

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$2.17m**

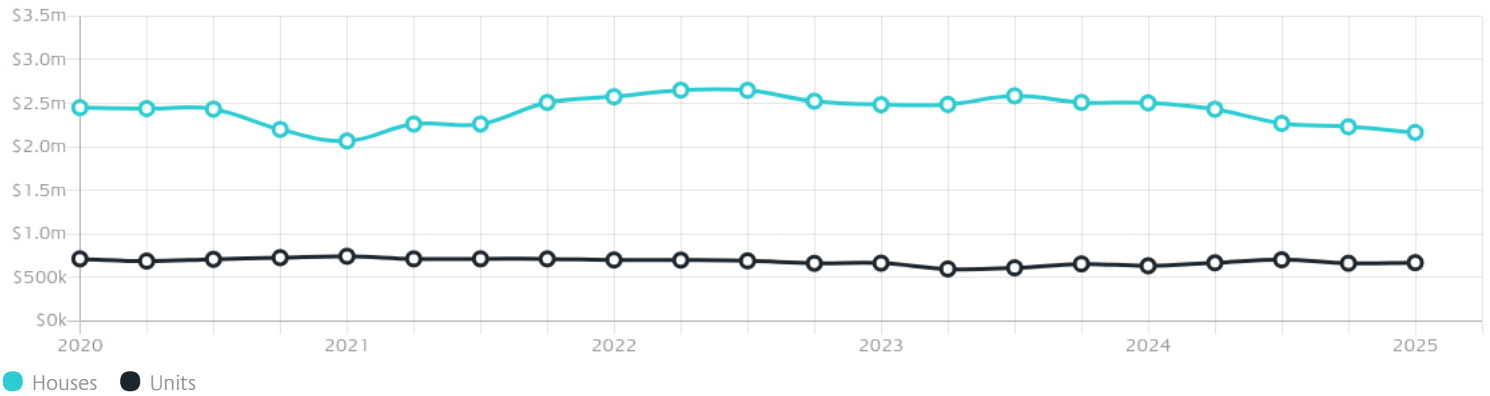
Quarterly Price Change  
**-2.92% ↓**

## Median Unit Price\*

Median  
**\$672k**

Quarterly Price Change  
**0.97% ↑**

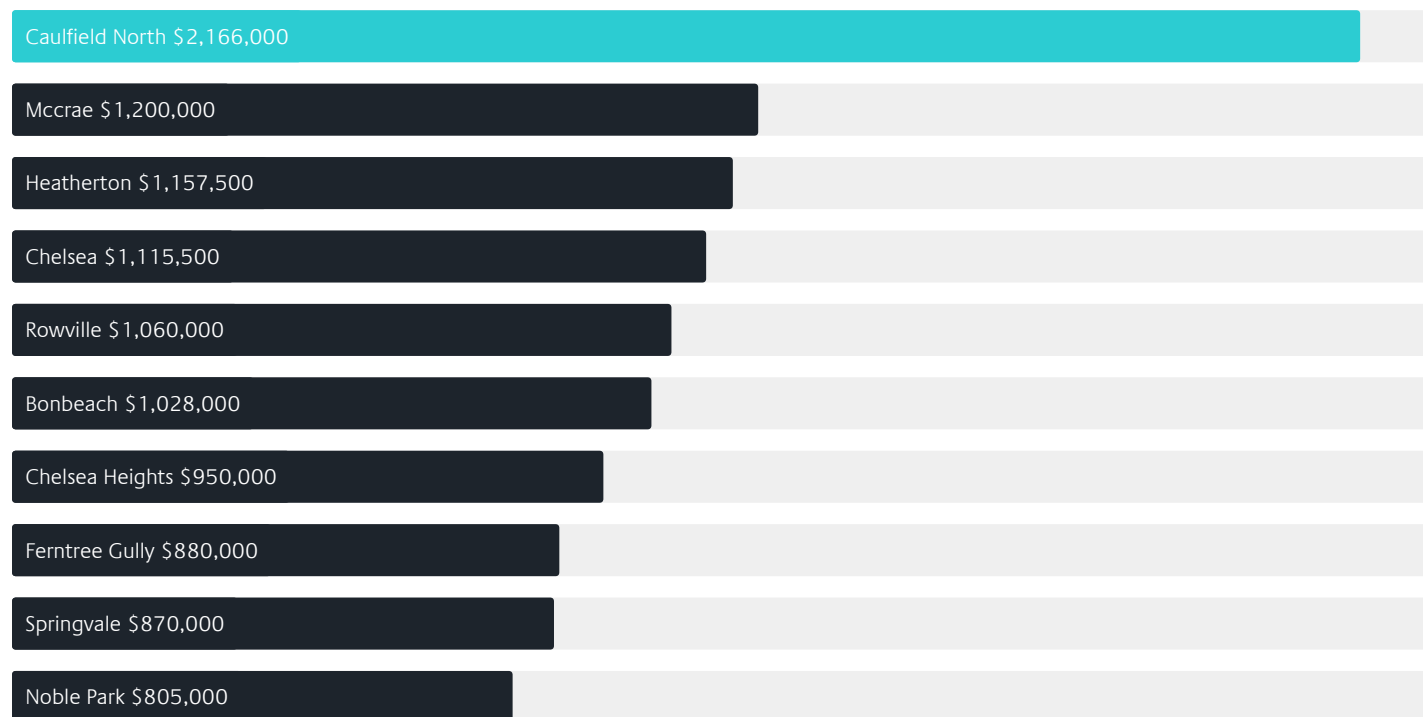
## Quarterly Price Change\*



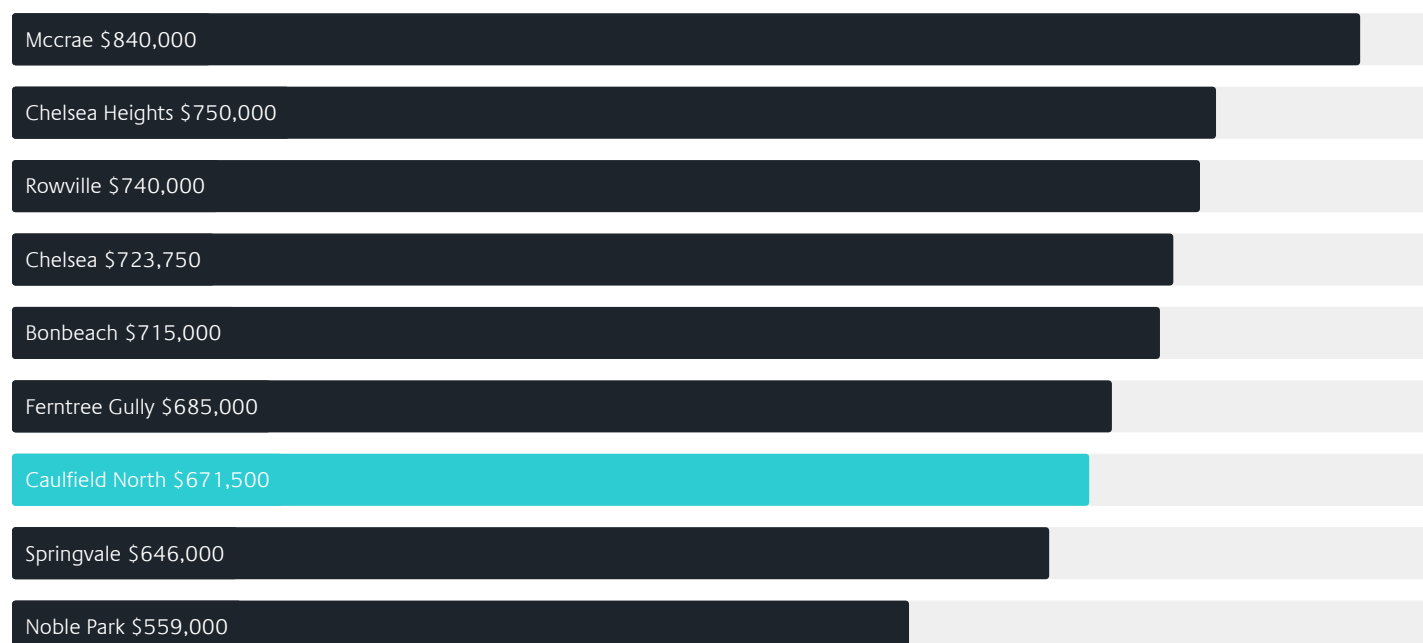
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 59%  
● Private 41%

Auction Clearance Rate\*

89.66%

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 107 / 144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 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
 204 / 20 Hawthorn Rd Caulfield North	1	Apartment	\$440,000	17 May 2025
 8 / 15 Hawthorn Rd Caulfield North	1	Apartment	\$133,000	13 May 2025
 110 / 10 Station St Caulfield North	1	Apartment	\$390,000	02 May 2025
 304 / 11 Bond St Caulfield North	2	Apartment	\$590,000	01 May 2025
 8 / 472 Dandenong Rd CAULFIELD NORTH	1	Apartment	\$362,500	30 Apr 2025
 12 / 9 Wyuna Rd Caulfield North	1	Apartment	\$360,000	29 Apr 2025
 12 Aroona Rd Caulfield North	4	House	\$3,410,000	23 Apr 2025
 7 / 271 Balaclava Rd Caulfield North	2	Apartment	\$605,000	22 Apr 2025
 8 / 9 Hudson St Caulfield North	1	Unit	\$277,000	16 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/3 Derby Pde Caulfield North	2	Apartment	\$521,600	16 Apr 2025
 109/402 Dandenong Rd Caulfield North	1	Apartment	\$348,000	15 Apr 2025
 4/386 Dandenong Rd Caulfield North	3	Apartment	\$815,000	15 Apr 2025
 202/15 Bond St Caulfield North	2	Apartment	\$425,000	14 Apr 2025
 5/10 Hudson St Caulfield North	2	Unit	\$880,000	12 Apr 2025
 107/10 Station St Caulfield North	2	Apartment	\$520,000	11 Apr 2025
 1M/10 Station St Caulfield North	2	Strata Unit/Flat	\$545,000	10 Apr 2025
 2/618 Inkerman Rd CAULFIELD NORTH	2	Apartment	\$602,500	10 Apr 2025
 204/681 Inkerman Rd Caulfield North	1	Apartment	\$392,000	07 Apr 2025
 2/16 Wanda Rd Caulfield North	3	Townhouse	\$1,685,000	05 Apr 2025
 4/11 Kooyong Rd Caulfield North	2	Unit	\$645,000	05 Apr 2025
 2/3 Payne St Caulfield North	2	Unit	\$836,000	05 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7/3 Catherine St Caulfield North	2	Unit	\$823,000	05 Apr 2025
 2/374 Orrong Rd Caulfield North	2	Strata Unit/Flat	\$1,050,000	04 Apr 2025
 611/2 Caulfield Blvd Caulfield North	1	Strata Unit/Flat	\$410,000	03 Apr 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
 5/462 Dandenong Rd Caulfield North	2	Strata Unit/Flat	\$420,000	30 Mar 2025
 62a Kambrook Rd Caulfield North	4	Unit	\$1,285,000	30 Mar 2025
 11 Arthur St Caulfield North	3	House	\$1,550,000	29 Mar 2025
 220/1 Village Mews Caulfield North	1	Strata Unit/Flat	\$530,000	28 Mar 2025
 301/58 Kambrook Rd Caulfield North	1	Strata Unit/Flat	\$347,000	28 Mar 2025
 6/11 Crotonhurst Av Caulfield North	2	Strata Unit/Flat	\$520,000	27 Mar 2025





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

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

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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