

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$2.10m

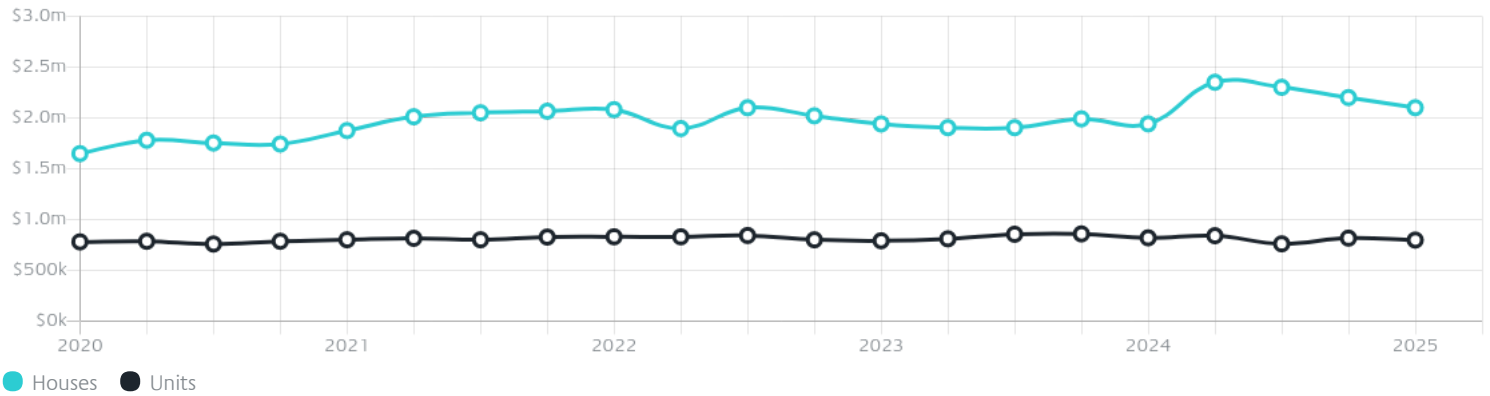
Quarterly Price Change
-4.54% ↓

Median Unit Price*

Median
\$798k

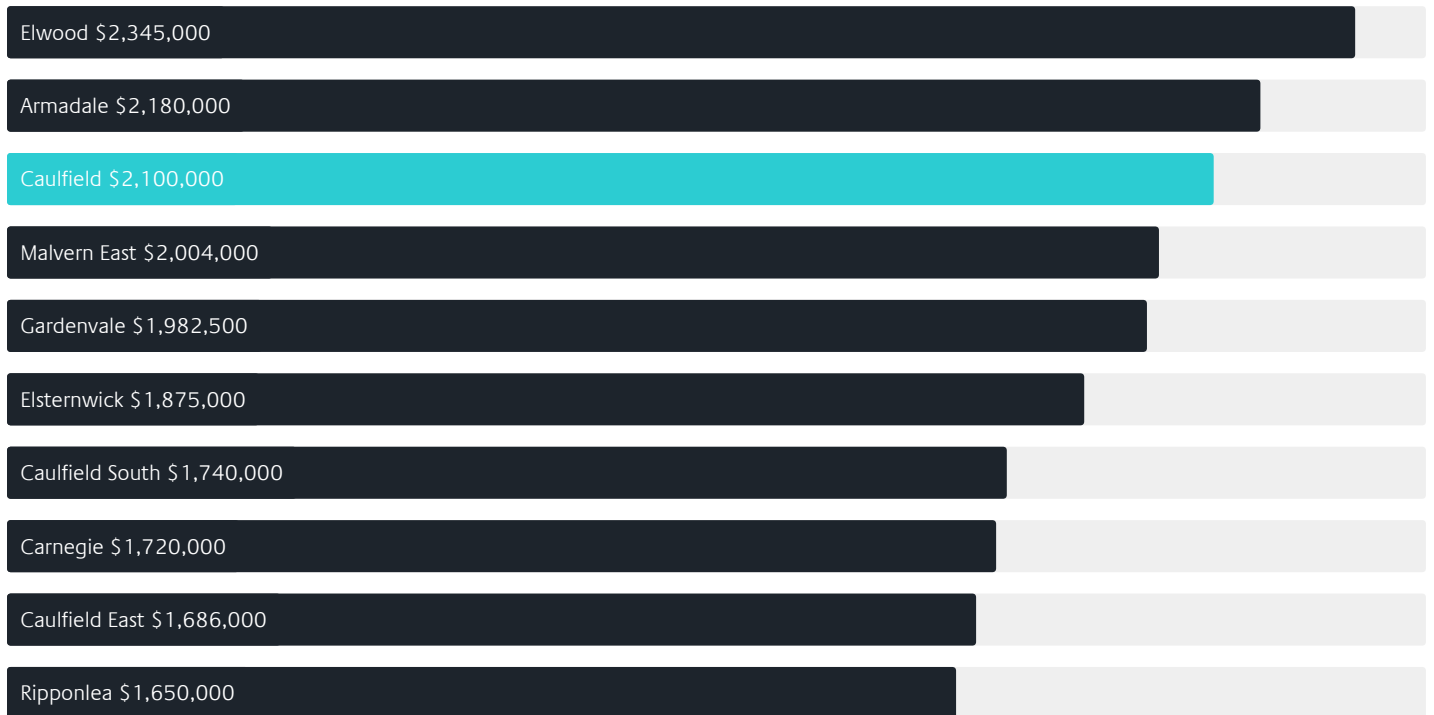
Quarterly Price Change
-2.32% ↓

Quarterly Price Change*

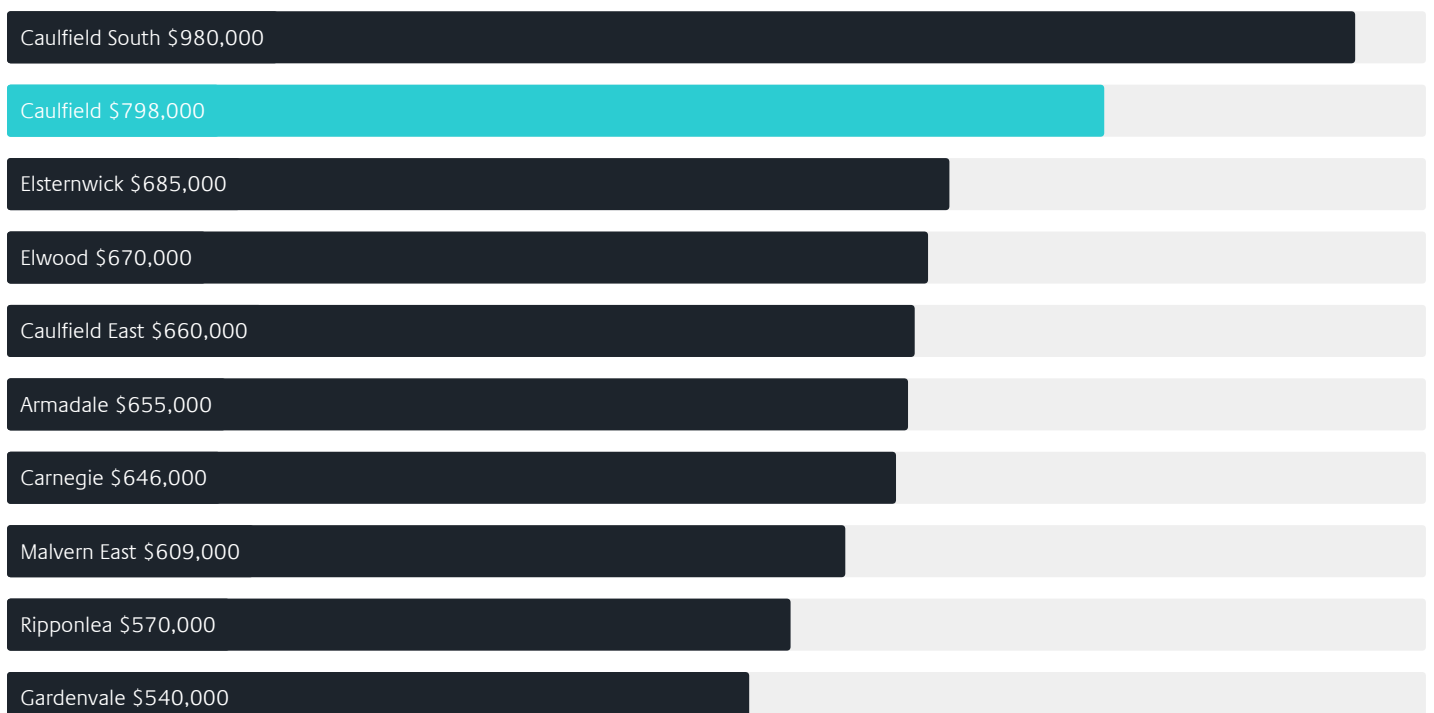


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}

● Auction 72%
● Private 28%

Auction Clearance Rate^{*}**85.71%**Median Days on Market[^]**25 days**Average Hold Period^{*}**8.7 years**

Insights

Dwelling Type[^]

● Houses 40% ● Units 60%







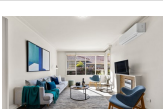
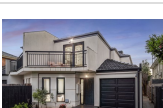
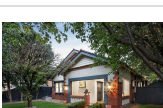
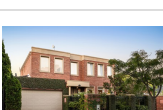

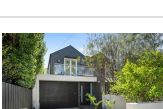
Ownership[^]

● 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

Address	Bedrooms	Type	Price	Sold
 15/212 Kambrook Rd Caulfield	1	Apartment	\$288,000	08 May 2025
 103/288 Hawthorn Rd Caulfield	2	Apartment	\$518,500	01 May 2025
 8/1013 Glen Huntly Rd Caulfield	2	Unit	\$560,000	24 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
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 260 Hawthorn Rd Caulfield	3	House	\$1,740,000	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



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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