

**Jellis
Craig**



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.24m

Quarterly Price Change

-8.11% ↓

Median Unit Price*

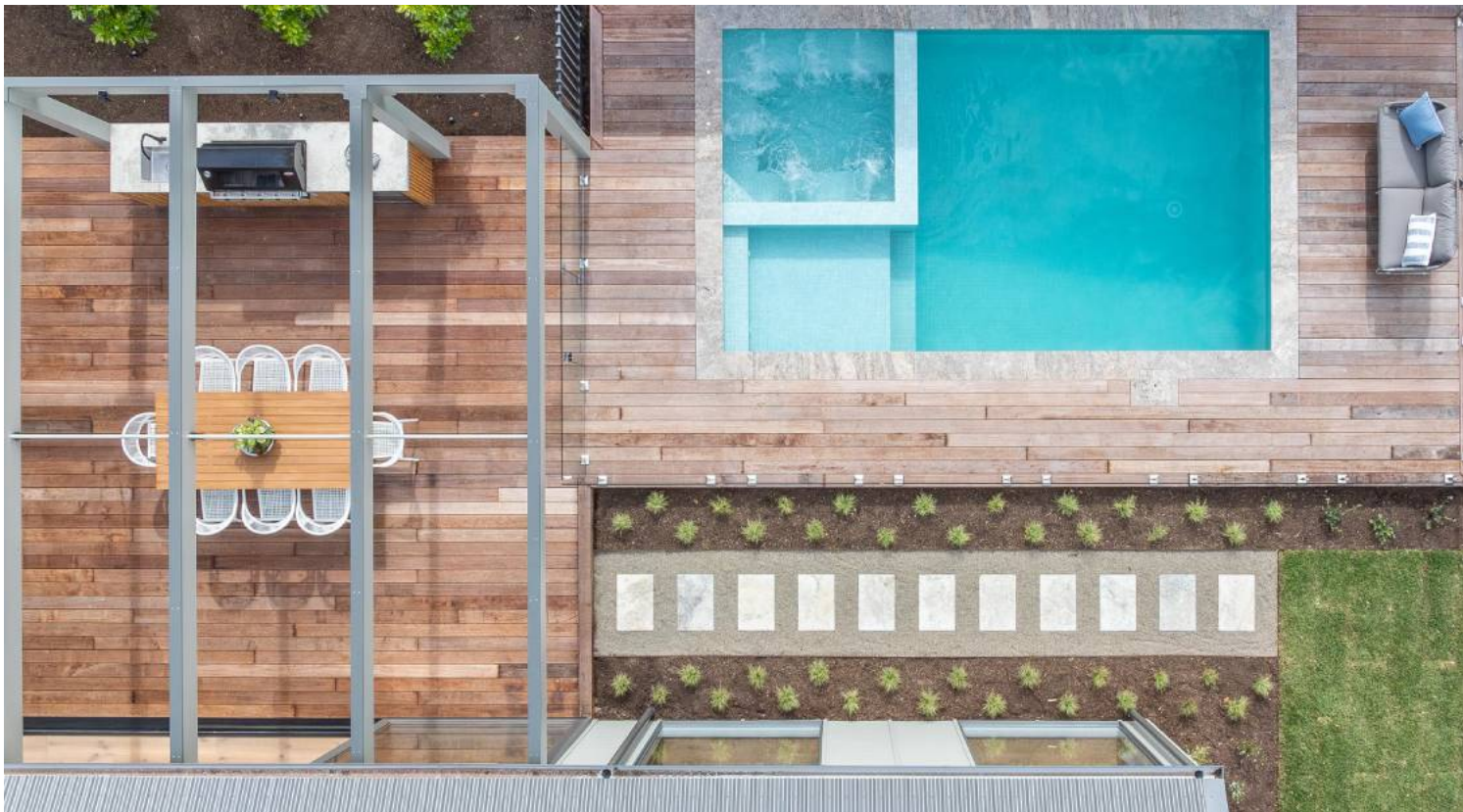
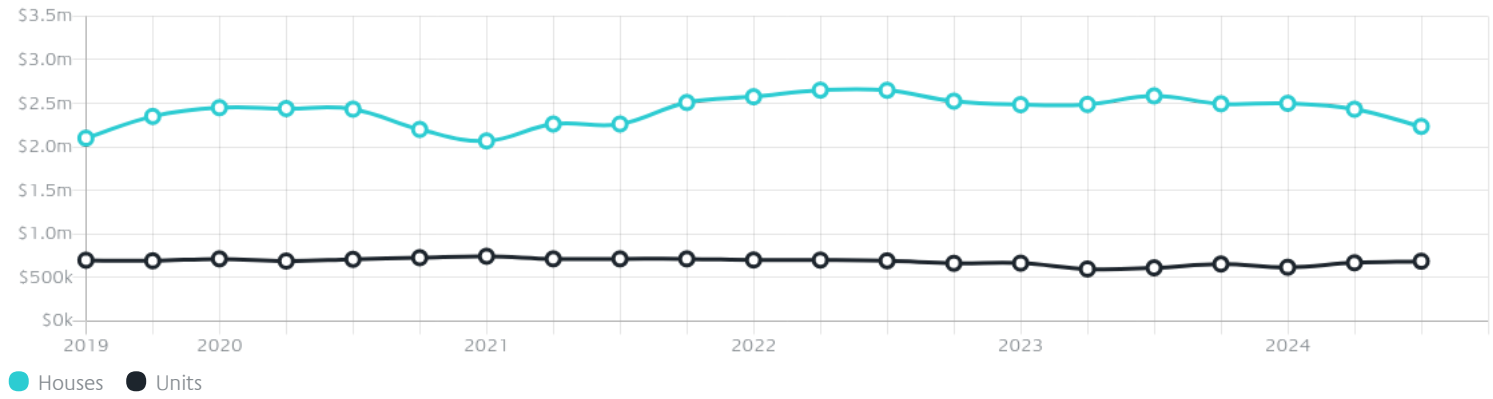
Median

\$688k

Quarterly Price Change

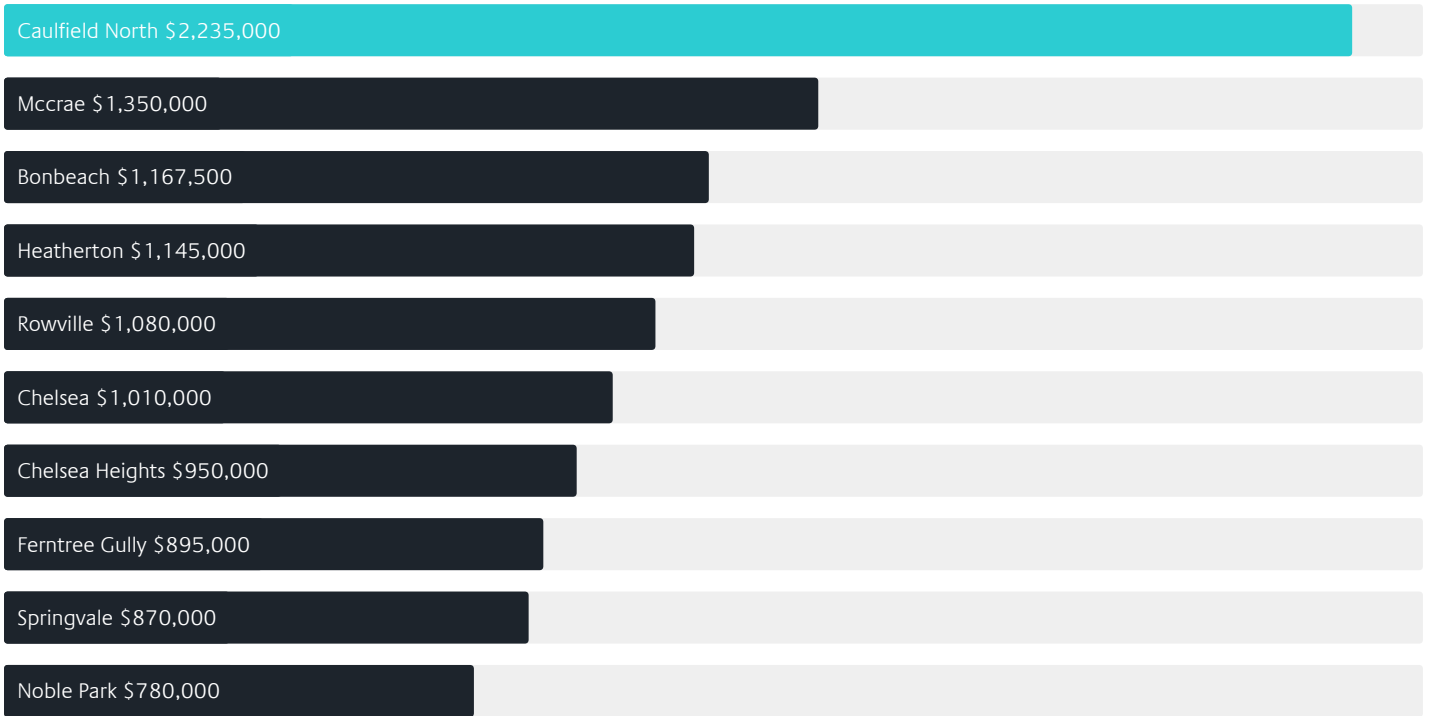
2.68% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 75%
● Private 25%

Auction Clearance Rate*

75.9%

Median Days on Market^

26 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*

\$893

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
 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
 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
 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
 2a Tennis Gr Caulfield North	3	House	\$1,550,000	09 Dec 2024
 4/670 Inkerman Rd Caulfield North	2	Unit	\$467,000	08 Dec 2024
 4/273 Balaclava Rd Caulfield North	3	House	\$1,040,000	05 Dec 2024
 202/20 Hawthorn Rd Caulfield North	2	Apartment	\$565,000	03 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 4/1 Whitehall Ct Caulfield North	2	Apartment	\$508,000	28 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
 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
 4/4 Bambra Rd Caulfield North	3	Apartment	\$950,000	17 Nov 2024
 17a Carnarvon Rd Caulfield North	3	House	\$1,435,000	16 Nov 2024
 272 Alma Rd Caulfield North	4	House	\$1,935,000	15 Nov 2024
 5/20 Malvern Gr Caulfield North	1	Strata Unit/Flat	\$340,000	15 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 605/10 Station St Caulfield North	3	Apartment	\$810,000	12 Nov 2024
 509/1 Village Mews Caulfield North	2	Apartment	\$396,800	11 Nov 2024
 2/29 Kooyong Rd Caulfield North	3	Unit	\$1,080,000	10 Nov 2024
 1/635 Inkerman Rd Caulfield North	3	Townhouse	\$1,180,000	10 Nov 2024
 104/246 Alma Rd Caulfield North	3	Strata Unit/Flat	\$750,000	09 Nov 2024
 119/15 Bond St Caulfield North	2	Apartment	\$465,000	08 Nov 2024
 303/144 Hawthorn Rd Caulfield North	1	Apartment	\$355,000	07 Nov 2024
 205/100 Hawthorn Rd Caulfield North	1	Apartment	\$440,000	07 Nov 2024
 112/356 Orrong Rd Caulfield North	1	Apartment	\$250,000	06 Nov 2024
 15/125 Kambrook Rd Caulfield North	2	Apartment	\$700,000	29 Oct 2024
 202/11 Bond St Caulfield North	2	Strata Unit/Flat	\$430,000	29 Oct 2024
 6/376 Dandenong Rd Caulfield North	2	Apartment	\$587,000	28 Oct 2024

Jellis Craig

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Data is current as of PDF generation date 06/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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