

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.20m**

Quarterly Price Change

**-2.91% ↓**

## Median Unit Price\*

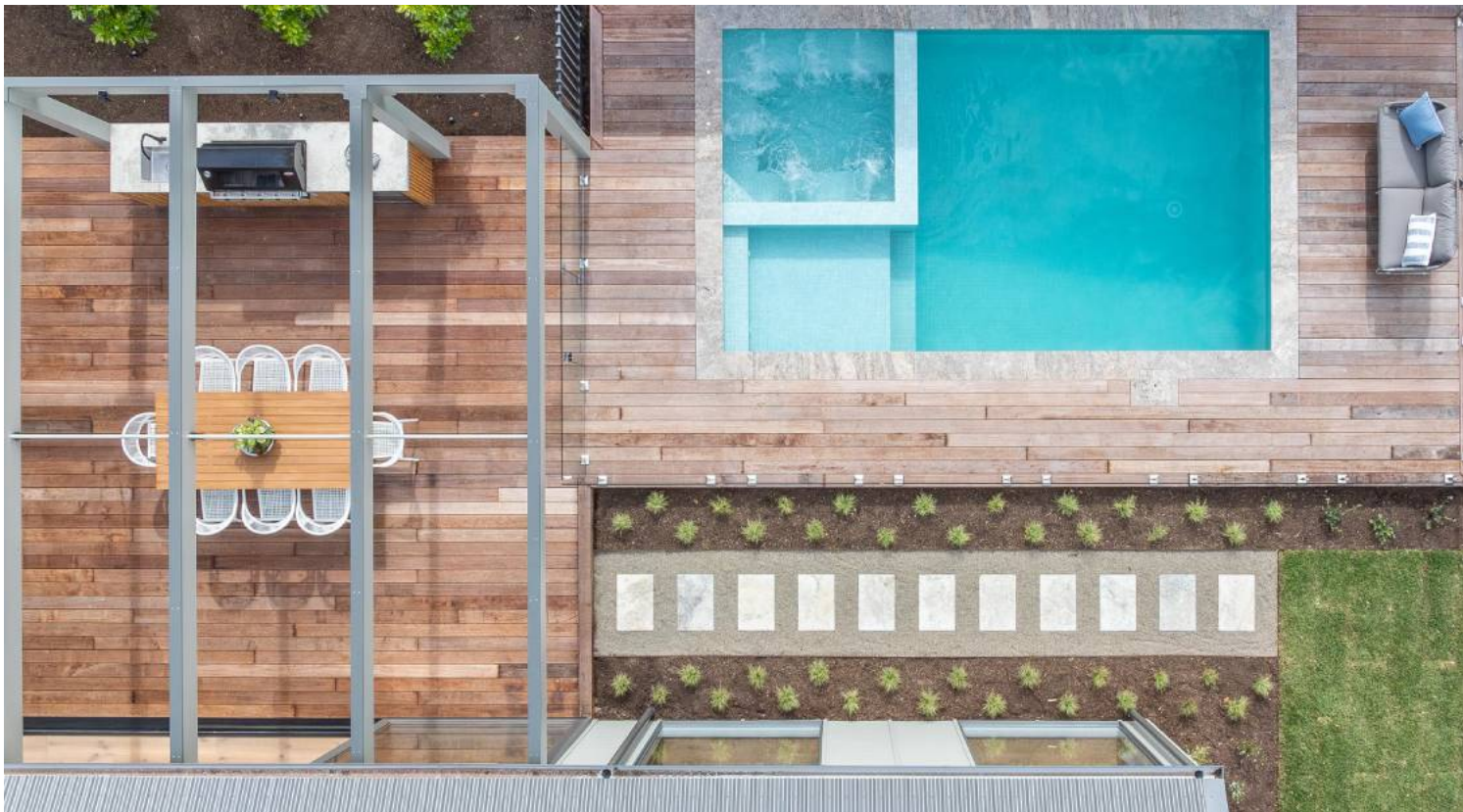
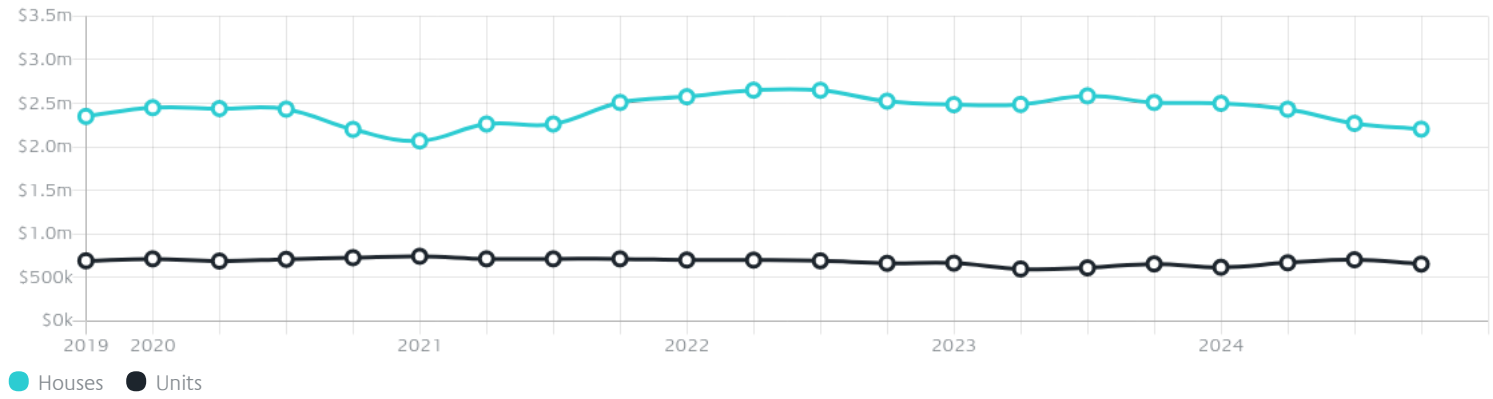
Median

**\$655k**

Quarterly Price Change

**-7.09% ↓**

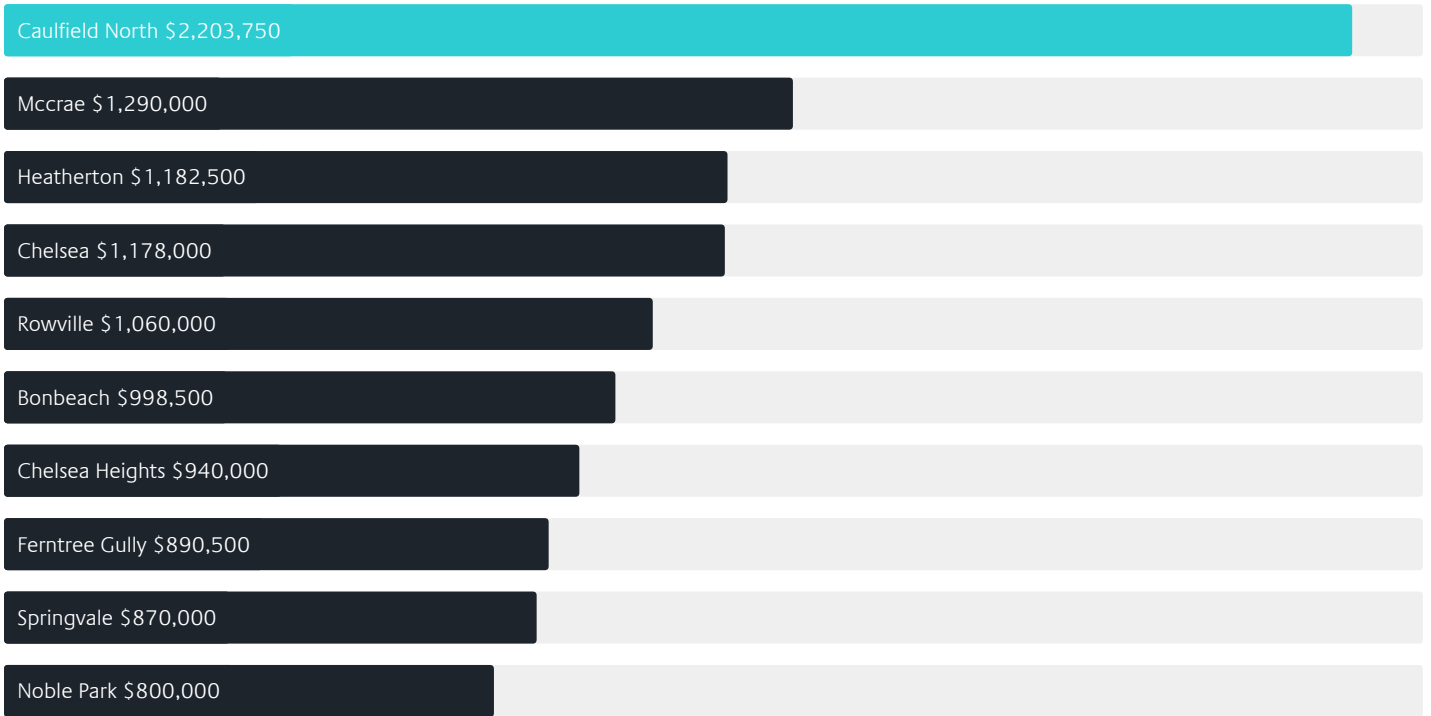
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 59%  
● Private 41%

## Auction Clearance Rate<sup>\*</sup>

67.5%

## Median Days on Market<sup>^</sup>

32 days

## Average Hold Period<sup>\*</sup>

6.8 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 36% ● Units 64%

## Ownership<sup>^</sup>



● Owned Outright 35% ● Mortgaged 29% ● Rented 37%

## Population<sup>^</sup>

16,903

## Median Asking Rent per week<sup>\*</sup>

\$895

## Population Growth<sup>^</sup>

10.70%

## Rental Yield<sup>\*</sup>

2.08%

## Median Age<sup>^</sup>













37 years

## Median Household Size<sup>^</sup>













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 Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 6/35 Kooyong Rd Caulfield North	2	Apartment	\$671,500	28 Feb 2025
 20/15 Hawthorn Rd Caulfield North	1	Apartment	\$190,000	19 Feb 2025
 101 Kambrook Rd Caulfield North	3	House	\$1,470,000	15 Feb 2025
 734 Inkerman Rd Caulfield North	3	Strata Unit/Townhouse	\$1,000,000	15 Feb 2025
 611/10 Station St Caulfield North	1	Apartment	\$400,000	12 Feb 2025
 13/20 Payne St Caulfield North	1	Unit	\$270,000	11 Feb 2025
 511/15 Bond St Caulfield North	2	Unit	\$845,000	05 Feb 2025
 506/77 Hawthorn Rd Caulfield North	3	Apartment	\$955,000	25 Jan 2025
 7/61 Halstead St Caulfield North	1	Apartment	\$275,000	23 Jan 2025
 6/416 Dandenong Rd Caulfield North	2	Unit	\$575,000	16 Jan 2025
 12/40 Northcote Av Caulfield North	2	Apartment	\$540,000	16 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/75 Bambra Rd Caulfield North	3	Unit	\$1,049,000	08 Jan 2025
 2/58 Kambrook Rd Caulfield North	1	Strata Unit/Flat	\$450,000	08 Jan 2025
 208/1 Village Mews Caulfield North	1	Strata Unit/Flat	\$391,000	04 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
 18 Northcote Av Caulfield North	5	House	\$5,185,000	18 Dec 2024
 22 Malvern Gr Caulfield North	3	Unit	\$1,040,000	17 Dec 2024
 1 Raphael St Caulfield North	3	House	\$1,649,000	15 Dec 2024
 233/11 Bond St Caulfield North	1	Strata Unit/Flat	\$350,000	15 Dec 2024
 805/2 Caulfield Blvd Caulfield North	2	Strata Unit/Flat	\$398,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/154 Balaclava Rd Caulfield North	2	Strata Unit/Flat	\$640,000	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
 403/8 Station St Caulfield North	2	Strata Unit/Flat	\$475,000	09 Dec 2024
 676 Inkerman Rd Caulfield North	3	House	\$1,050,000	08 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



# Jellis Craig

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Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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