

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.15m**

Quarterly Price Change

**-6.54% ↓**

## Median Unit Price\*

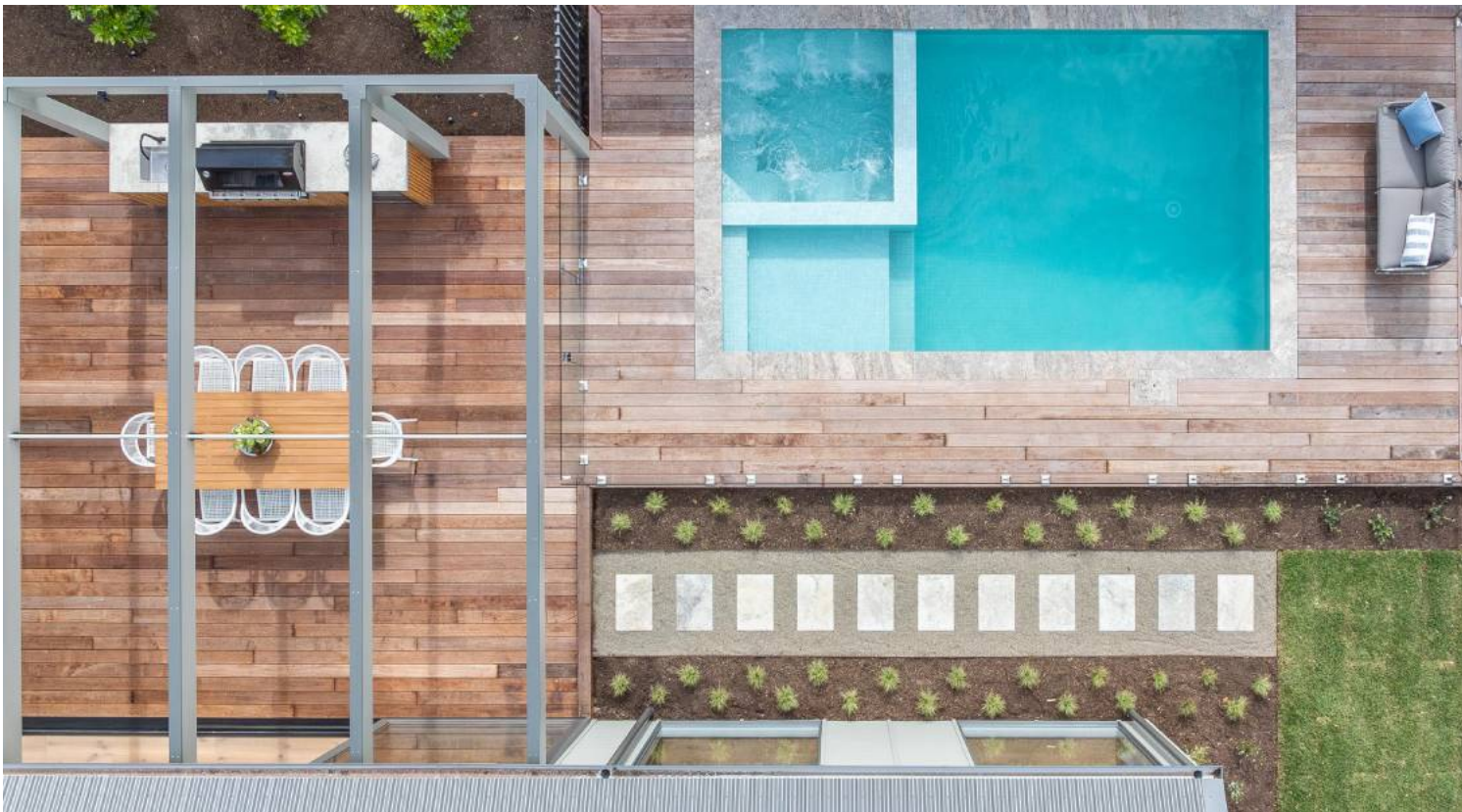
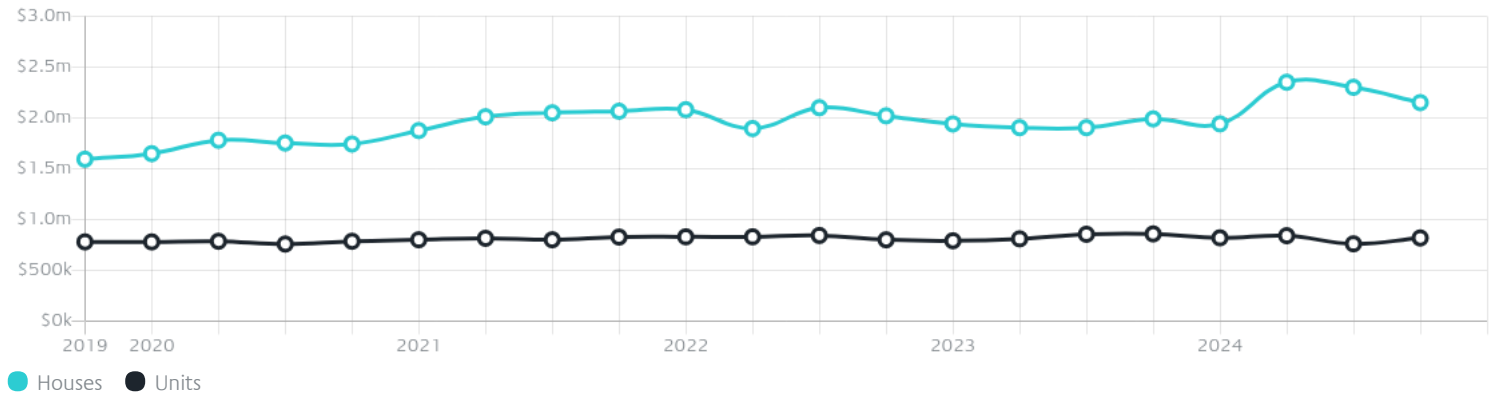
Median

**\$819k**

Quarterly Price Change

**7.55% ↑**

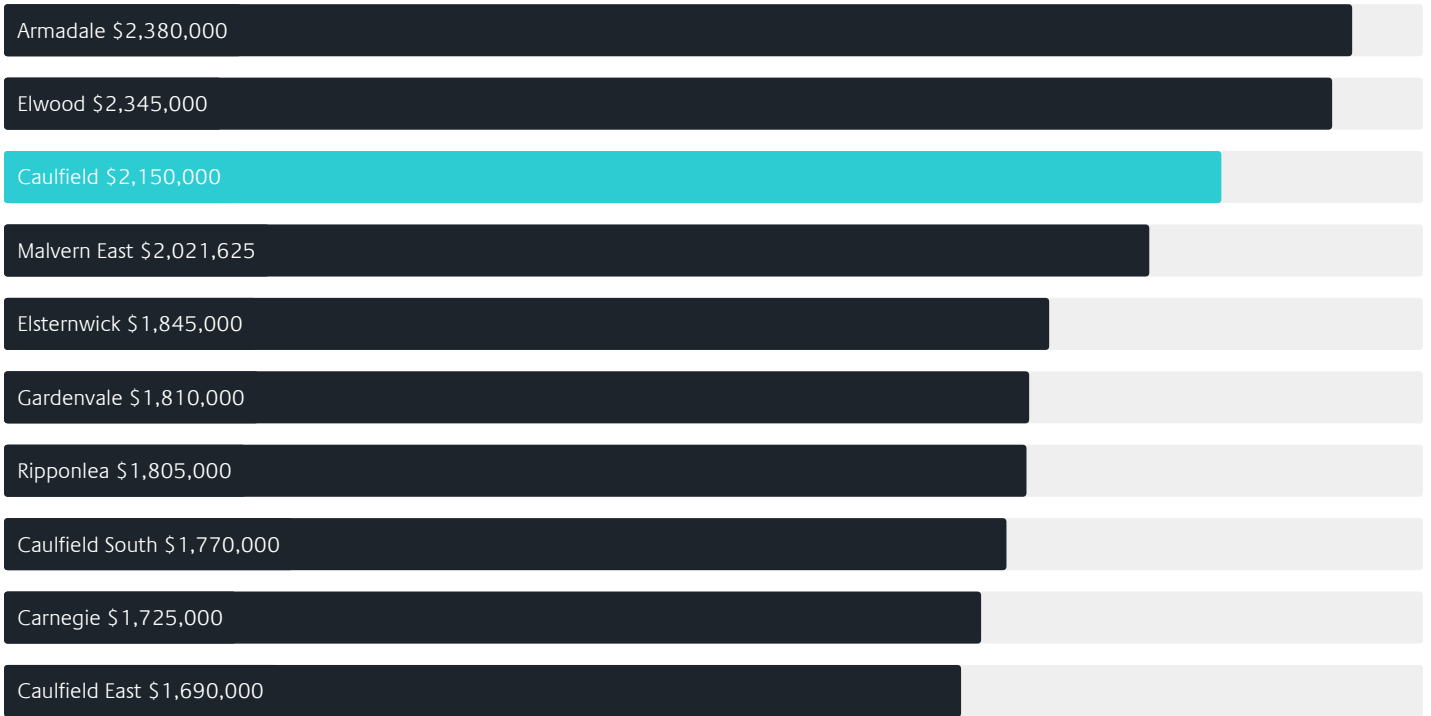
## Quarterly Price Change\*



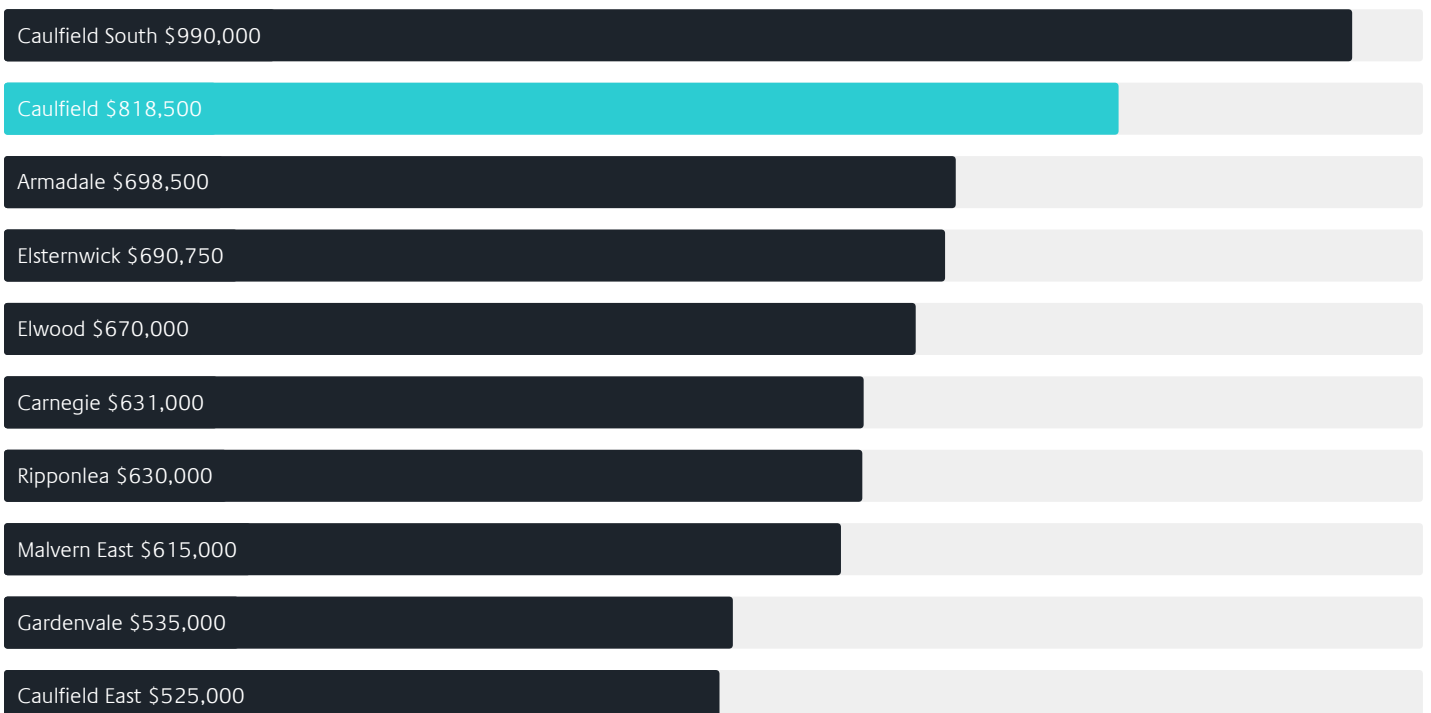
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 58%  
● Private 42%

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

90.91%

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

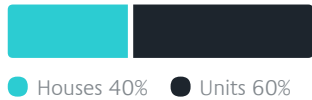
26 days

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

8.7 years

# Insights

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



● Houses 40% ● Units 60%

## Ownership<sup>^</sup>



● Owned Outright 41% ● Mortgaged 30% ● Rented 28%

## Population<sup>^</sup>

5,748

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

\$825

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

2.73%

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

1.89%

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













42 years

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













2.4 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
 16 Briggs St Caulfield	3	House	\$1,513,000	29 Mar 2025
 1/16 Lockhart St Caulfield	4	House	\$1,770,000	23 Mar 2025
 225b Kambrook Rd Caulfield	3	House	\$1,570,000	15 Mar 2025
 4/212 Kambrook Rd Caulfield	1	Apartment	\$292,000	22 Feb 2025
 205/687 Glen Huntly Rd Caulfield	2	Strata Unit/Flat	\$710,000	11 Feb 2025
 2/1011 Glen Huntly Rd Caulfield	2	Unit	\$539,000	31 Jan 2025
 7 Mcgrath St Caulfield	3	House	\$1,260,000	29 Jan 2025
 202/290 Hawthorn Rd Caulfield	1	Apartment	\$402,000	07 Jan 2025
 3/687 Glen Huntly Rd Caulfield	2	Apartment	\$535,826	31 Dec 2024
 3/5 Hartley Av Caulfield	2	Flat/Unit/Apartment	\$820,000	24 Dec 2024
 1/31 Sylverly Gr Caulfield	4	House	\$1,900,000	18 Dec 2024
 102 Bambra Rd Caulfield	2	House	\$575,000	18 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Bramerton Rd Caulfield	5	House	\$2,600,000	13 Dec 2024
 26 Pyne St Caulfield	3	House	\$1,430,000	08 Dec 2024
 7b Alfred St Caulfield	3	Unit	\$1,172,000	04 Dec 2024
 2/7 Alfred St Caulfield	3	Unit	\$1,172,000	04 Dec 2024
 1/48 Snowdon Av Caulfield	3	Flat/Unit/Apartment	\$1,425,000	04 Dec 2024
 72 Murray St Caulfield	4	House	\$1,870,000	03 Dec 2024
 4/15 Anderson St Caulfield	3	Apartment	\$681,000	01 Dec 2024
 2c Marriott St Caulfield	4	House	\$2,730,000	29 Nov 2024
 1/97 Murray St Caulfield	2	Unit	\$964,000	27 Nov 2024
 8a Sylverly Gr Caulfield	3	Strata Unit/Townhouse	\$2,200,000	25 Nov 2024
 11 Newstead St Caulfield	4	House	\$1,900,000	24 Nov 2024
 3/1 Freeman St Caulfield	3	House	\$1,840,000	24 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/2 Ash Gr Caulfield	2	Apartment	\$600,000	21 Nov 2024
 3/4 Newlyn St Caulfield	3	Unit	\$975,000	17 Nov 2024
 10/105 Murray St Caulfield	2	Apartment	\$720,000	16 Nov 2024
 8a Alfred St Caulfield	4	House	\$1,930,000	14 Nov 2024
 6 Lamellah St Caulfield	4	House	\$2,530,000	11 Nov 2024
 2/54 Snowdon Av Caulfield	3	Unit	\$1,250,000	10 Nov 2024
 380 Glen Eira Rd Caulfield	3	House	\$2,800,000	10 Nov 2024
 4/9 Daniell Cr CAULFIELD	1	Apartment	\$392,000	03 Nov 2024
 3/302 Hawthorn Rd Caulfield	3	Townhouse	\$965,000	29 Oct 2024
 52 Briggs St Caulfield	3	House	\$2,457,000	29 Oct 2024
 905 Glen Huntly Rd Caulfield	2	House	\$880,000	28 Oct 2024
 23 Bramerton Rd Caulfield	4	House	\$2,403,000	27 Oct 2024



# Jellis Craig

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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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