

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$2.10m

Quarterly Price Change

-4.54% ↓

## Median Unit Price\*

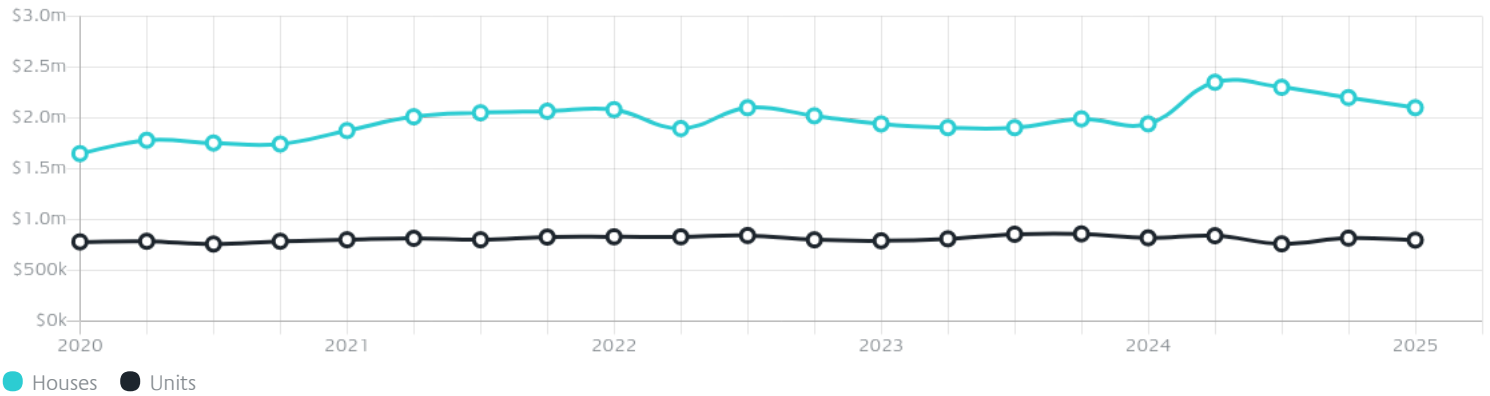
Median

\$798k

Quarterly Price Change

-2.32% ↓

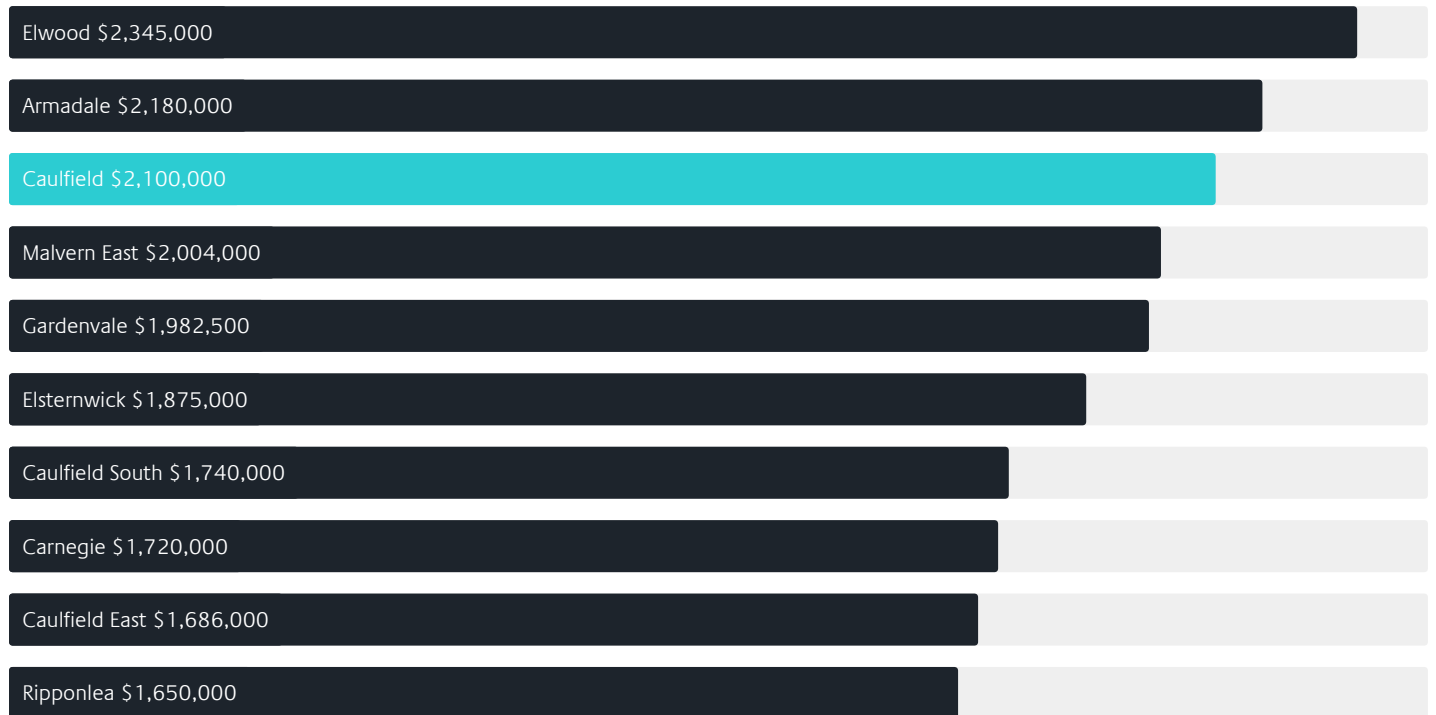
## Quarterly Price Change\*



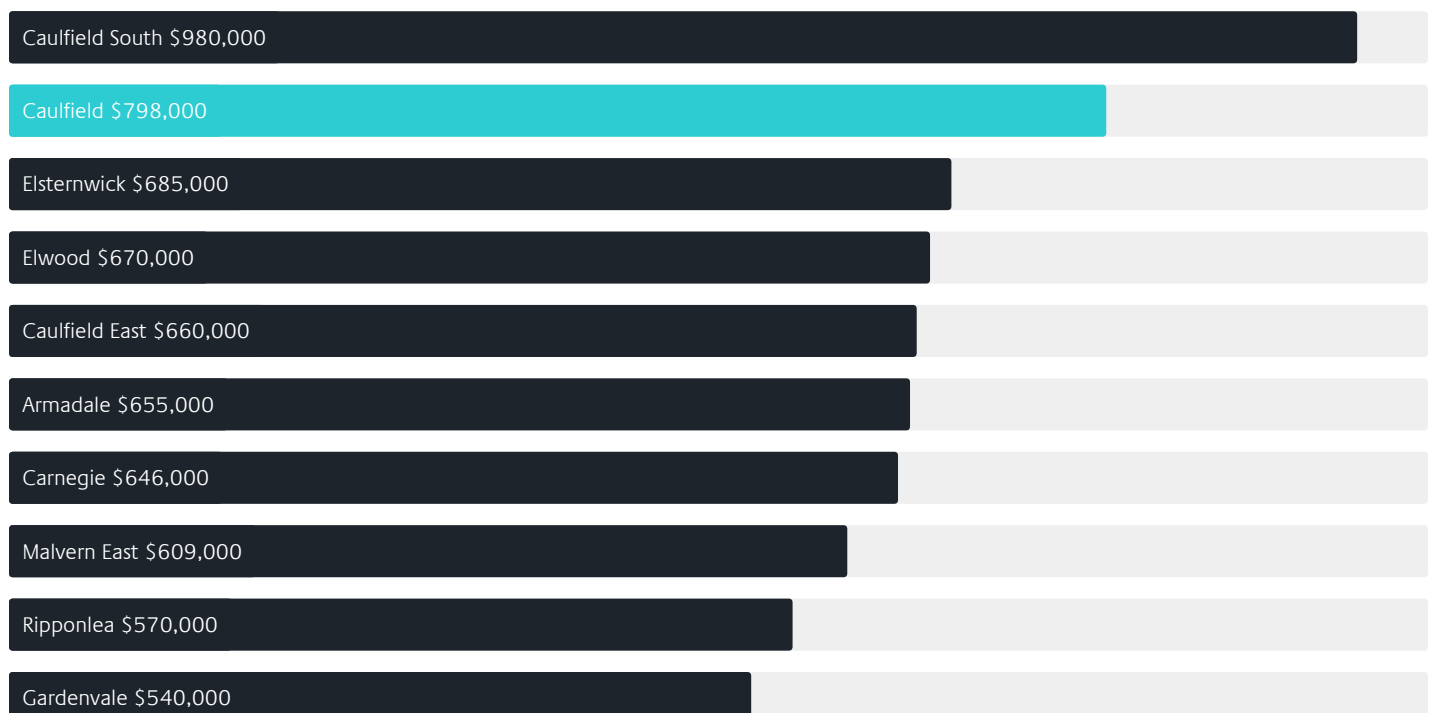
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 78%  
● Private 22%

Auction Clearance Rate\*

76.19%

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\*

\$900

Population Growth^

2.73%

Rental Yield\*

1.89%

Median Age^









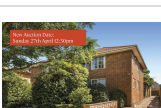
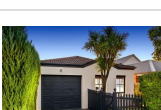

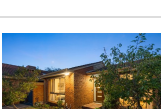
42 years

Median Household Size^









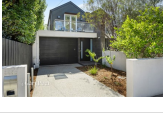



2.4 people

# 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
 1/474 Glen Eira Rd Caulfield	2	Unit	\$740,000	29 Jun 2025
 9/16 Newlyn St Caulfield	1	Unit	\$245,000	20 Jun 2025
 7 Freeman St Caulfield	3	House	\$1,455,000	18 Jun 2025
 9/1017 Glen Huntly Rd Caulfield	3	Townhouse	\$932,500	18 Jun 2025
 15/212 Kambrook Rd Caulfield	1	Apartment	\$288,000	08 May 2025
 1/35 Masters St Caulfield	4	House	\$2,010,000	08 May 2025
 103/288 Hawthorn Rd Caulfield	2	Apartment	\$518,500	01 May 2025
 5/156 Bambra Rd Caulfield	2	Strata Unit/Flat	\$490,000	28 Apr 2025
 8/1013 Glen Huntly Rd Caulfield	2	Unit	\$560,000	24 Apr 2025
 1/13 Neerim Rd CAULFIELD	2	Flat/Unit/Apartment	\$1,150,000	22 Apr 2025
 5/1017 Glen Huntly Rd Caulfield	2	Flat/Unit/Apartment	\$750,000	08 Apr 2025
 4/40-42 Briggs St Caulfield	2	Unit	\$940,000	07 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 147a Bambra Rd Caulfield	4	Townhouse	\$1,970,000	06 Apr 2025
 2/1017 Glen Huntly Rd Caulfield	2	Unit	\$753,000	05 Apr 2025
 103/989 Glen Huntly Rd Caulfield	3	Apartment	\$790,000	30 Mar 2025
 16 Briggs St Caulfield	4	House	\$1,513,000	29 Mar 2025
 55 Neerim Rd Caulfield	4	House	\$2,080,000	26 Mar 2025
 1/16 Lockhart St Caulfield	4	House	\$1,770,000	23 Mar 2025
 4/124 Murray St Caulfield	2	Strata Unit/Flat	\$1,270,000	20 Mar 2025
 9/19 Ash Gr CAULFIELD	1	Strata Unit/Flat	\$287,000	17 Mar 2025
 225b Kambrook Rd Caulfield	3	House	\$1,570,000	15 Mar 2025
 5/118a Murray St Caulfield	1	Apartment	\$377,000	13 Mar 2025
 2/35 Masters St Caulfield	4	House	\$2,205,000	05 Mar 2025
 8/123 Murray St Caulfield	2	Apartment	\$550,000	28 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/212 Kambrook Rd Caulfield	1	Apartment	\$292,000	22 Feb 2025
 7/156 Bambra Rd Caulfield	1	Apartment	\$327,500	12 Feb 2025
 205/687 Glen Huntly Rd Caulfield	2	Strata Unit/Flat	\$710,000	11 Feb 2025
 5a Lockhart St Caulfield	4	House	\$2,285,000	31 Jan 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
 3/5-7 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
 10 Bramerton Rd Caulfield	5	House	\$2,600,000	13 Dec 2024
 26 Pyne St Caulfield	3	House	\$1,430,000	08 Dec 2024





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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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