

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.74m

Quarterly Price Change

-1.41% ↓

Median Unit Price*

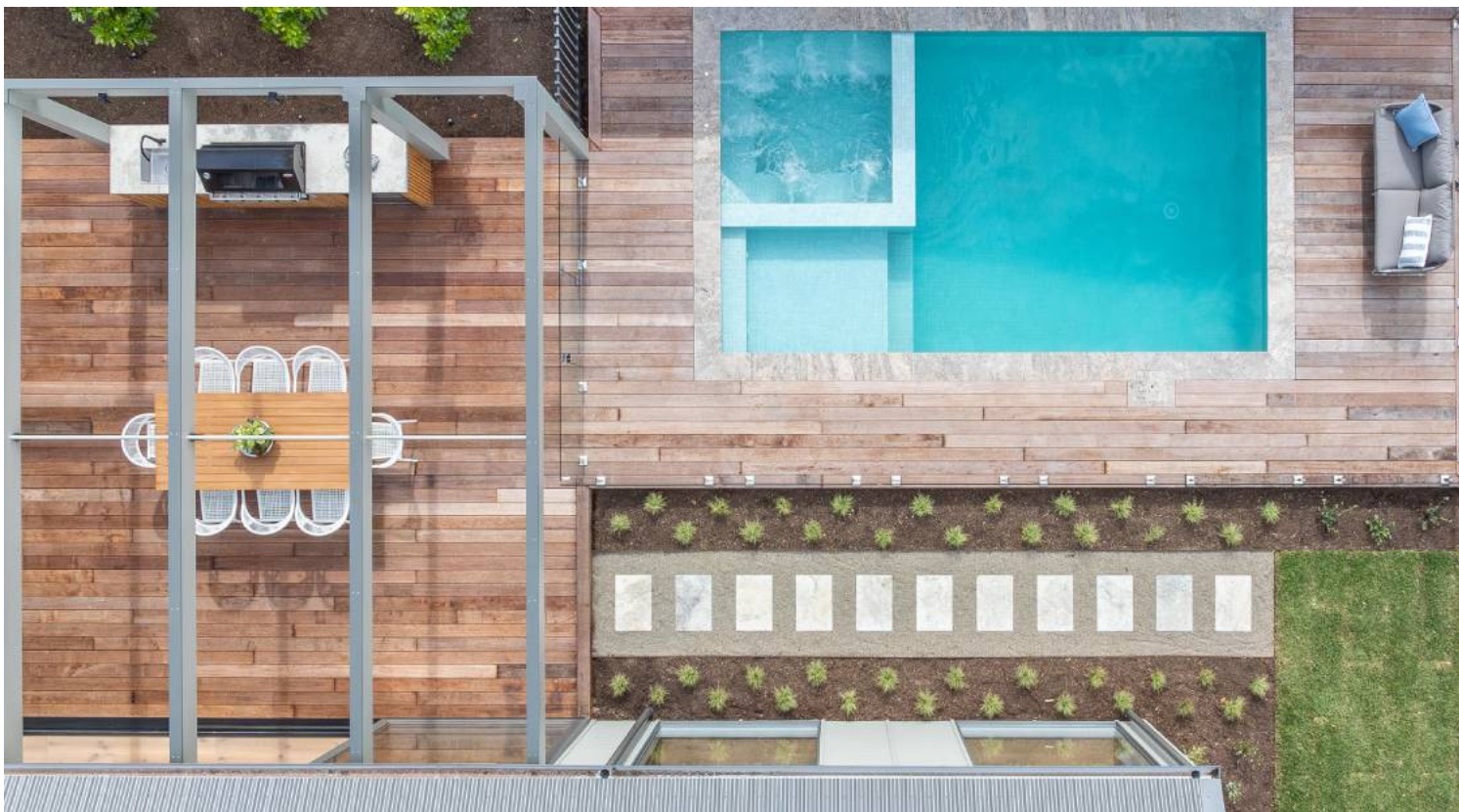
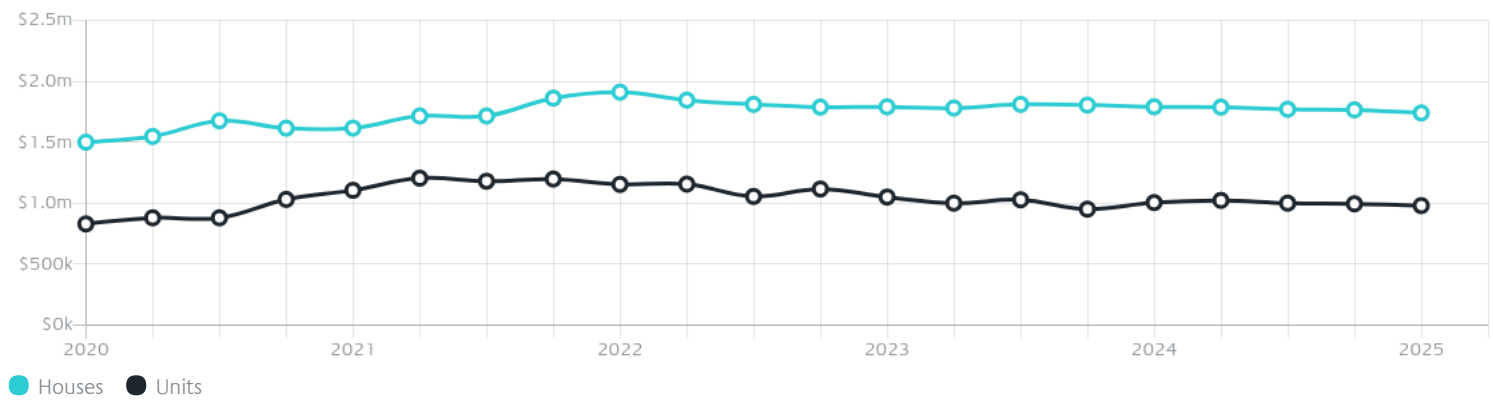
Median

\$980k

Quarterly Price Change

-1.50% ↓

Quarterly Price Change*

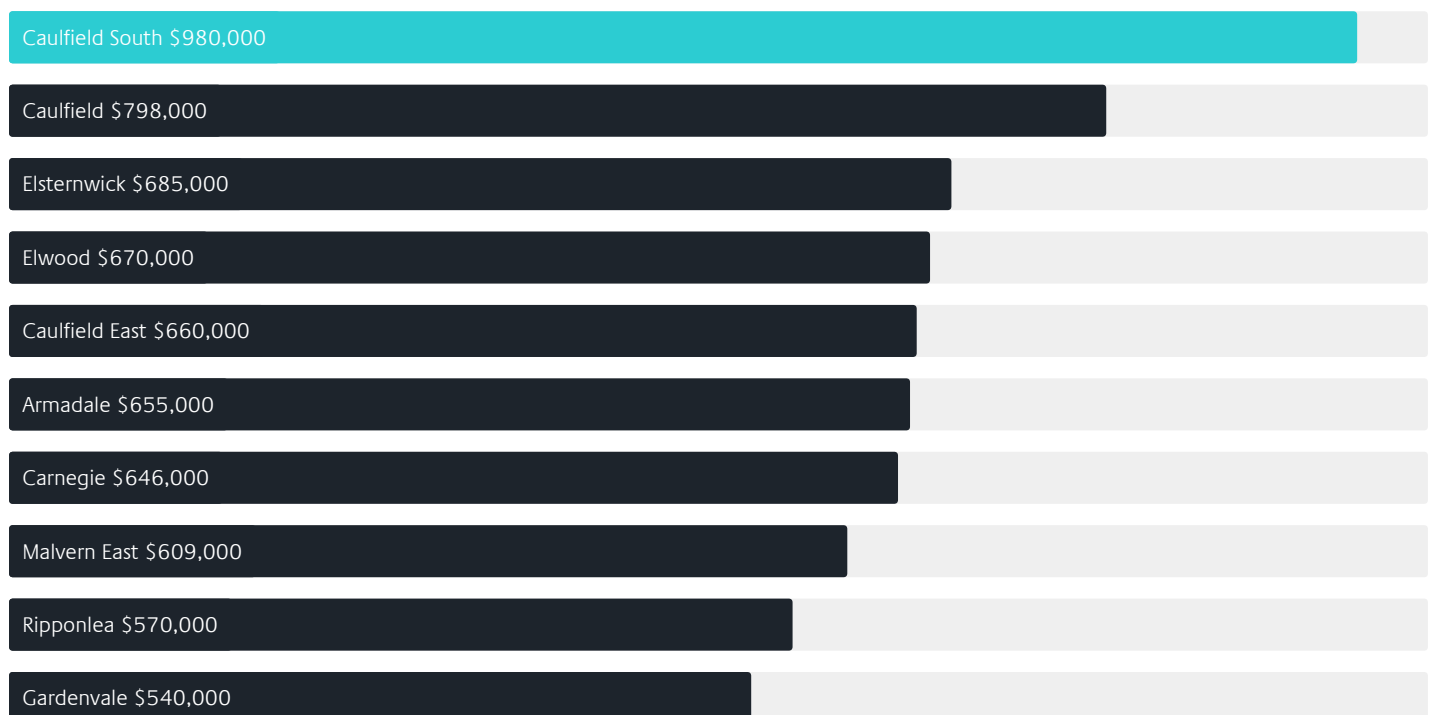


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 76%
● Private 24%

Auction Clearance Rate*

92.31%

Median Days on Market^

26 days

Average Hold Period*

7.7 years

Insights

Dwelling Type^



● Houses 55% ● Units 45%

Ownership^



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

Population^

12,328

Median Asking Rent per week*

\$830

Population Growth^

4.00%

Rental Yield*

2.4%

Median Age^







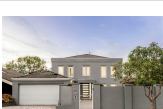

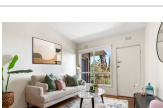


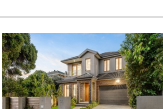
41 years

Median Household Size^











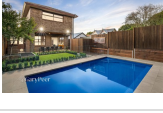

2.6 people

Sold Properties~










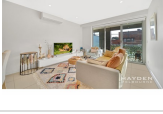


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 448 Hawthorn Rd Caulfield South	3	House	\$2,050,000	20 Jun 2025
 2/20 Takapuna St Caulfield South	5	Townhouse	\$2,067,000	14 Jun 2025
 2 Jenkins St Caulfield South	2	House	\$1,125,000	01 Jun 2025
 245 Bambra Rd CAULFIELD SOUTH	3	House	\$1,285,000	01 Jun 2025
 1/32 Goe St Caulfield South	3	Townhouse	\$1,451,000	01 Jun 2025
 482 Hawthorn Rd CAULFIELD SOUTH	3	House	\$1,125,000	25 May 2025
 3 Fuller St Caulfield South	5	House	\$2,760,000	21 May 2025
 1/468 Kooyong Rd Caulfield South	1	Apartment	\$385,000	16 May 2025
 5/28 Eumeralla Rd Caulfield South	1	Apartment	\$282,000	15 May 2025
 101/1046 Glen Huntly Rd Caulfield South	3	Apartment	\$935,000	14 May 2025
 101/892 Glen Huntly Rd Caulfield South	3	Strata Unit/Flat	\$570,000	14 May 2025
 21 Jupiter St Caulfield South	4	Townhouse	\$2,017,000	10 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/1012 Glen Huntly Rd CAULFIELD SOUTH	2	Apartment	\$610,500	09 May 2025
 5/15 Bundeera Rd Caulfield South	2	Flat/Unit/Apartment	\$885,000	09 May 2025
 25 Sussex Rd Caulfield South	3	House	\$1,391,000	07 May 2025
 36 Frederick St Caulfield South	4	House	\$1,572,000	04 May 2025
 2/171 Sycamore St Caulfield South	2	Townhouse	\$1,230,000	03 May 2025
 13b Emma St Caulfield South	4	Townhouse	\$1,996,000	30 Apr 2025
 346 Bambra Rd Caulfield South	4	House	\$1,890,000	29 Apr 2025
 302/365 Hawthorn Rd Caulfield South	1	Strata Unit/Flat	\$325,000	16 Apr 2025
 102/348 Hawthorn Rd Caulfield South	1	Strata Unit/Flat	\$779,000	16 Apr 2025
 4/446 Kooyong Rd Caulfield South	3	House	\$1,390,000	11 Apr 2025
 4 York St Caulfield South	4	House	\$2,751,000	06 Apr 2025
 23 Cedar St Caulfield South	3	House	\$1,420,000	06 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Bracken Rd Caulfield South	5	House	\$2,070,000	05 Apr 2025
 29 Moore St Caulfield South	4	House	\$2,400,000	03 Apr 2025
 23 Flowers St Caulfield South	2	House	\$1,535,000	01 Apr 2025
 10 Olive St Caulfield South	3	House	\$1,178,500	29 Mar 2025
 285 North Rd Caulfield South	5	House	\$1,800,000	29 Mar 2025
 144 Sycamore St Caulfield South	4	Townhouse	\$2,925,000	28 Mar 2025
 5/11 Roselea St Caulfield South	3	Flat/Unit/Apartment	\$1,270,000	28 Mar 2025
 1/1 Jupiter St Caulfield South	3	Apartment	\$1,160,000	23 Mar 2025
 18 Olive St Caulfield South	3	House	\$1,210,000	23 Mar 2025
 106/2 Cedar St Caulfield South	2	Strata Unit/Flat	\$435,000	19 Mar 2025
 11A Jupiter St Caulfield South	4	House	\$1,825,000	19 Mar 2025
 344a Bambra Rd Caulfield South	4	House	\$3,275,000	19 Mar 2025



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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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