

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.17m

Quarterly Price Change

-2.92% ↓

Median Unit Price*

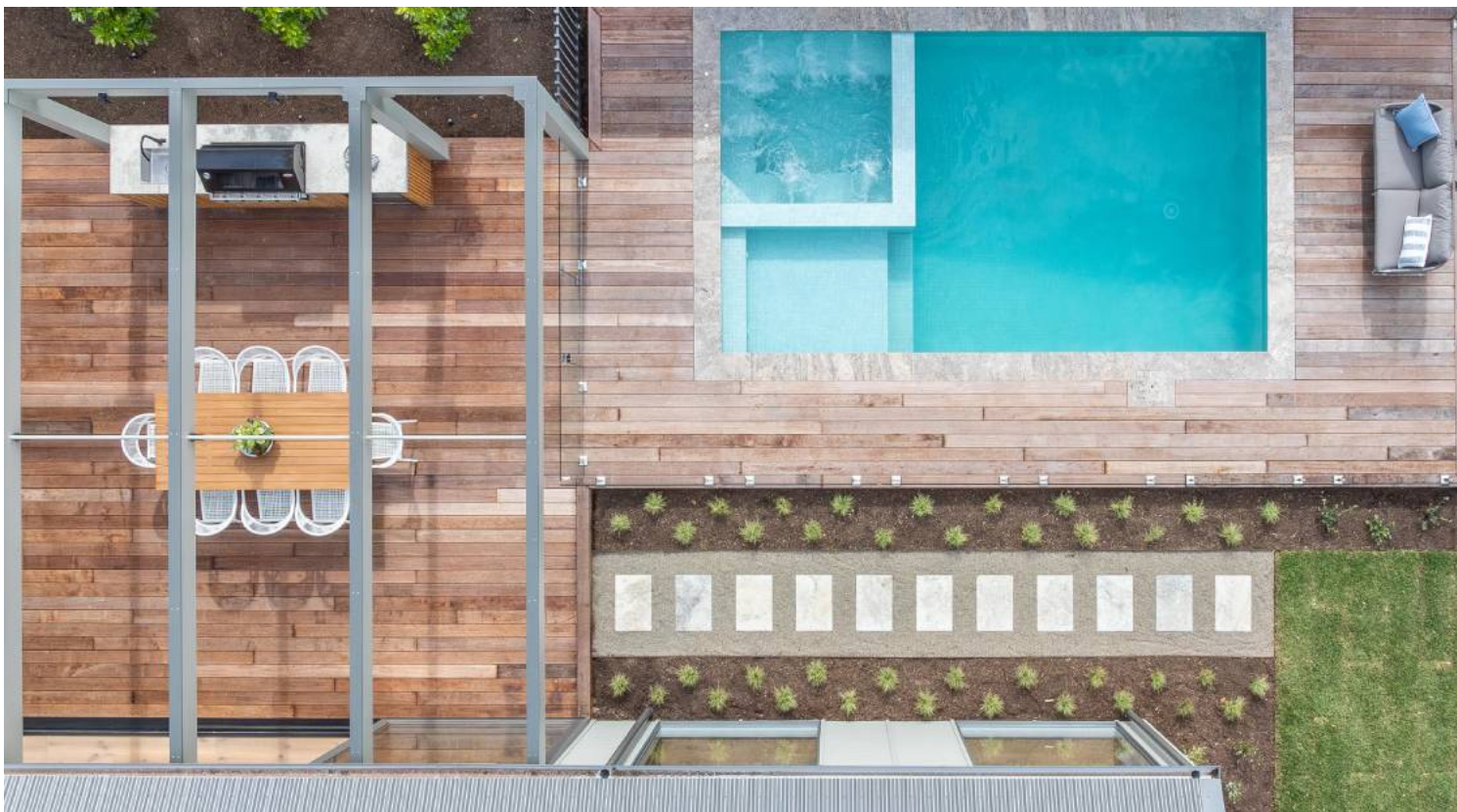
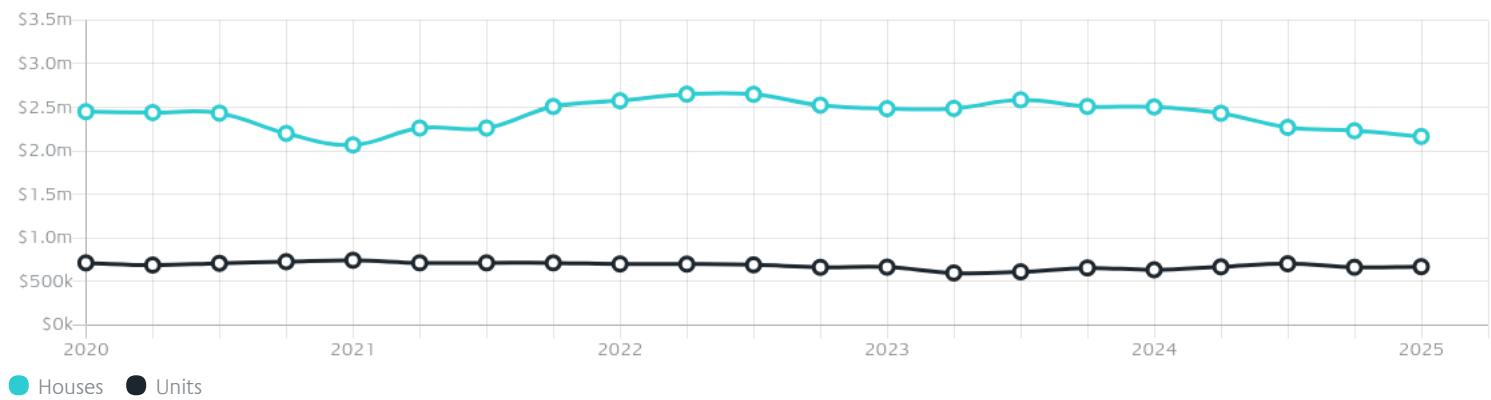
Median

\$672k

Quarterly Price Change

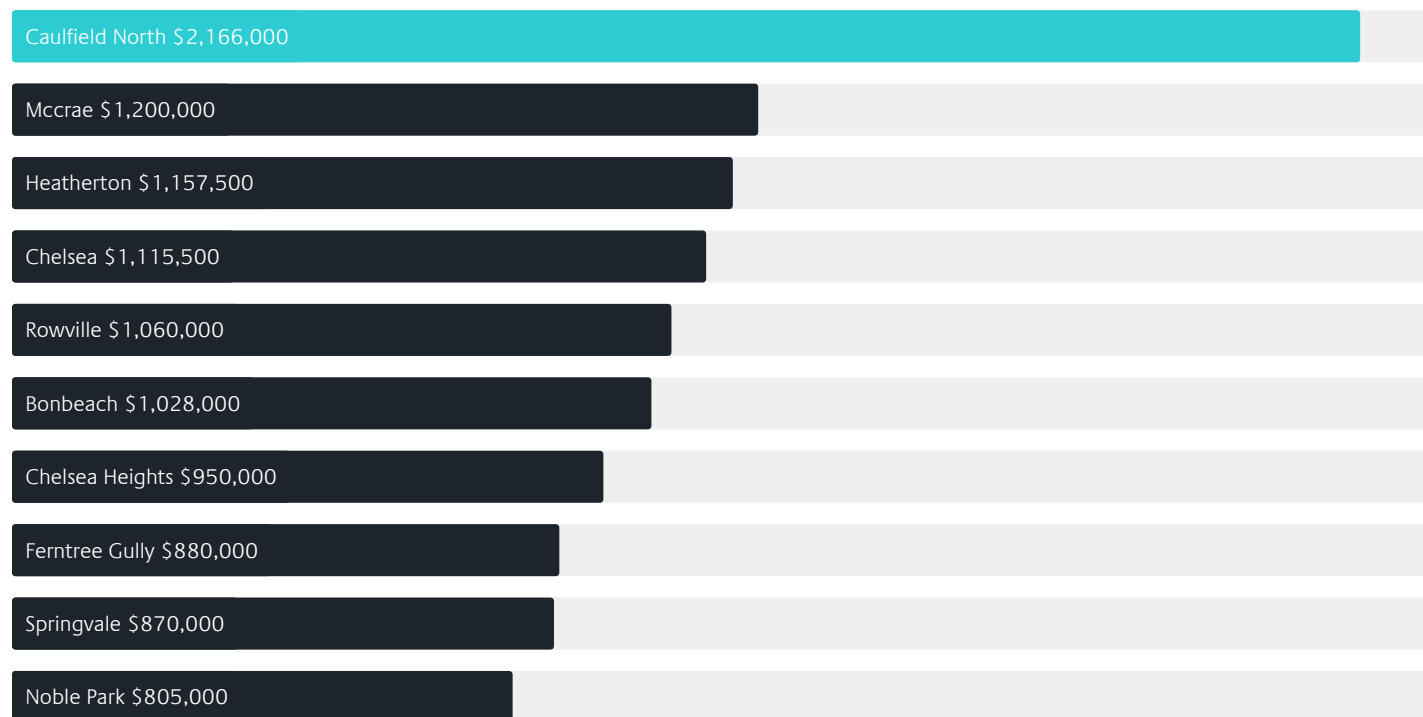
0.97% ↑

Quarterly Price Change*

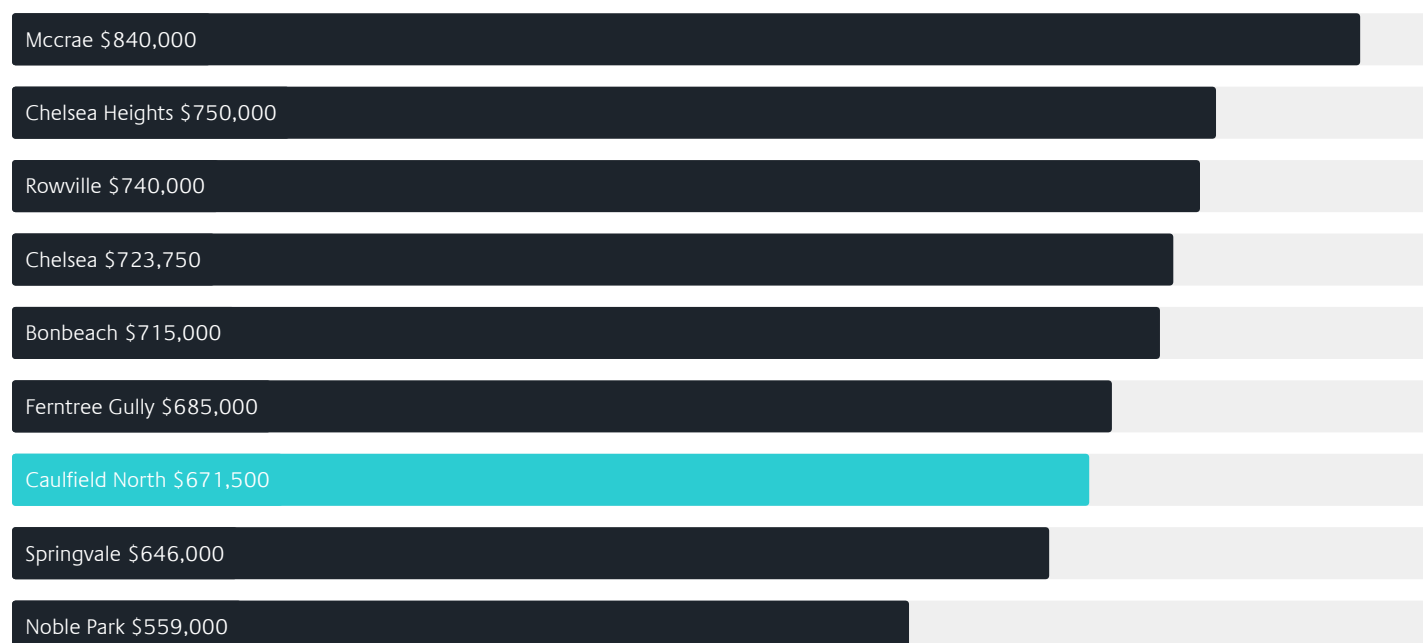


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 57%
● Private 43%

Auction Clearance Rate*

85.11%

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*

\$973

Population Growth^

10.70%

Rental Yield*

2.08%

Median Age^













37 years

Median Household Size^













2.3 people

Sold Properties~









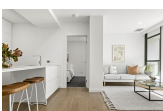



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 107 / 144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 12 / 9 Wyuna Rd Caulfield North	1	Apartment	\$360,000	29 Apr 2025
 8 / 9 Hudson St Caulfield North	1	Unit	\$277,000	16 Apr 2025
 3 / 3 Derby Pde Caulfield North	2	Apartment	\$521,600	16 Apr 2025
 4 / 386 Dandenong Rd Caulfield North	3	Apartment	\$815,000	15 Apr 2025
 5 / 10 Hudson St Caulfield North	2	Unit	\$880,000	12 Apr 2025
 204 / 681 Inkerman Rd Caulfield North	1	Apartment	\$392,000	07 Apr 2025
 4 / 11 Kooyong Rd Caulfield North	2	Unit	\$645,000	05 Apr 2025
 7 / 3 Catherine St Caulfield North	2	Unit	\$823,000	05 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 102/20 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	26 Mar 2025
 9/575 Inkerman Rd Caulfield North	2	Apartment	\$702,000	26 Mar 2025
 3/353 Alma Rd Caulfield North	2	Apartment	\$532,000	24 Mar 2025
 11/1a Ripley Gr Caulfield North	3	Townhouse	\$1,005,000	22 Mar 2025
 29 Malvern Gr Caulfield North	3	House	\$1,821,000	19 Mar 2025
 2/10 Sebastopol St Caulfield North	2	Apartment	\$505,000	16 Mar 2025
 3/440 Dandenong Rd Caulfield North	2	Apartment	\$976,000	16 Mar 2025
 3/750 Inkerman Rd Caulfield North	2	Unit	\$710,000	15 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/635 Inkerman Rd Caulfield North	3	Townhouse	\$1,031,000	14 Mar 2025
 9M/8 Bond St Caulfield North	2	Apartment	\$480,000	11 Mar 2025
 15b Northcote Av Caulfield North	4	House	\$3,520,000	10 Mar 2025
 308/58 Kambrook Rd Caulfield North	1	Strata Unit/Flat	\$450,000	07 Mar 2025
 3/61 Eskdale Rd Caulfield North	1	Unit	\$280,000	06 Mar 2025
 6/3 Wilks St Caulfield North	3	Townhouse	\$1,554,000	03 Mar 2025
 6/35 Kooyong Rd Caulfield North	2	Apartment	\$671,500	28 Feb 2025
 361 Alma Rd Caulfield North	4	House	\$3,200,000	25 Feb 2025
 311/356 Orrong Rd Caulfield North	2	Apartment	\$530,000	25 Feb 2025
 2/19 Norwood Rd Caulfield North	2	Unit	\$985,000	25 Feb 2025
 15a Northcote Av Caulfield North	4	House	\$3,400,000	23 Feb 2025
 25/3 Wilks St Caulfield North	3	Townhouse	\$1,600,000	23 Feb 2025



Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.