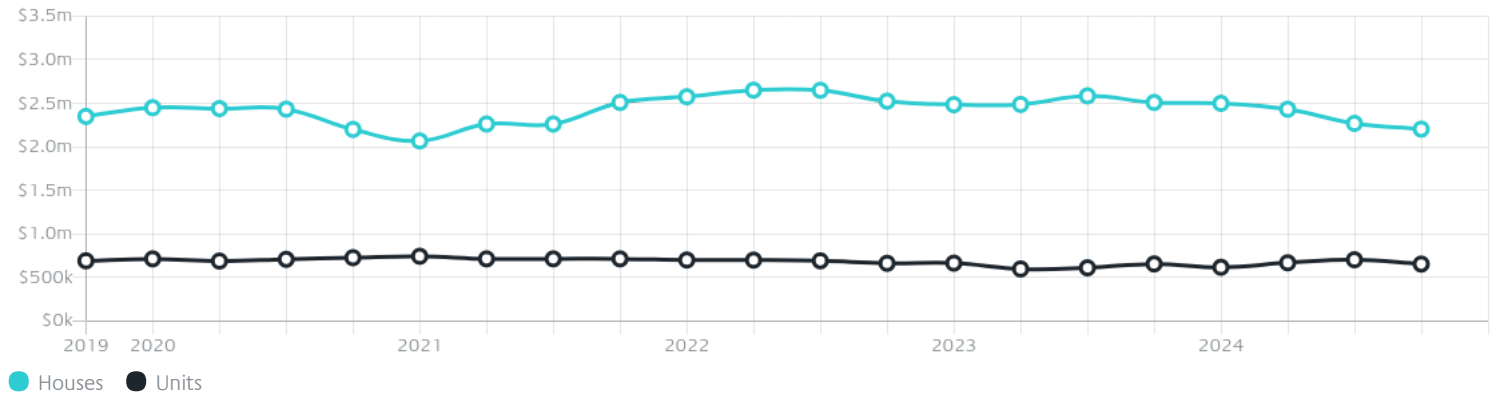
Median

\$655k

Quarterly Price Change

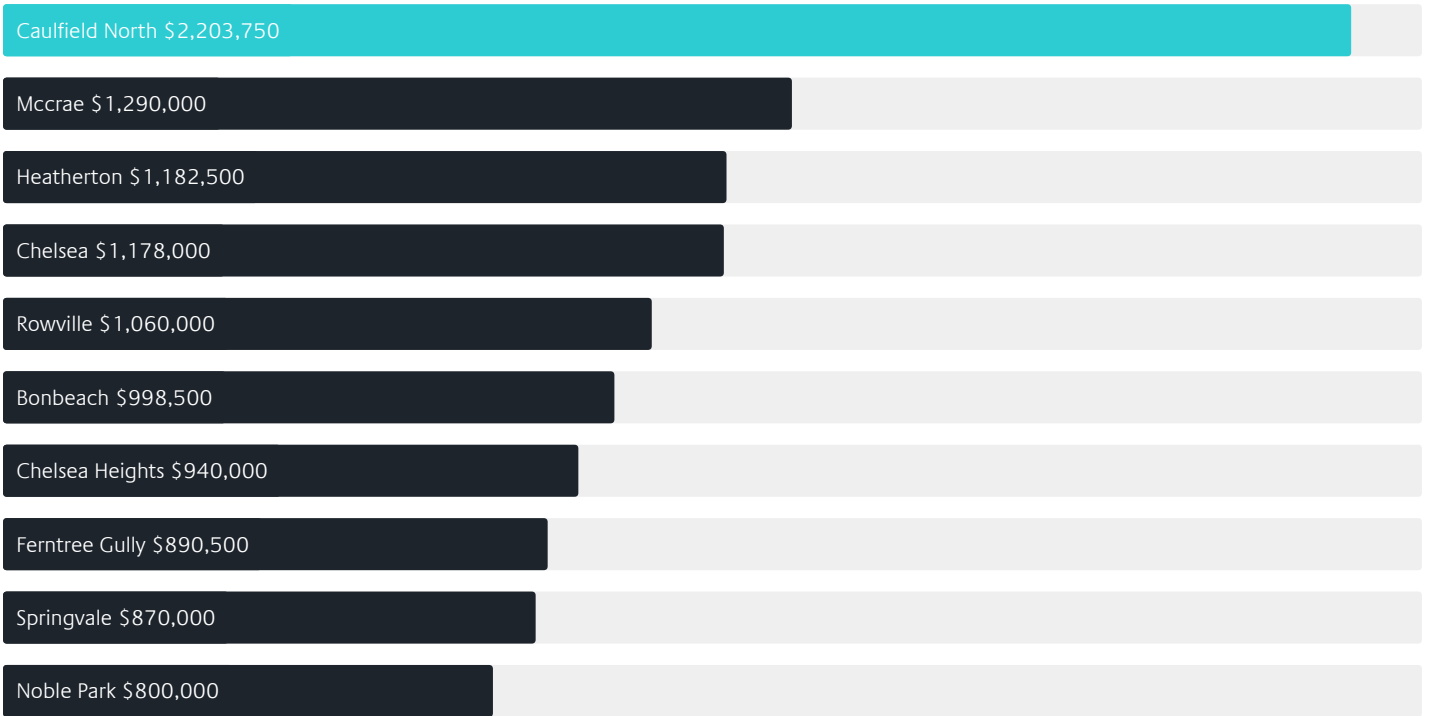
-7.09% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 64%
● Private 36%

Auction Clearance Rate^{*}

72.88%

Median Days on Market[^]

27 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
 5/75 Bambra Rd Caulfield North	3	Unit	\$1,049,000	08 Jan 2025
 3/20 Payne St Caulfield North	1	Apartment	\$265,000	27 Dec 2024
 245/11 Bond St Caulfield North	2	Apartment	\$420,000	24 Dec 2024
 8/12 Wyuna Rd Caulfield North	2	Apartment	\$617,000	19 Dec 2024
 13 Morrice St Caulfield North	3	House	\$5,320,000	19 Dec 2024
 805/2 Caulfield Blvd Caulfield North	2	Strata Unit/Flat	\$398,000	14 Dec 2024
 11/378 Dandenong Rd Caulfield North	1	Apartment	\$425,000	14 Dec 2024
 11/18 Park Cr Caulfield North	1	Apartment	\$315,000	13 Dec 2024
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2024
 2/6 Kinnoul Av Caulfield North	3	Apartment	\$1,580,000	11 Dec 2024
 7/40 Northcote Av CAULFIELD NORTH	2	Apartment	\$525,000	10 Dec 2024
 203/58 Kambrook Rd Caulfield North	2	Apartment	\$450,000	09 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2a Tennis Gr Caulfield North	3	House	\$1,550,000	09 Dec 2024
 403/8 Station St Caulfield North	2	Strata Unit/Flat	\$475,000	09 Dec 2024
 5/15 Crimea St CAULFIELD NORTH	1	Unit	\$460,000	08 Dec 2024
 4/670 Inkerman Rd Caulfield North	2	Unit	\$467,000	08 Dec 2024
 1/11 Kooyong Rd Caulfield North	2	Apartment	\$760,000	07 Dec 2024
 4/273 Balaclava Rd Caulfield North	3	House	\$1,040,000	05 Dec 2024
 2/237 Balaclava Rd Caulfield North	3	Unit	\$1,100,000	04 Dec 2024
 202/20 Hawthorn Rd Caulfield North	2	Apartment	\$565,000	03 Dec 2024
 212/58 Kambrook Rd Caulfield North	1	Strata Unit/Flat	\$420,000	02 Dec 2024
 209/50 Kambrook Rd Caulfield North	2	Apartment	\$610,000	01 Dec 2024
 32 Otira Rd Caulfield North	3	House	\$2,550,000	01 Dec 2024
 8/386 Dandenong Rd CAULFIELD NORTH	3	Unit	\$860,000	28 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/1 Whitehall Ct Caulfield North	2	Apartment	\$508,000	28 Nov 2024
 16/20 Payne St Caulfield North	2	Strata Unit/Flat	\$255,000	28 Nov 2024
 36b Halstead St Caulfield North	4	Townhouse	\$1,780,000	27 Nov 2024
 10/50 Kambrook Rd Caulfield North	2	Apartment	\$642,000	26 Nov 2024
 710/2 Caulfield Blvd Caulfield North	2	Apartment	\$530,000	22 Nov 2024
 26b Pental Rd Caulfield North	4	House	\$3,620,000	21 Nov 2024
 6/575 Inkerman Rd CAULFIELD NORTH	2	Apartment	\$553,000	21 Nov 2024
 1/57 Wanda Rd Caulfield North	4	Apartment	\$1,540,000	19 Nov 2024
 4/20 Malvern Gr Caulfield North	2	Strata Unit/Flat	\$691,000	17 Nov 2024
 391a Glen Eira Rd Caulfield North	3	Townhouse	\$1,035,000	17 Nov 2024
 4/4 Bamba Rd Caulfield North	3	Apartment	\$950,000	17 Nov 2024
 7/722 Inkerman Rd Caulfield North	2	Apartment	\$637,000	16 Nov 2024

Jellis Craig

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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