

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*

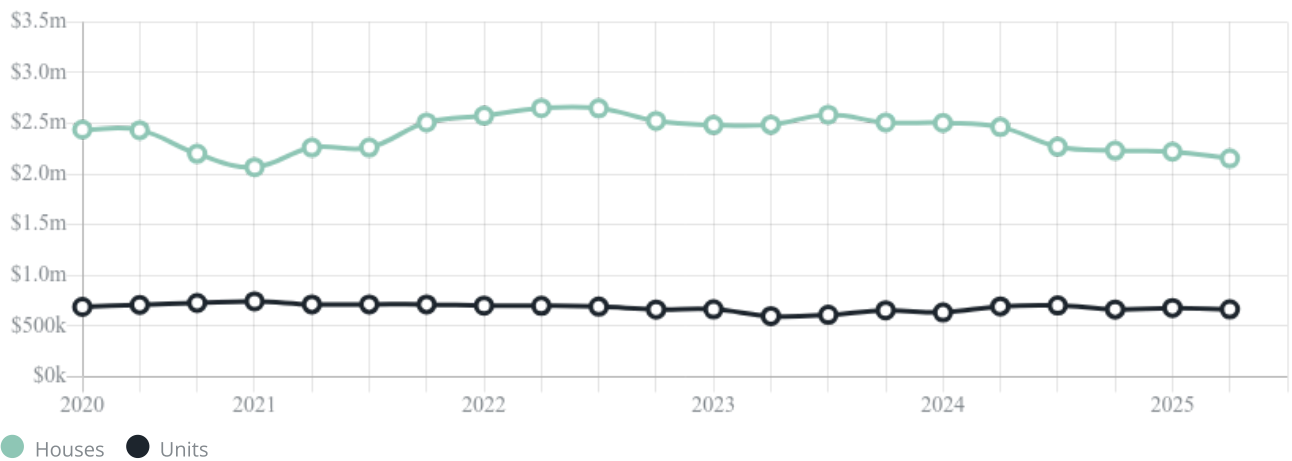
Median

\$666k

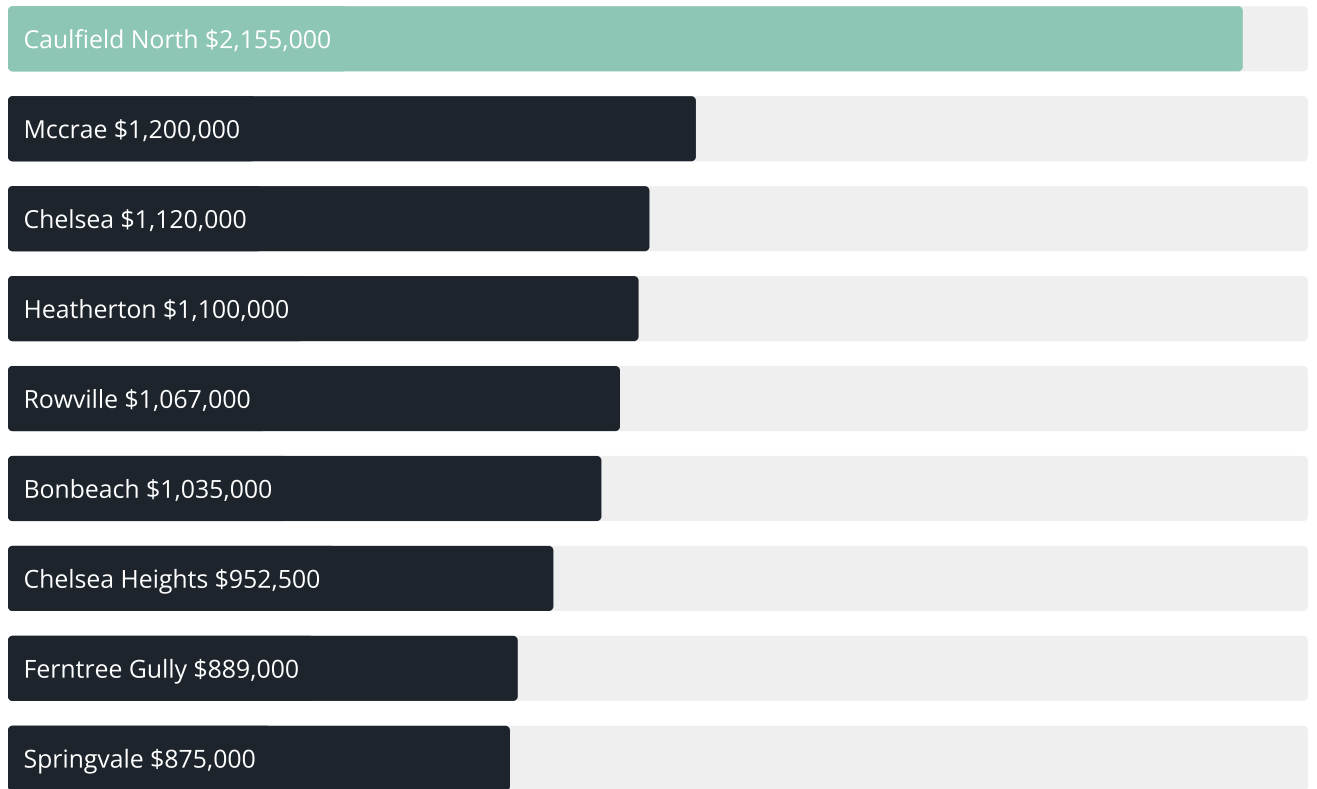
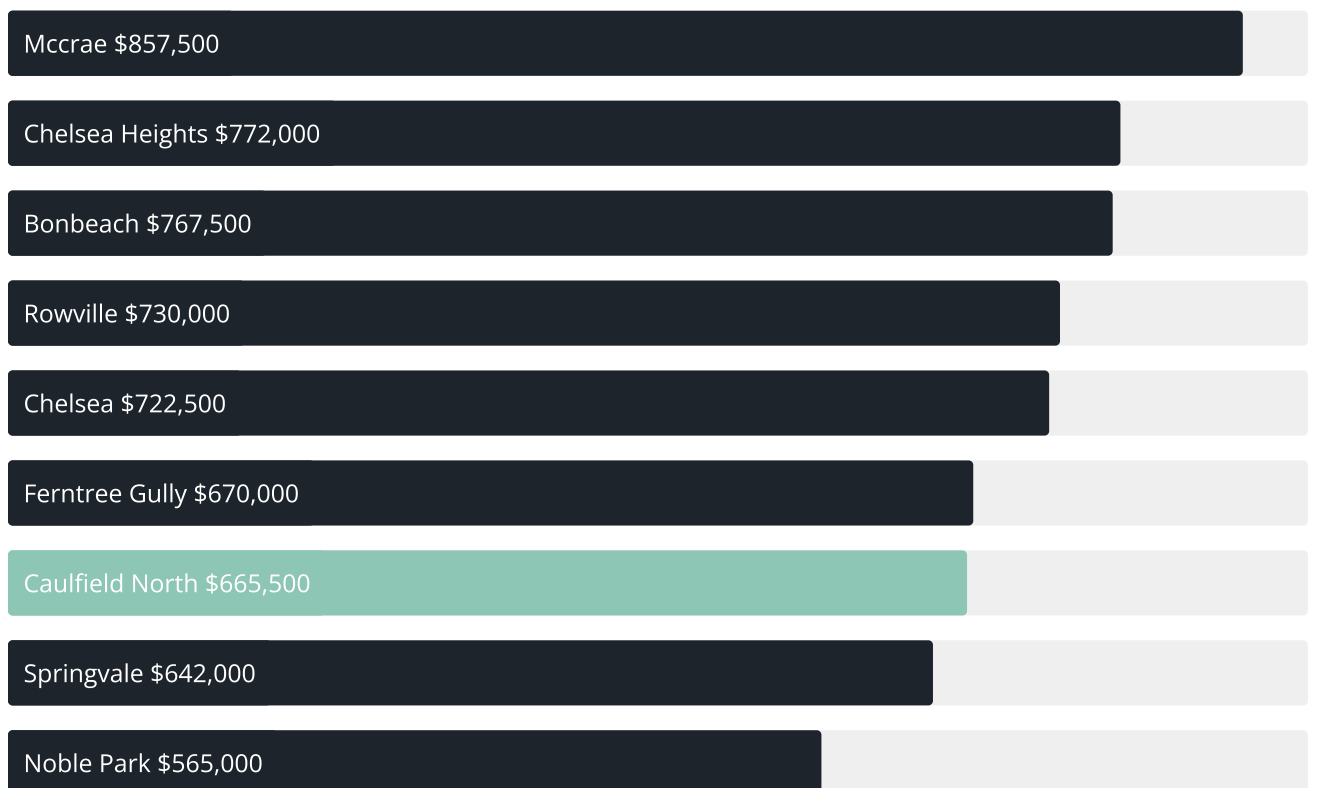
Quarterly Price Change

-2.09% ↓

Quarterly Price Change*



CAULFIELD NORTH SUBURB REPORT

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

CAULFIELD NORTH SUBURB REPORT

Sale Method*



● Auction 62%
● Private 38%

Auction Clearance Rate*

80.56%

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*

\$983

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 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
 3/678 Inkerman Rd Caulfield North	3	Townhouse	\$1,550,000	24 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
 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

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 102/344 Orrong Rd Caulfield North	1	Apartment	\$275,000	08 Jul 2025
 13 Manor Gr Caulfield North	3	House	\$2,420,000	06 Jul 2025
 802/10 Station St Caulfield North	2	Strata Unit/Flat	\$580,000	05 Jul 2025
 6/613 Inkerman Rd Caulfield North	2	Strata Unit/Flat	\$638,000	02 Jul 2025
 6/9 Hudson St Caulfield North	1	Unit	\$280,000	01 Jul 2025
 1a Matlock Ct Caulfield North	6	House	\$2,100,000	26 Jun 2025
 104/8 Bond St Caulfield North	2	Apartment	\$510,000	26 Jun 2025
 1/750 Inkerman Rd Caulfield North	2	Apartment	\$775,500	25 Jun 2025
 1/395 Glen Eira Rd CAULFIELD NORTH	3	Unit	\$1,397,500	23 Jun 2025
 8/54 Narong Rd Caulfield North	1	Apartment	\$329,000	22 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 16 Kambrook Rd Caulfield North	4	House	\$1,910,000	22 Jun 2025
 2/74 Hawthorn Rd Caulfield North	2	Apartment	\$767,000	22 Jun 2025
 4/359 Balaclava Rd Caulfield North	1	Apartment	\$305,000	22 Jun 2025
 3/11 Bond St Caulfield North	1	Strata Unit/Flat	\$445,000	20 Jun 2025
 8/9 Wyuna Rd Caulfield North	2	Apartment	\$550,000	20 Jun 2025
 11/401 Alma Rd Caulfield North	1	Apartment	\$431,000	18 Jun 2025
 5/20 Kooyong Rd Caulfield North	3	Apartment	\$870,000	15 Jun 2025
 3/496 Dandenong Rd Caulfield North	2	Townhouse	\$635,000	14 Jun 2025
 214/1 Village Mews Caulfield North	1	Apartment	\$375,000	13 Jun 2025
 42/15 Hawthorn Rd Caulfield North	1	House	\$225,000	11 Jun 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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