

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.15m**

Quarterly Price Change

**-6.54% ↓**

## Median Unit Price\*

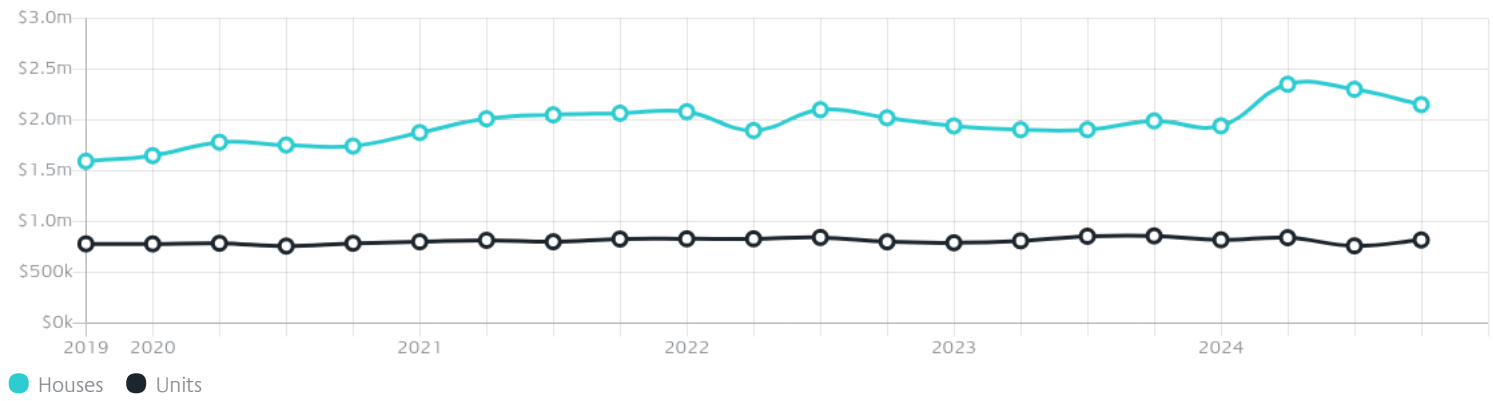
Median

**\$819k**

Quarterly Price Change

**7.55% ↑**

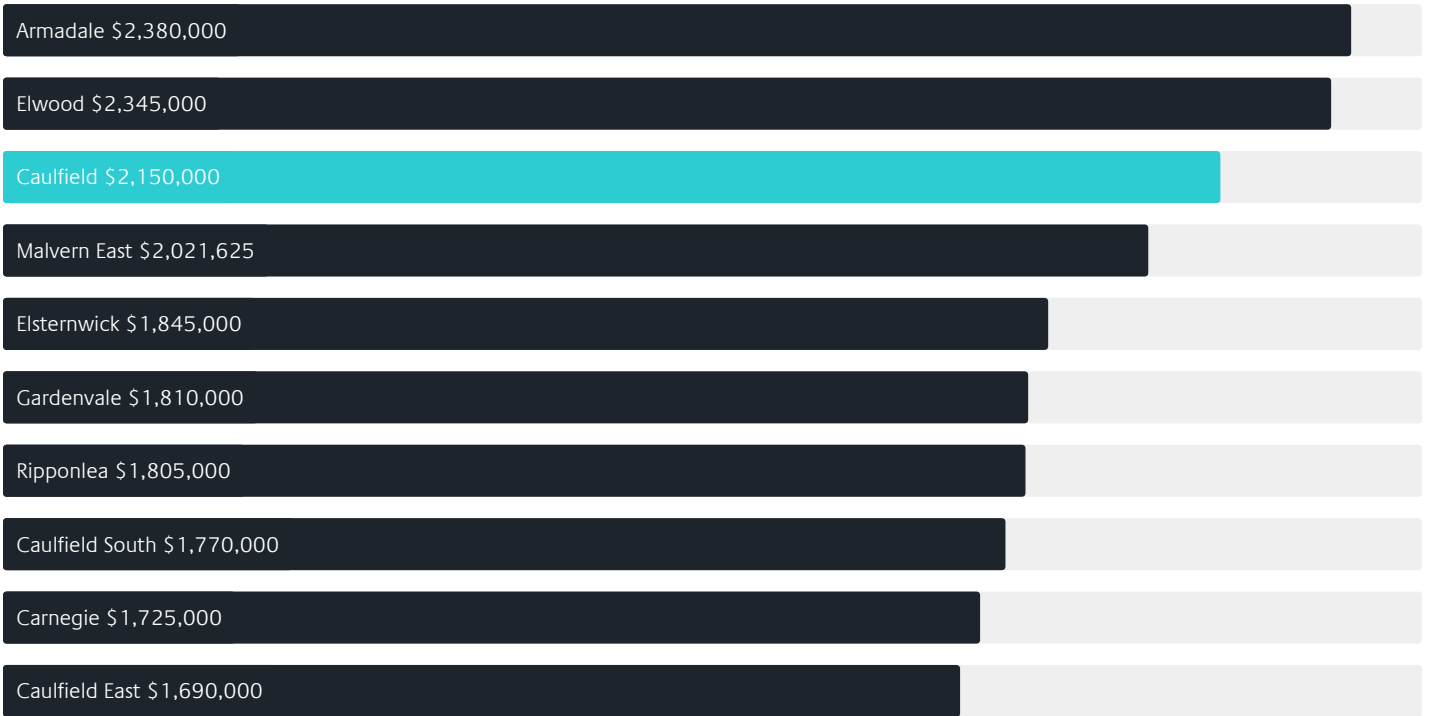
## Quarterly Price Change\*



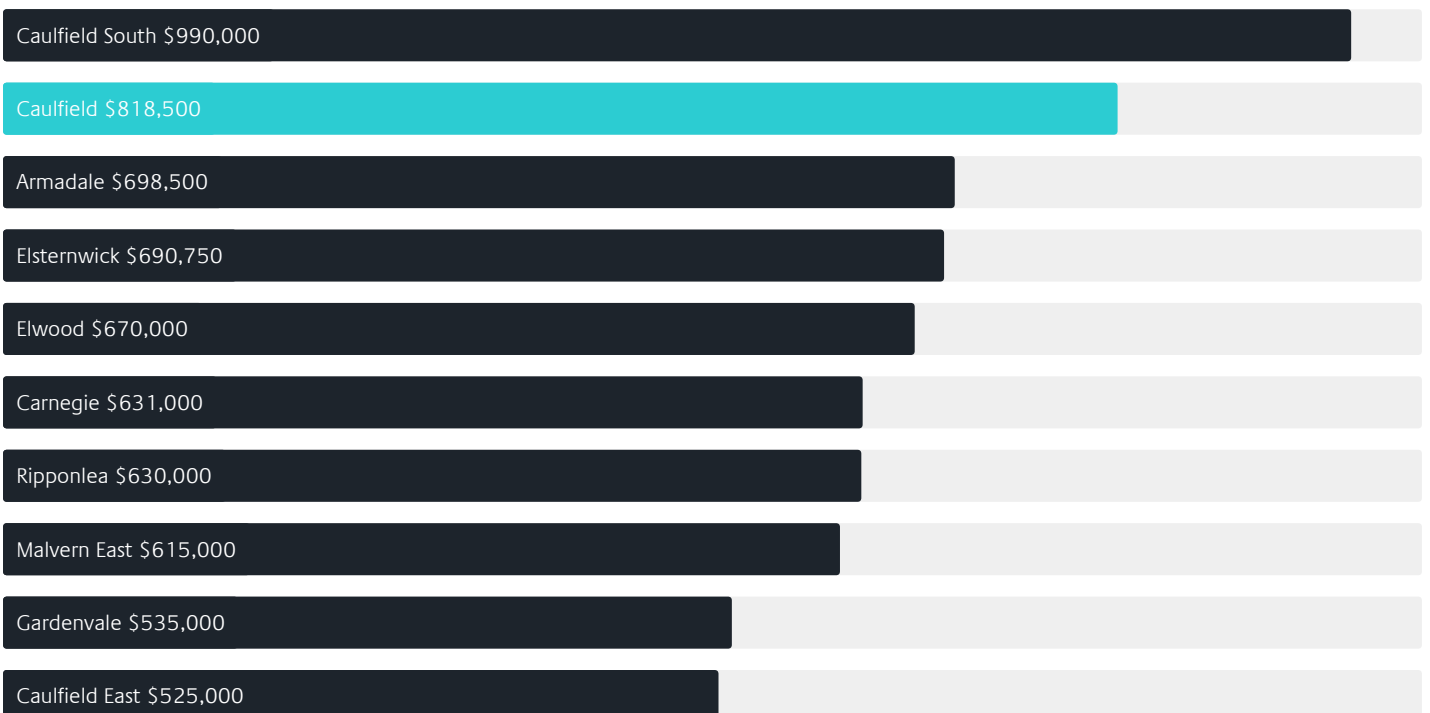
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 75%  
● Private 25%

## Auction Clearance Rate\*

79.17%

## 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~



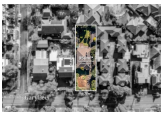









Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

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
 4/9 Daniell Cr CAULFIELD	1	Apartment	\$392,000	03 Nov 2024
 3/302 Hawthorn Rd Caulfield	3	Townhouse	\$965,000	29 Oct 2024
 905 Glen Huntly Rd Caulfield	2	House	\$880,000	28 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 201/268 Hawthorn Rd Caulfield	2	Unit	\$640,000	16 Sep 2024
 6 Cranham St Caulfield	5	House	\$5,850,000	15 Sep 2024
 33 Booran Rd Caulfield	4	House	\$2,200,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 38 Snowdon Av Caulfield	3	House	\$2,000,000	18 Aug 2024
 208/127 Murray St Caulfield	2	Unit	\$645,000	16 Aug 2024
 21b Maxwell Gr Caulfield	4	Townhouse	\$2,320,000	08 Aug 2024
 6 Lockhart St Caulfield	5	House	\$6,575,000	04 Aug 2024
 206/687 Glen Huntly Rd Caulfield	2	Unit	\$520,000	03 Aug 2024
 17 Clarke Av Caulfield	4	House	\$2,981,000	31 Jul 2024
 25/214 Kambrook Rd Caulfield	2	Unit	\$767,000	27 Jul 2024

# Jellis Craig

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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