

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.15m

Quarterly Price Change

-6.54% ↓

Median Unit Price*

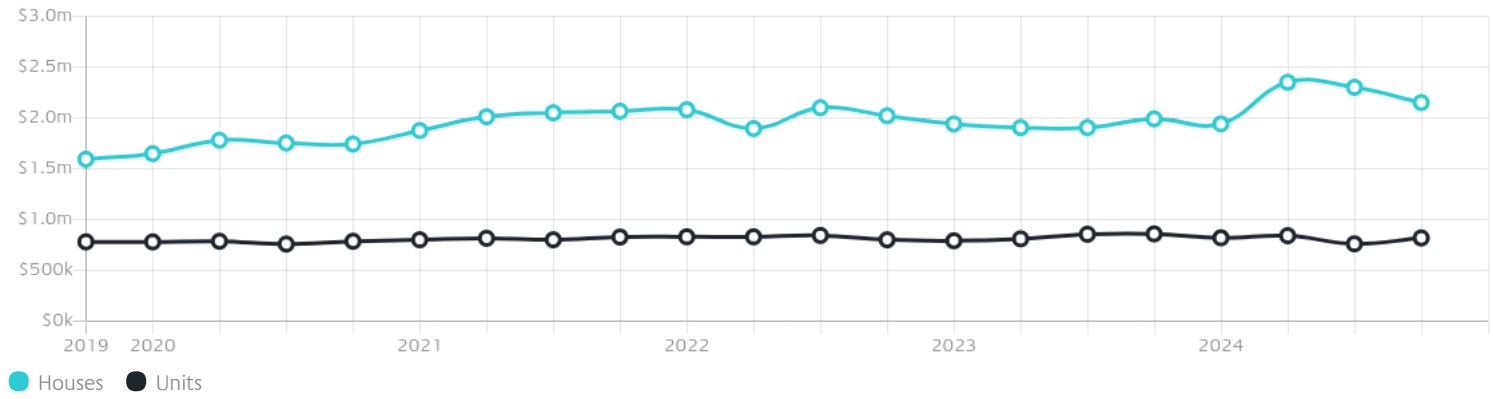
Median

\$819k

Quarterly Price Change

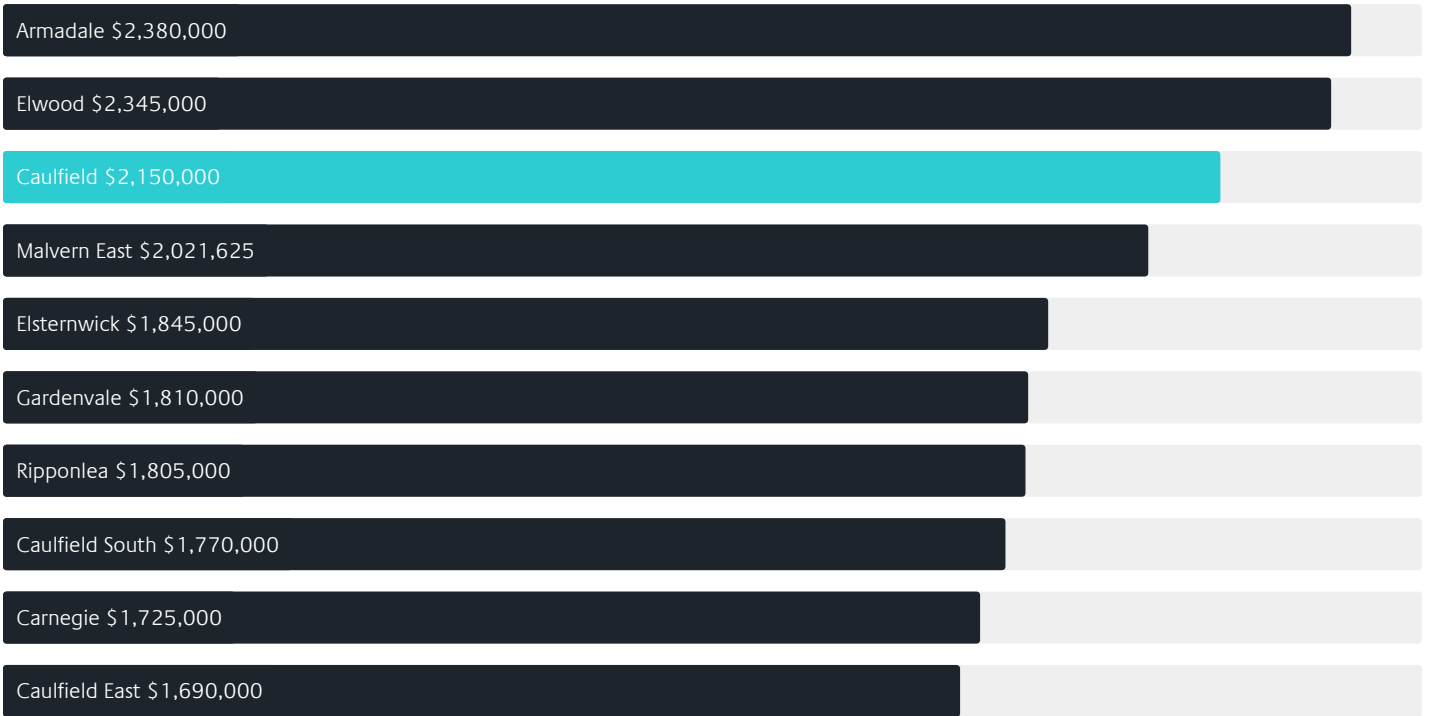
7.55% ↑

Quarterly Price Change*

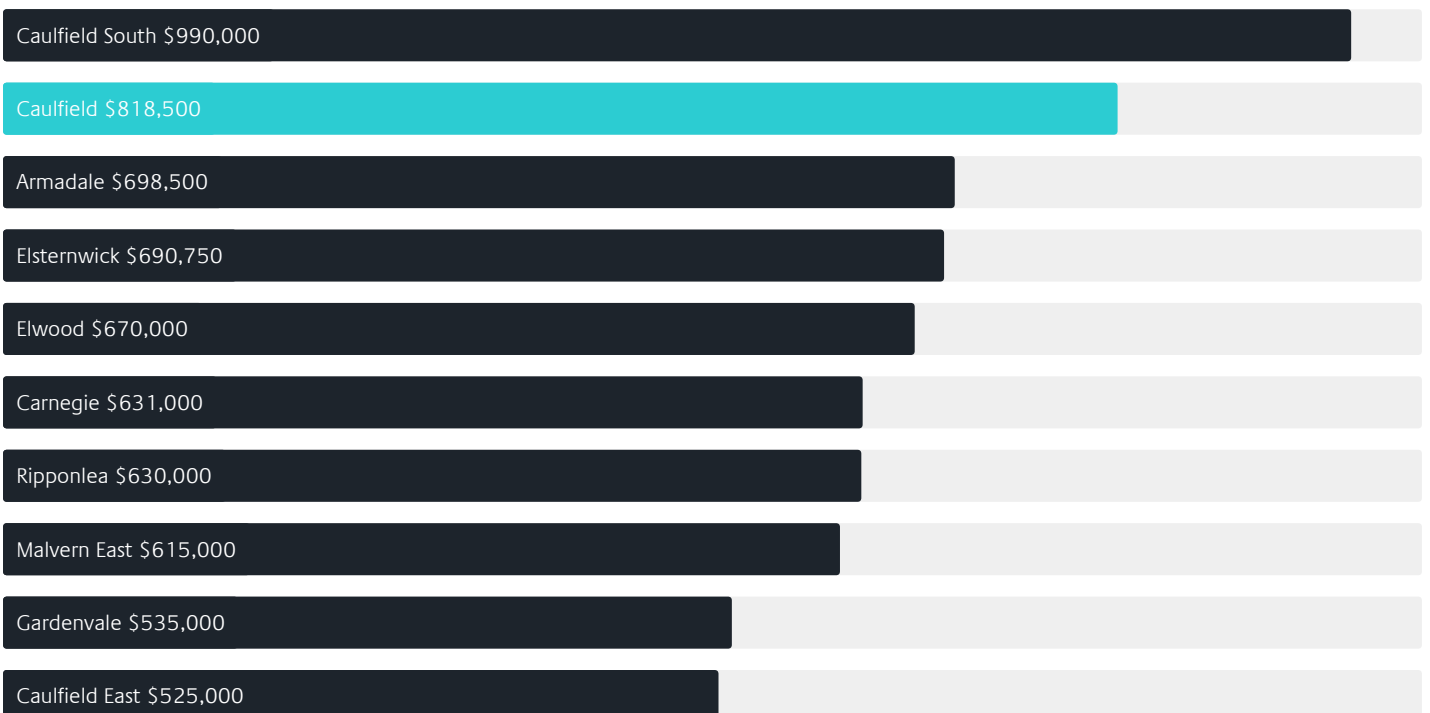


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 69%
● Private 31%

Auction Clearance Rate^{*}

88.89%

Median Days on Market[^]

26 days

Average Hold Period^{*}

8.7 years

Insights

Dwelling Type[^]



● Houses 40% ● Units 60%

Ownership[^]



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

Population[^]

5,748

Median Asking Rent per week^{*}

\$825

Population Growth[^]

2.73%

Rental Yield^{*}

1.89%

Median Age[^]













42 years

Median Household Size[^]













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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 72 Murray St Caulfield	4	House	\$1,870,000	03 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
 3/1 Freeman St Caulfield	3	House	\$1,840,000	24 Nov 2024
 11 Newstead St Caulfield	4	House	\$1,900,000	24 Nov 2024
 5/2 Ash Gr Caulfield	2	Apartment	\$600,000	21 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
 4/9 Daniell Cr CAULFIELD	1	Apartment	\$392,000	03 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 4/17 Newlyn St Caulfield	2	Unit	\$760,000	27 Oct 2024
 1/19 Hartley Av Caulfield	3	Unit	\$1,469,000	27 Oct 2024
 23 Bramerton Rd Caulfield	4	House	\$2,403,000	27 Oct 2024
 34 Newstead St Caulfield	3	House	\$1,240,000	19 Oct 2024
 50 Briggs St Caulfield	3	House	\$1,650,000	19 Oct 2024
 2/158 Kambrook Rd Caulfield	4	Townhouse	\$1,350,000	16 Oct 2024
 2/60 Snowdon Av Caulfield	3	Unit	\$1,400,000	16 Oct 2024
 7/1015 Glen Huntly Rd Caulfield	2	Apartment	\$591,000	06 Oct 2024
 10/19 Ash Gr Caulfield	2	Apartment	\$420,000	19 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 201/268 Hawthorn Rd Caulfield	2	Unit	\$640,000	16 Sep 2024
 6 Cranham St Caulfield	5	House	\$5,850,000	15 Sep 2024
 61 Murray St Caulfield	5	House	\$3,475,000	14 Sep 2024
 33 Booran Rd Caulfield	4	House	\$2,200,000	12 Sep 2024
 5b Lockhart St Caulfield	4	House	\$2,350,000	12 Sep 2024
 3/286 Hawthorn Rd Caulfield	2	Apartment	\$570,100	11 Sep 2024
 203/687 Glen Huntly Rd Caulfield	2	Unit	\$560,000	09 Sep 2024
 103/687 Glen Huntly Rd Caulfield	2	Apartment	\$545,000	07 Sep 2024
 1/162 Kambrook Rd Caulfield	3	Townhouse	\$1,150,000	01 Sep 2024
 42 Neerim Rd Caulfield	3	House	\$2,100,000	01 Sep 2024
 4/118a Murray St CAULFIELD	1	Apartment	\$400,000	29 Aug 2024
 1/9 Daniell Cr Caulfield	1	Apartment	\$370,000	23 Aug 2024

Jellis Craig

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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