

JellisCraig

CAULFIELD NORTH

Suburb Report

Know your neighbourhood.



CAULFIELD NORTH SUBURB REPORT

Median House Price*

Median

\$2.23m

Quarterly Price Change

1.15% ↑

Median Unit Price*

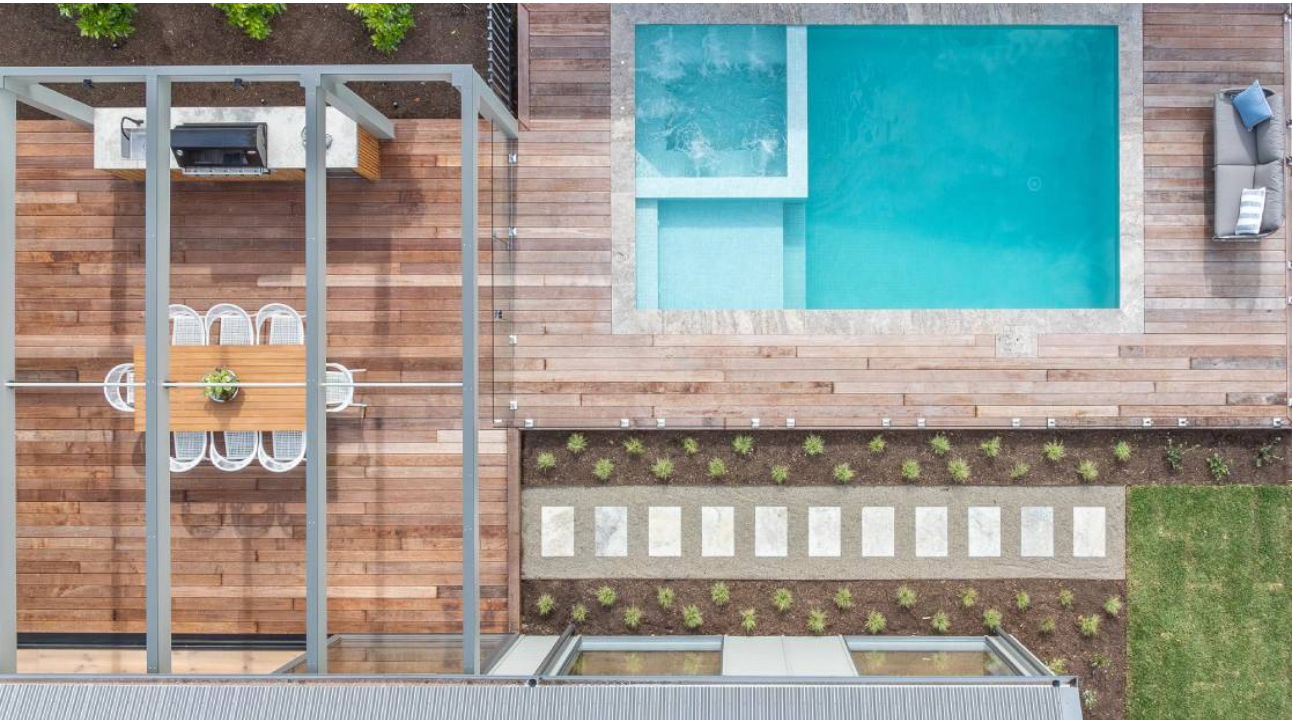
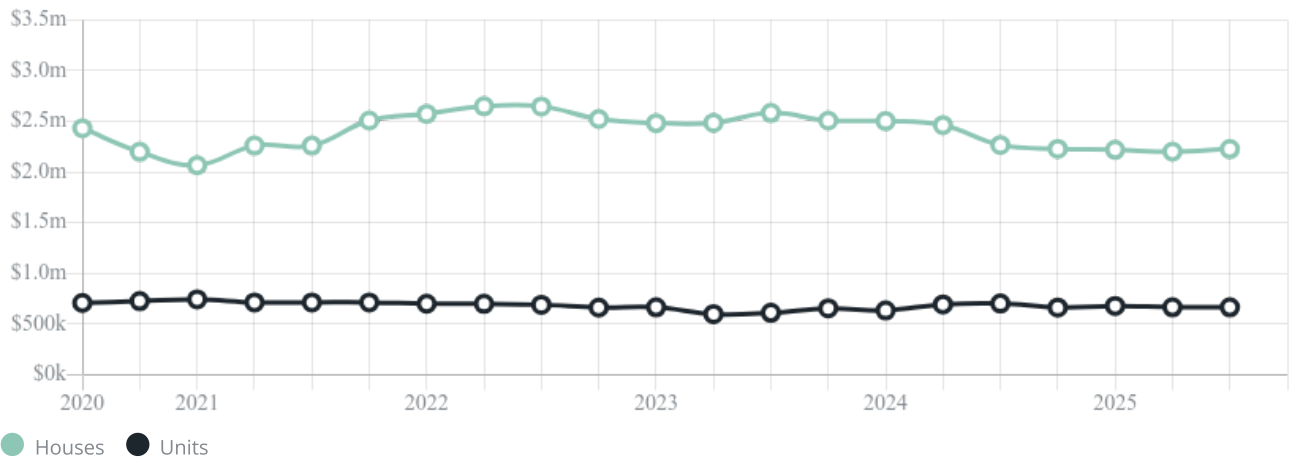
Median

\$667k

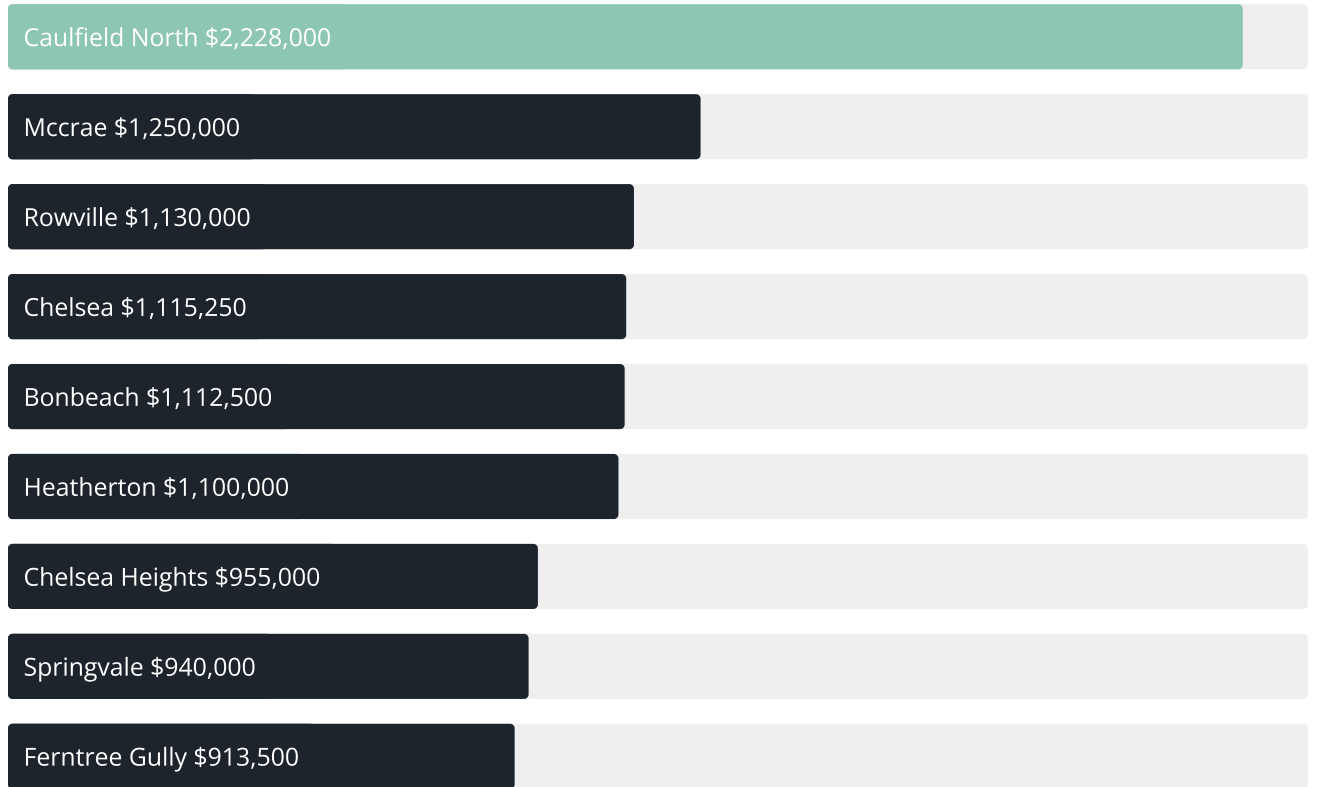
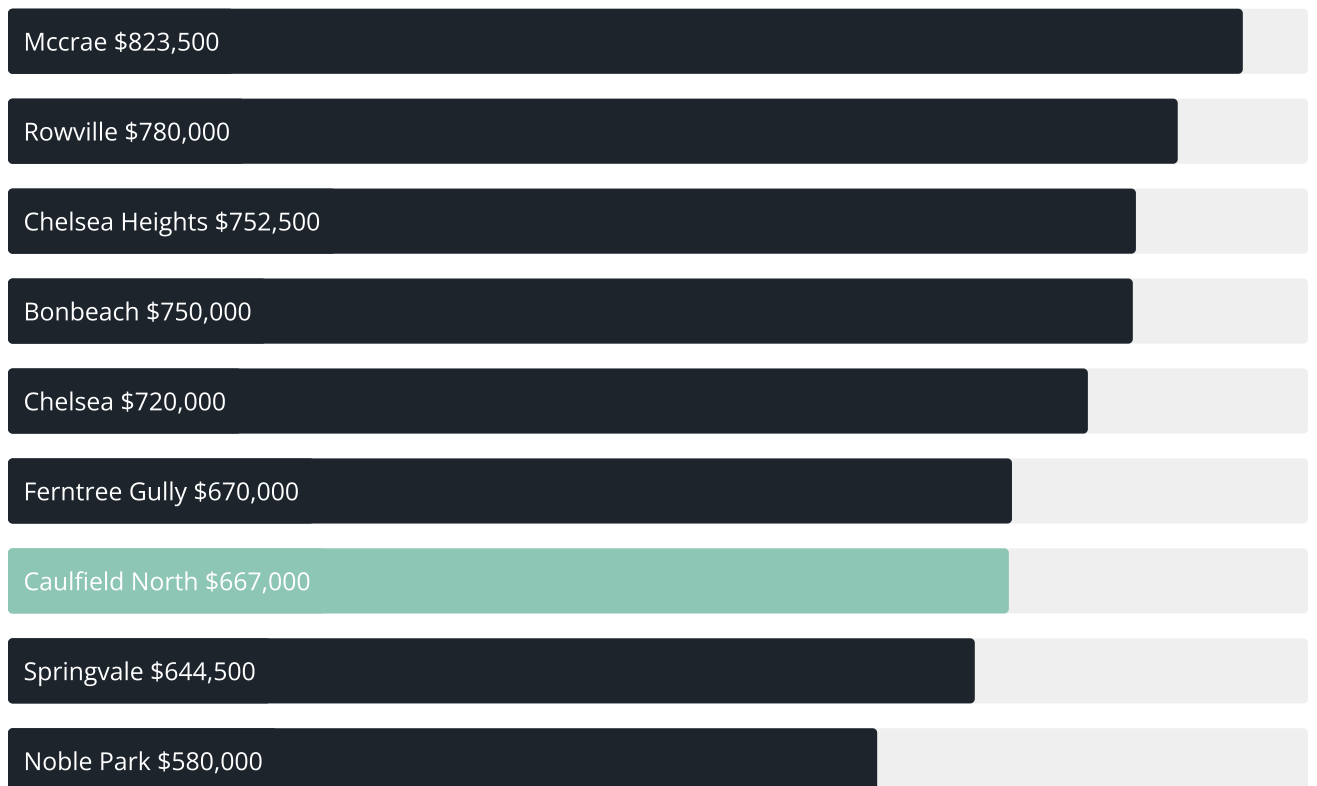
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



CAULFIELD NORTH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

CAULFIELD NORTH SUBURB REPORT

Sale Method*



● Auction 82%
● Private 18%

Auction Clearance Rate*

80.88%

Median Days on Market^

26 days

Average Hold Period*

6.8 years

Dwelling Type^



● Houses 36% ● Units 64%

Ownership^



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

Population^

16,903

Median Asking Rent per week*

\$960

Population Growth^

10.70%

Rental Yield*

2.08%

Median Age^

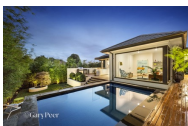
37 years

Median Household Size^

2.3 people

CAULFIELD NORTH SUBURB REPORT

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
 212 Orrong Rd Caulfield North	4	House	\$2,130,000	26 Oct 2025
 34 Park Cr Caulfield North	4	House	\$1,908,000	26 Oct 2025
 3/18-20 Narong Rd Caulfield North	3	Townhouse	\$966,000	24 Oct 2025
 380 Alma Rd Caulfield North	3	House	\$1,655,000	19 Oct 2025
 2/41 Northcote Av CAULFIELD NORTH	1	Apartment	\$272,000	17 Oct 2025
 20a Kooyong Rd Caulfield North	4	House	\$2,660,000	12 Oct 2025
 5/38 Narong Rd Caulfield North	3	House	\$1,190,000	11 Oct 2025
 9/12 Wyuna Rd Caulfield North	2	Townhouse	\$832,000	11 Oct 2025
 62B Kambrook Rd Caulfield North	3	Townhouse	\$1,213,000	08 Oct 2025

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/440 Dandenong Rd Caulfield North	2	Apartment	\$880,800	03 Oct 2025
 17/3 Wilks St Caulfield North	3	Townhouse	\$1,450,000	02 Oct 2025
 5/382 Dandenong Rd Caulfield North	2	Apartment	\$690,000	02 Oct 2025
 108/1 Wilks St Caulfield North	2	Apartment	\$659,000	24 Sep 2025
 1c Crotonhurst Av Caulfield North	3	House	\$1,715,000	21 Sep 2025
 2/15 Payne St Caulfield North	2	Apartment	\$481,000	20 Sep 2025
 36 Fitzgibbon Cr Caulfield North	4	House	\$2,750,000	18 Sep 2025
 107/77 Hawthorn Rd Caulfield North	2	Apartment	\$745,000	10 Sep 2025
 4/686 Inkerman Rd Caulfield North	2	Apartment	\$608,000	07 Sep 2025
 1/74 Hawthorn Rd Caulfield North	2	Apartment	\$935,000	06 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 742 Inkerman Rd Caulfield North	3	House	\$1,612,500	06 Sep 2025
 140/11 Bond St Caulfield North	2	Apartment	\$528,000	04 Sep 2025
 11/20 Kooyong Rd Caulfield North	3	Apartment	\$675,000	04 Sep 2025
 1/614 Inkerman Rd Caulfield North	1	Strata Unit/Flat	\$635,000	03 Sep 2025
 103/344 Orrong Rd Caulfield North	1	Apartment	\$380,000	03 Sep 2025
 501/8 Station St Caulfield North	2	Strata Unit/Flat	\$490,000	02 Sep 2025
 21 Kooyong Rd Caulfield North	4	House	\$2,355,000	31 Aug 2025
 21 Arthur St Caulfield North	2	House	\$1,440,000	31 Aug 2025
 407/356 Orrong Rd Caulfield North	2	Apartment	\$827,000	30 Aug 2025
 6/400 Dandenong Rd Caulfield North	1	Apartment	\$415,000	28 Aug 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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