

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.77m**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

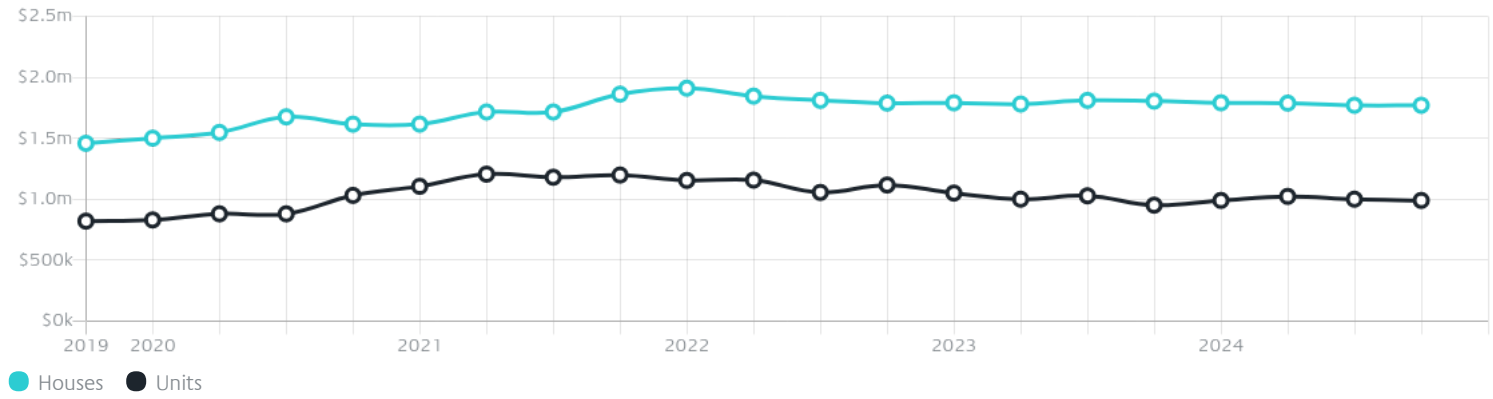
Median

**\$990k**

Quarterly Price Change

**-1.00% ↓**

## Quarterly Price Change\*



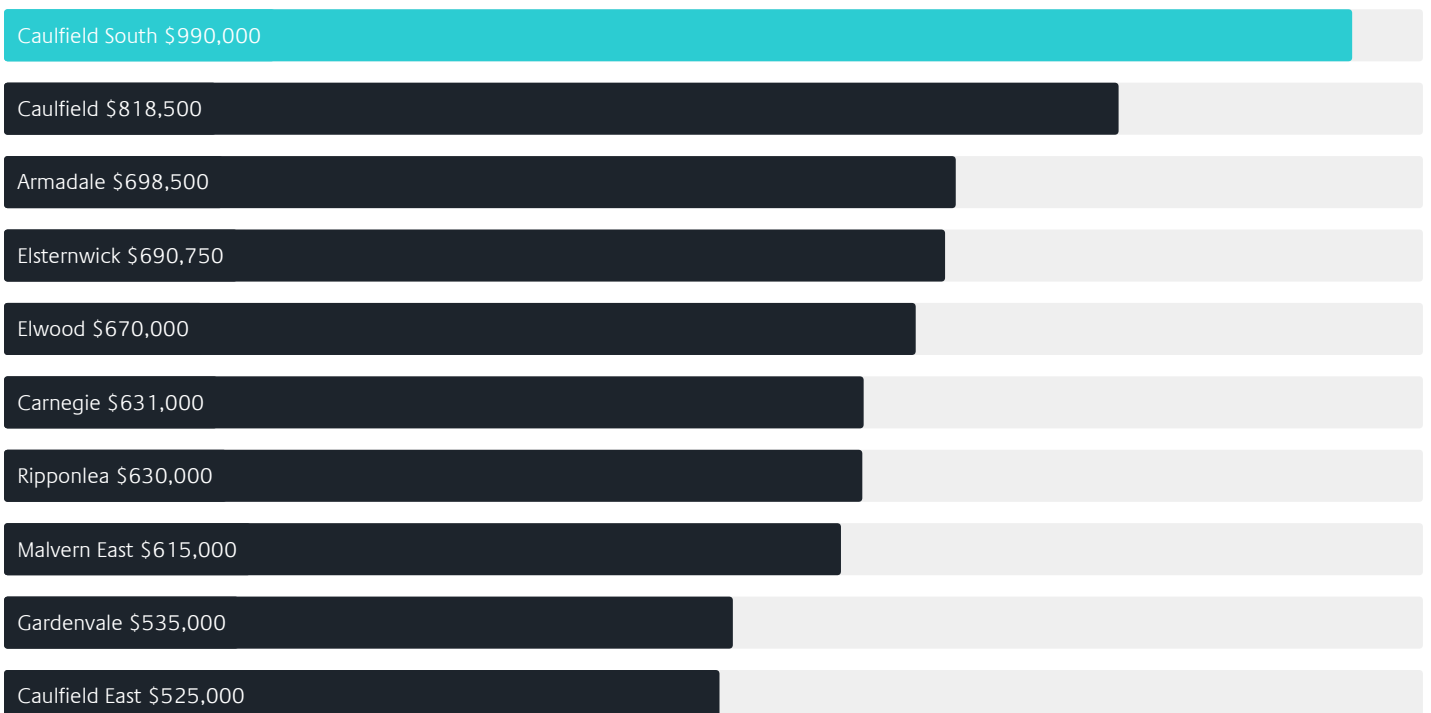
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 80%  
● Private 20%

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

65.91%

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

26 days

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

7.7 years

# Insights

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



● Houses 55% ● Units 45%

## Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 38% ● Rented 22%

## Population<sup>^</sup>

12,328

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

\$820

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

4.00%

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

2.4%

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







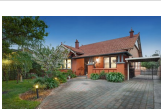
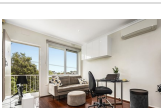
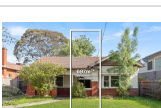


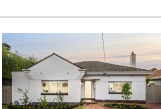
41 years

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













2.6 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)









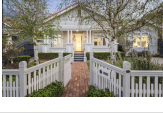

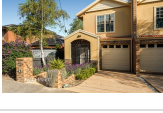

Address	Bedrooms	Type	Price	Sold
 24 Field St Caulfield South	5	House	\$2,420,000	24 Dec 2024
 15/28 Eumeralla Rd Caulfield South	2	Apartment	\$405,000	13 Dec 2024
 1/976-978 Glen Huntly Rd Caulfield South	2	Unit	\$655,000	12 Dec 2024
 15 Larch St Caulfield South	3	House	\$1,215,000	09 Dec 2024
 9 Alder St Caulfield South	3	House	\$1,137,500	07 Dec 2024
 8 Sussex Rd Caulfield South	3	House	\$1,315,000	01 Dec 2024
 411 North Rd Caulfield South	5	House	\$1,500,000	29 Nov 2024
 18/28 Eumeralla Rd Caulfield South	1	Apartment	\$280,000	28 Nov 2024
 70 Burrindi Rd Caulfield South	3	House	\$1,838,000	27 Nov 2024
 103/466 Kooyong Rd Caulfield South	1	Strata Unit/Flat	\$620,000	27 Nov 2024
 202/462 Hawthorn Rd Caulfield South	2	Apartment	\$590,000	24 Nov 2024
 8 Nelson St Caulfield South	3	House	\$1,716,000	24 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 48 Laura St Caulfield South	3	House	\$700,000	24 Nov 2024
 2 Pearce St Caulfield South	4	House	\$2,200,000	22 Nov 2024
 107/449 Hawthorn Rd Caulfield South	2	Strata Unit/Flat	\$825,000	22 Nov 2024
 26a Grey St Caulfield South	4	Townhouse	\$1,925,000	18 Nov 2024
 53 Bundeera Rd Caulfield South	4	House	\$3,200,000	17 Nov 2024
 496 Hawthorn Rd Caulfield South	4	House	\$1,293,500	16 Nov 2024
 12a Aileen Av Caulfield South	3	Townhouse	\$1,512,500	16 Nov 2024
 1/20 Takapuna St Caulfield South	5	Townhouse	\$1,800,000	14 Nov 2024
 1/66 Carlingford St Caulfield South	3	Unit	\$1,050,000	14 Nov 2024
 3/20 Laura St Caulfield South	3	Unit	\$1,250,000	12 Nov 2024
 201 Booran Rd Caulfield South	3	House	\$1,700,000	11 Nov 2024
 102/462 Hawthorn Rd Caulfield South	2	Apartment	\$600,000	28 Oct 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/335 North Rd Caulfield South	2	Apartment	\$485,000	28 Oct 2024
 8 Filbert St Caulfield South	3	House	\$1,500,000	28 Oct 2024
 1/86 Clarence St Caulfield South	3	Unit	\$1,125,000	27 Oct 2024
 350 Bambra Rd Caulfield South	3	House	\$1,675,000	26 Oct 2024
 36 Teak St Caulfield South	3	House	\$1,810,000	26 Oct 2024
 26 Marara Rd CAULFIELD SOUTH	3	House	\$1,715,000	24 Oct 2024
 304/2a Royal Pde Caulfield South	2	Apartment	\$550,000	24 Oct 2024
 302/2a Royal Pde Caulfield South	2	Apartment	\$528,000	21 Oct 2024
 156 Sycamore St Caulfield South	4	House	\$2,266,000	19 Oct 2024
 2/9 Winston Dr Caulfield South	4	House	\$1,425,000	17 Oct 2024
 5a Ludbrook Av Caulfield South	4	Townhouse	\$1,725,000	17 Oct 2024
 38a Bealiba Rd Caulfield South	5	House	\$2,050,000	16 Oct 2024



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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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