

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.17m**

Quarterly Price Change

**-2.92% ↓**

## Median Unit Price\*

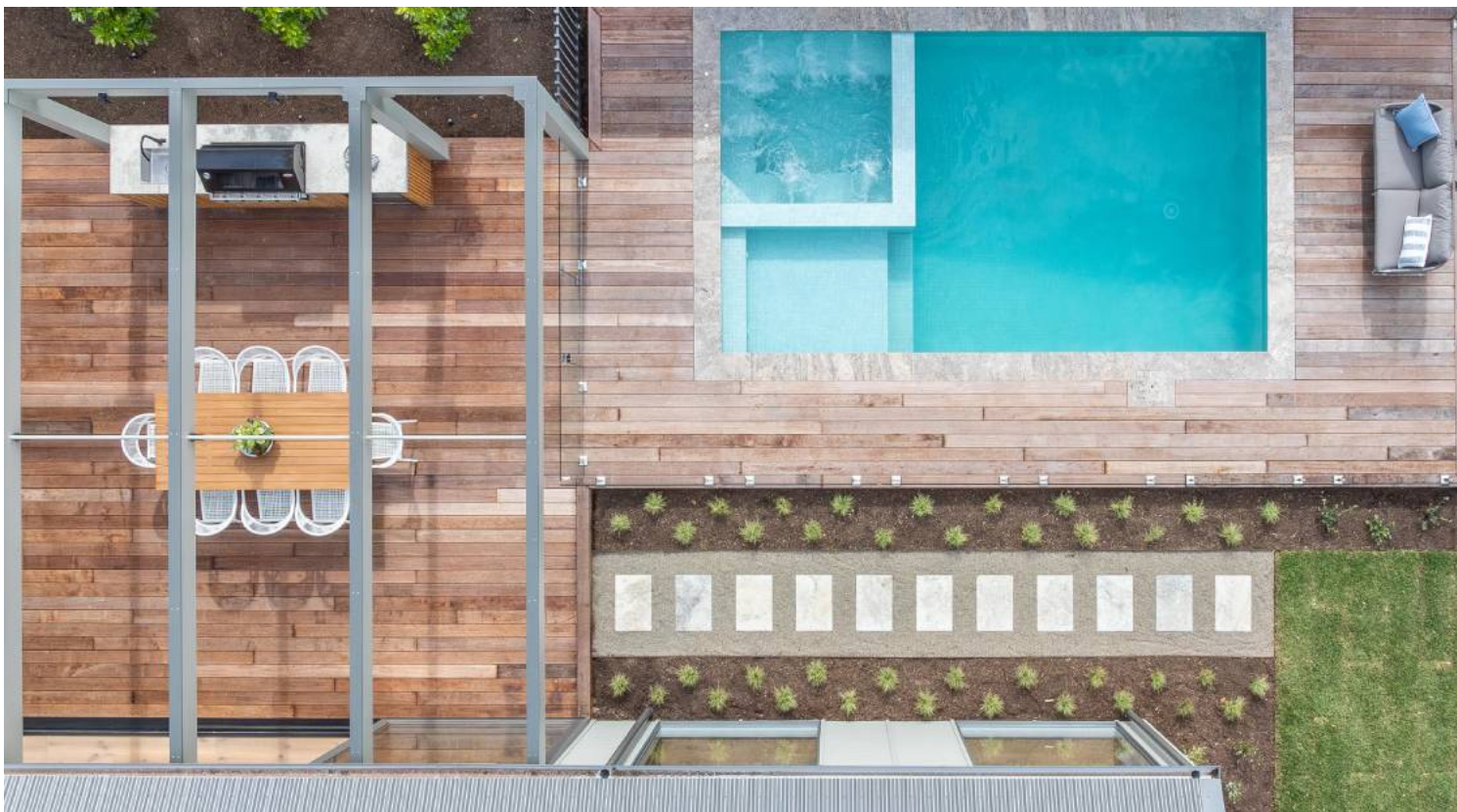
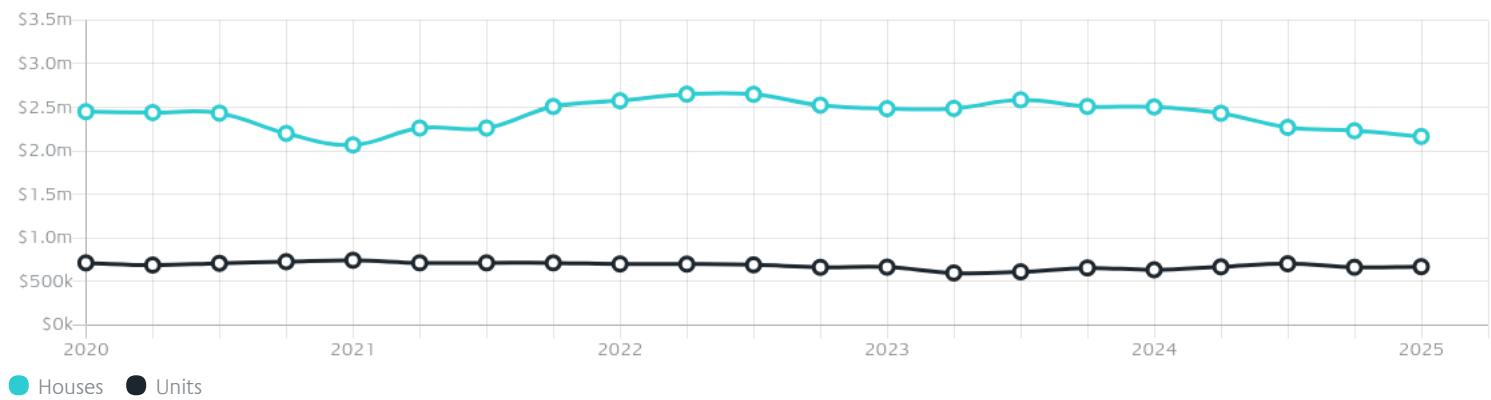
Median

**\$672k**

Quarterly Price Change

**0.97% ↑**

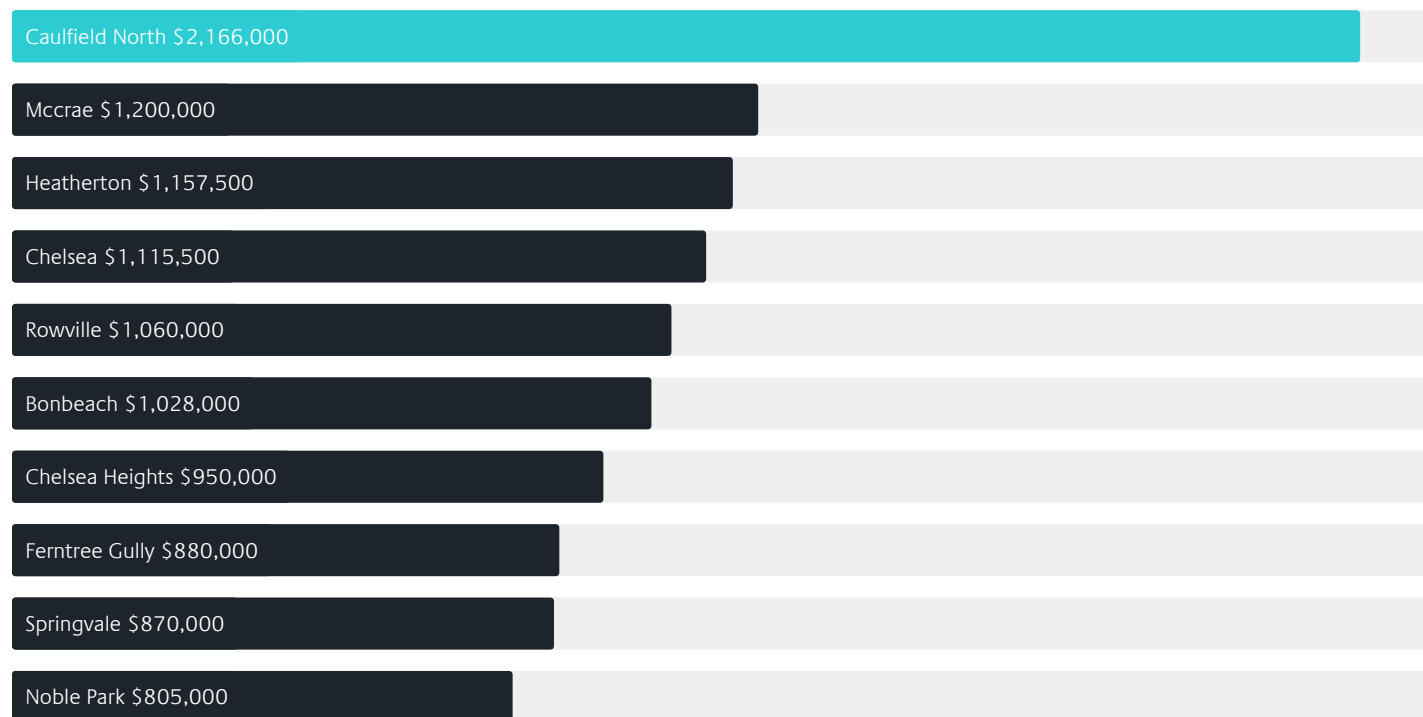
## Quarterly Price Change\*



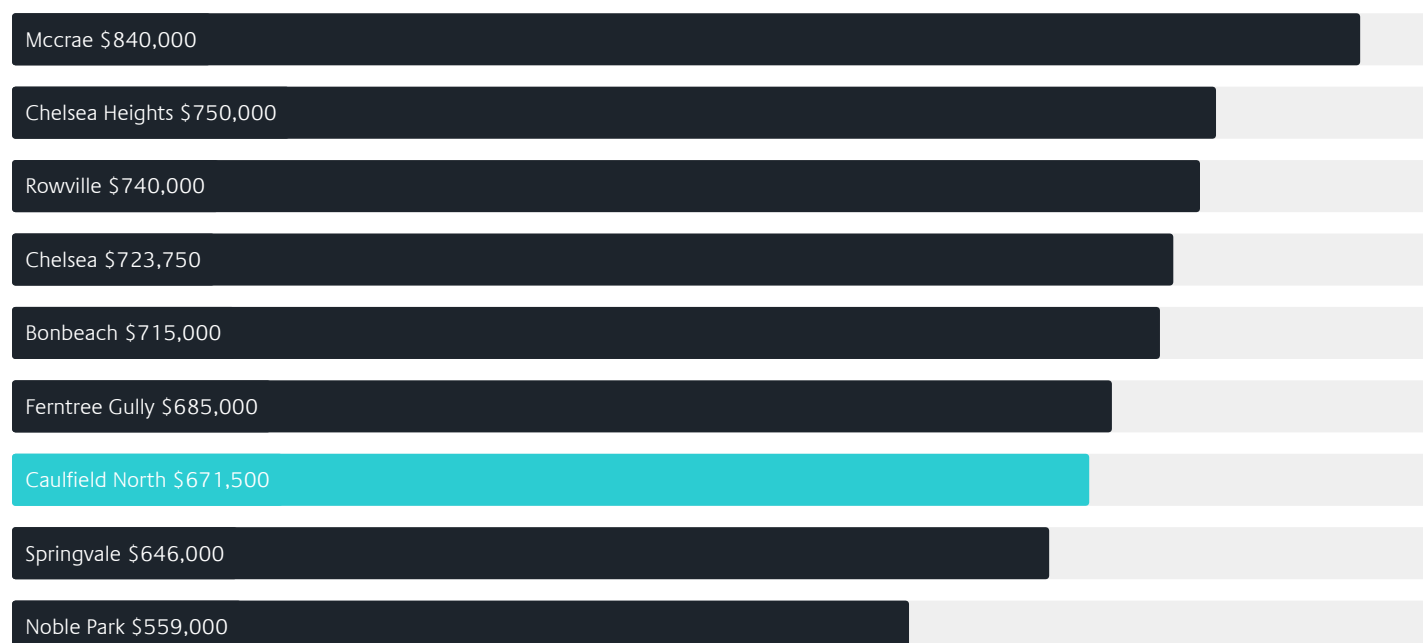
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 55%  
● Private 45%

Auction Clearance Rate\*

94.12%

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\*

\$973

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

| Address  | Bedrooms | Type               | Price       | Sold        |
|--|----------|--------------------|-------------|-------------|
|  107 / 144 Hawthorn Rd<br>Caulfield North  | 2        | Apartment          | \$595,000   | 11 Dec 2025 |
|  104 / 8 Bond St<br>Caulfield North        | 2        | Apartment          | \$510,000   | 26 Jun 2025 |
|  16 Kambrook Rd<br>Caulfield North         | 4        | House              | \$1,910,000 | 22 Jun 2025 |
|  4 / 359 Balaclava Rd<br>Caulfield North   | 1        | Apartment          | \$305,000   | 22 Jun 2025 |
|  11 / 401 Alma Rd<br>Caulfield North     | 1        | Apartment          | \$431,000   | 18 Jun 2025 |
|  214 / 1 Village Mews<br>Caulfield North | 1        | Apartment          | \$375,000   | 13 Jun 2025 |
|  42 / 15 Hawthorn Rd<br>Caulfield North  | 1        | House              | \$225,000   | 11 Jun 2025 |
|  8 / 388 Dandenong Rd<br>Caulfield North | 2        | Apartment          | \$530,000   | 05 Jun 2025 |
|  120 / 1 Village Mews<br>Caulfield North | 2        | Apartment          | \$517,500   | 03 Jun 2025 |
|  6 / 402 Dandenong Rd<br>Caulfield North | 1        | Strata Unit / Flat | \$355,150   | 29 May 2025 |
|  6 / 5 Kooyong Rd<br>Caulfield North     | 4        | Townhouse          | \$1,110,000 | 19 May 2025 |
|  1 / 3 Wilks St<br>Caulfield North       | 3        | Townhouse          | \$1,310,000 | 19 May 2025 |

# Sold Properties~

| Address   | Bedrooms | Type             | Price     | Sold        |
|---|----------|------------------|-----------|-------------|
|  6/10 St Aubins Av<br>Caulfield North     | 2        | Apartment        | \$625,000 | 18 May 2025 |
|  204/20 Hawthorn Rd<br>Caulfield North    | 1        | Apartment        | \$440,000 | 17 May 2025 |
|  3/34 Northcote Av<br>Caulfield North     | 2        | Unit             | \$682,500 | 17 May 2025 |
|  8/15 Hawthorn Rd<br>Caulfield North      | 1        | Apartment        | \$133,000 | 13 May 2025 |
|  201/500 Dandenong Rd<br>Caulfield North | 2        | Apartment        | \$510,000 | 10 May 2025 |
|  17/153 Hawthorn Rd<br>Caulfield North  | 2        | Strata Unit/Flat | \$610,000 | 06 May 2025 |
|  15/1 Whitehall Ct<br>Caulfield North   | 1        | Strata Unit/Flat | \$349,999 | 05 May 2025 |
|  4/11 Oak Cr<br>Caulfield North         | 2        | Unit             | \$940,000 | 05 May 2025 |
|  613/1 Village Mews<br>Caulfield North  | 2        | Strata Unit/Flat | \$540,000 | 03 May 2025 |
|  110/10 Station St<br>Caulfield North   | 1        | Apartment        | \$390,000 | 02 May 2025 |
|  304/11 Bond St<br>Caulfield North      | 2        | Apartment        | \$590,000 | 01 May 2025 |
|  8/472 Dandenong Rd<br>CAULFIELD NORTH  | 1        | Apartment        | \$362,500 | 30 Apr 2025 |

# Sold Properties~

| Address  | Bedrooms | Type             | Price       | Sold        |
|--|----------|------------------|-------------|-------------|
|  8/8 Station St<br>Caulfield North         | 2        | Strata Unit/Flat | \$453,000   | 30 Apr 2025 |
|  12/9 Wyuna Rd<br>Caulfield North          | 1        | Apartment        | \$360,000   | 29 Apr 2025 |
|  31 Langdon Rd<br>Caulfield North          | 3        | House            | \$4,650,000 | 29 Apr 2025 |
|  12 Aroona Rd<br>Caulfield North           | 4        | House            | \$3,410,000 | 23 Apr 2025 |
|  7/271 Balaclava Rd<br>Caulfield North    | 2        | Apartment        | \$605,000   | 22 Apr 2025 |
|  41 Halstead St<br>Caulfield North       | 4        | Townhouse        | \$1,775,000 | 17 Apr 2025 |
|  8/9 Hudson St<br>Caulfield North        | 1        | Unit             | \$277,000   | 16 Apr 2025 |
|  3/3 Derby Pde<br>Caulfield North        | 2        | Apartment        | \$521,600   | 16 Apr 2025 |
|  109/402 Dandenong Rd<br>Caulfield North | 1        | Apartment        | \$348,000   | 15 Apr 2025 |
|  4/386 Dandenong Rd<br>Caulfield North   | 3        | Apartment        | \$815,000   | 15 Apr 2025 |
|  202/15 Bond St<br>Caulfield North       | 2        | Apartment        | \$425,000   | 14 Apr 2025 |
|  5/10 Hudson St<br>Caulfield North       | 2        | Unit             | \$880,000   | 12 Apr 2025 |





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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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