

# JellisCraig

CAULFIELD NORTH

# Suburb Report

Know your neighbourhood.



CAULFIELD NORTH SUBURB REPORT

Median House Price\*

Median

\$2.16m

Quarterly Price Change

-2.98% ↓

Median Unit Price\*

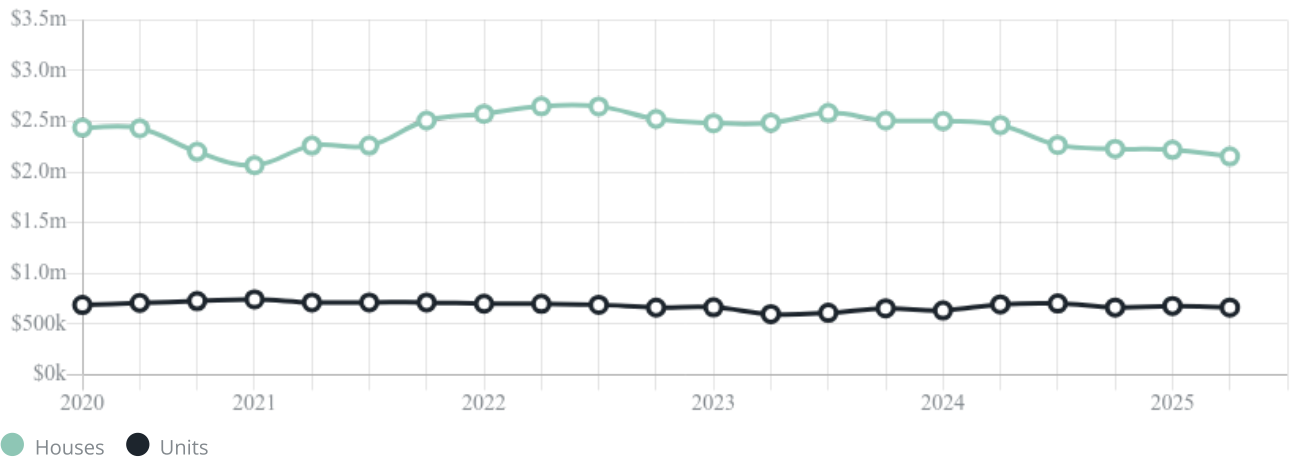
Median

\$666k

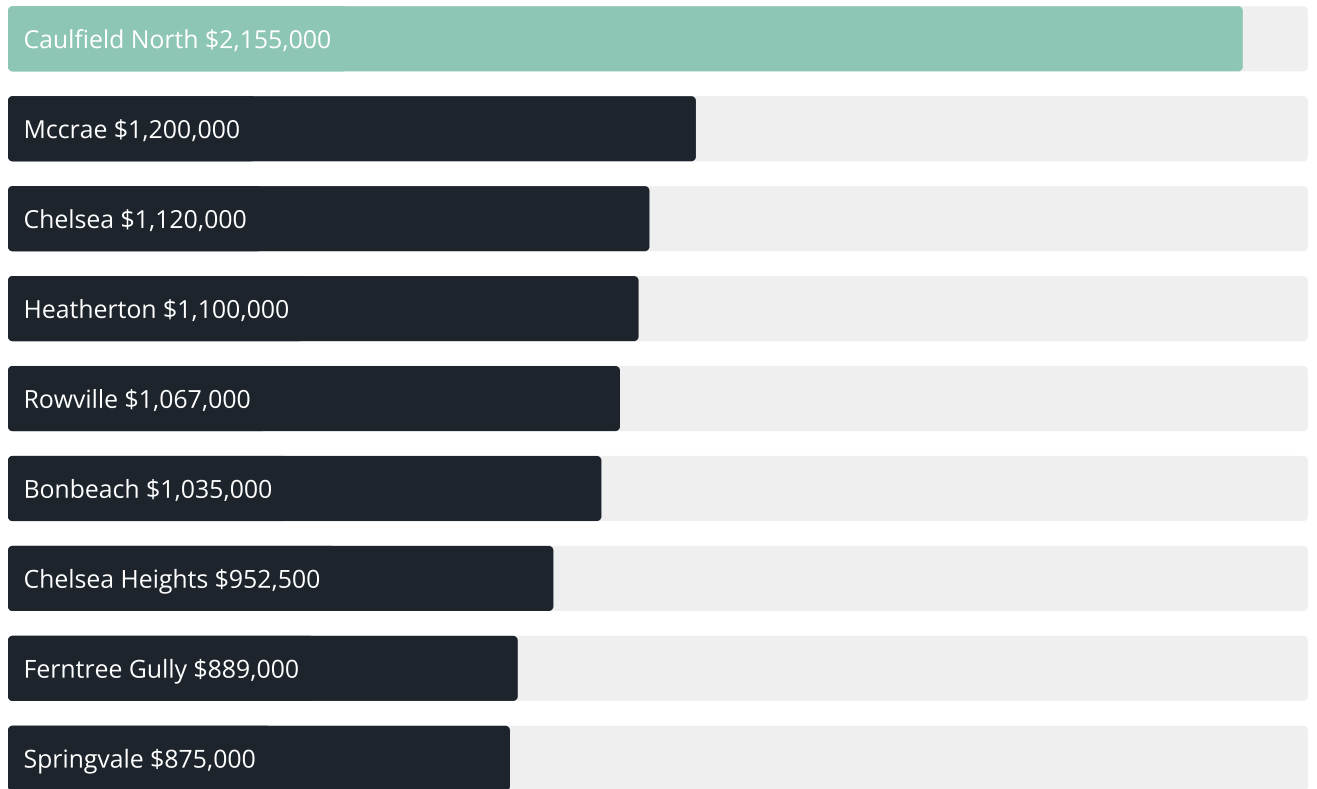
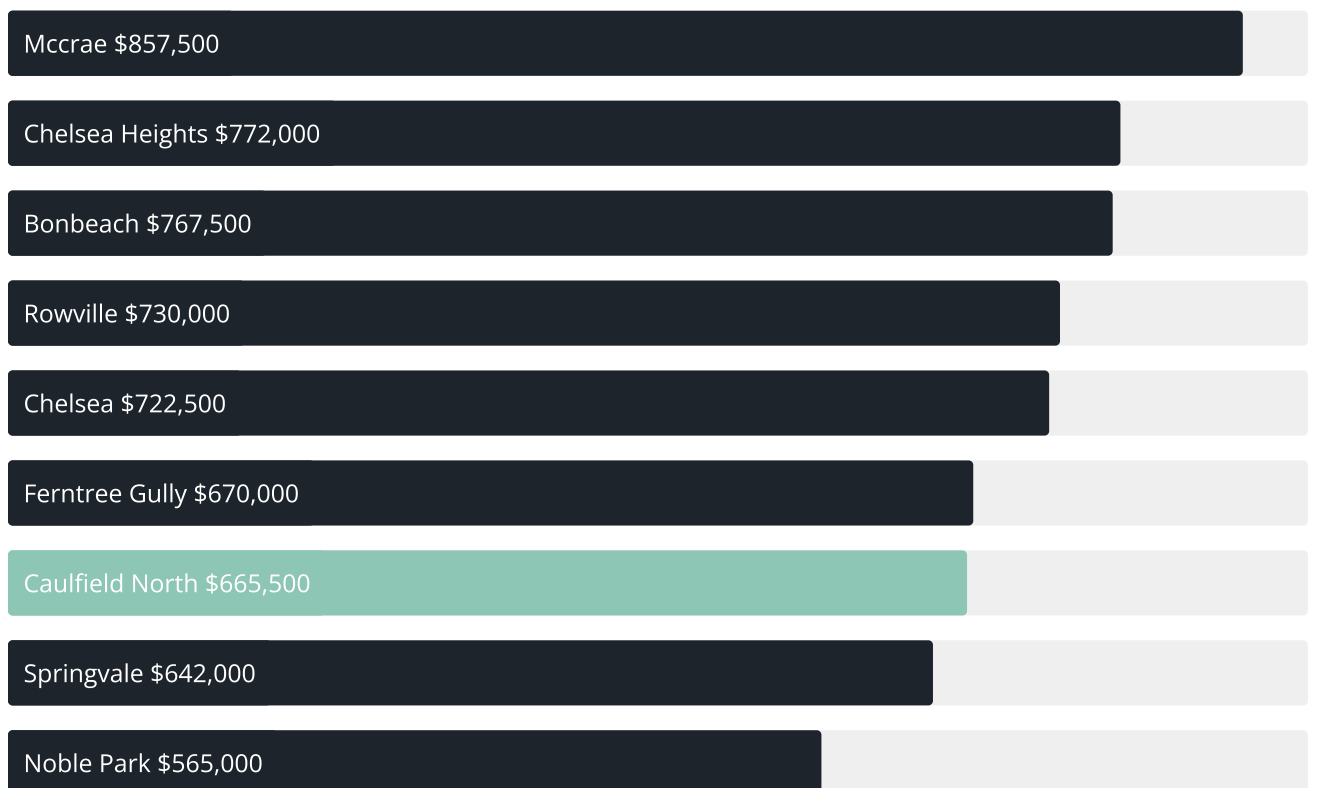
Quarterly Price Change

-2.09% ↓

Quarterly Price Change\*



## CAULFIELD NORTH SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## CAULFIELD NORTH SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 71%  
● Private 29%

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

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**77.78%**Median Days on Market<sup>^</sup>

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**26 days**Average Hold Period<sup>\*</sup>

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**6.8 years**Dwelling Type<sup>^</sup>

● Houses 36% ● Units 64%

Ownership<sup>^</sup>

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

Population<sup>^</sup>

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**16,903**Median Asking Rent per week<sup>\*</sup>

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**\$983**Population Growth<sup>^</sup>

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**10.70%**Rental Yield<sup>\*</sup>

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**2.08%**Median Age<sup>^</sup>

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**37 years**Median Household Size<sup>^</sup>

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**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 [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 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
 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

## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2b Hudson St Caulfield North	3	House	\$1,350,000	28 Aug 2025
 410c Dandenong Rd Caulfield North	3	Townhouse	\$1,450,000	27 Aug 2025
 11/496 Dandenong Rd Caulfield North	2	Apartment	\$500,000	22 Aug 2025
 53a Ercildoune St Caulfield North	3	House	\$1,575,000	17 Aug 2025
 34 Pental Rd Caulfield North	3	House	\$2,100,000	01 Aug 2025
 210/58 Kambrook Rd Caulfield North	2	Apartment	\$432,500	29 Jul 2025

## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/5 Hudson St Caulfield North	1	Apartment	\$335,000	28 Jul 2025
 137/11 Bond St Caulfield North	2	Strata Unit/Flat	\$543,500	26 Jul 2025
 203/15 Bond St Caulfield North	1	Strata Unit/Flat	\$420,000	21 Jul 2025
 411/11 Bond St Caulfield North	1	Strata Unit/Flat	\$445,000	18 Jul 2025
 1/3 Carinya Cr Caulfield North	4	Strata Unit/Flat	\$803,000	16 Jul 2025
 208/56 Kambrook Rd Caulfield North	1	Strata Unit/Flat	\$452,000	12 Jul 2025
 33 Hawthorn Rd Caulfield North	5	House	\$2,682,500	10 Jul 2025
 102/344 Orrong Rd Caulfield North	1	Apartment	\$275,000	08 Jul 2025
 13 Manor Gr Caulfield North	3	House	\$2,348,000	06 Jul 2025
 802/10 Station St Caulfield North	2	Strata Unit/Flat	\$580,000	05 Jul 2025



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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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