

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.74m

Quarterly Price Change

-1.41% ↓

Median Unit Price*

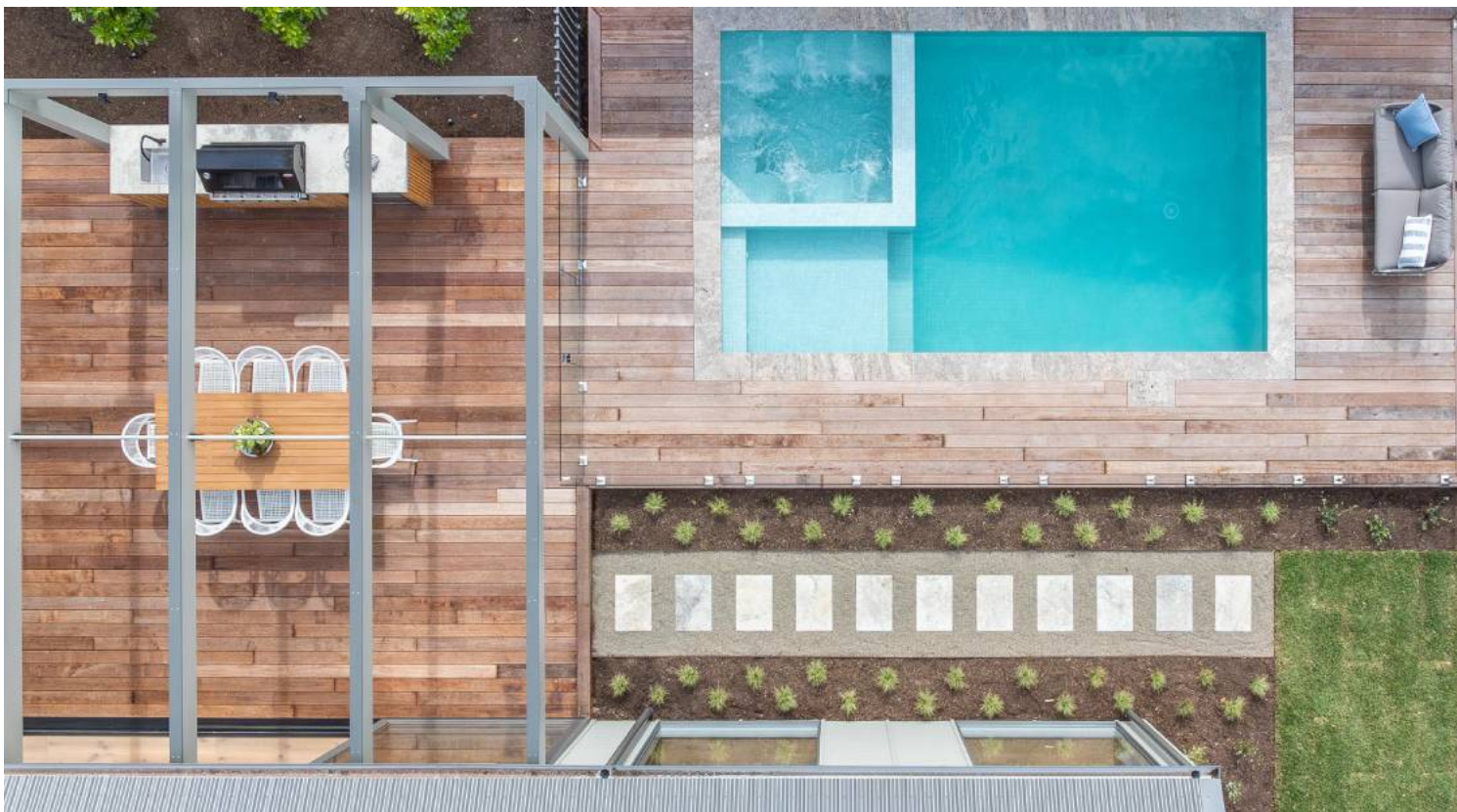
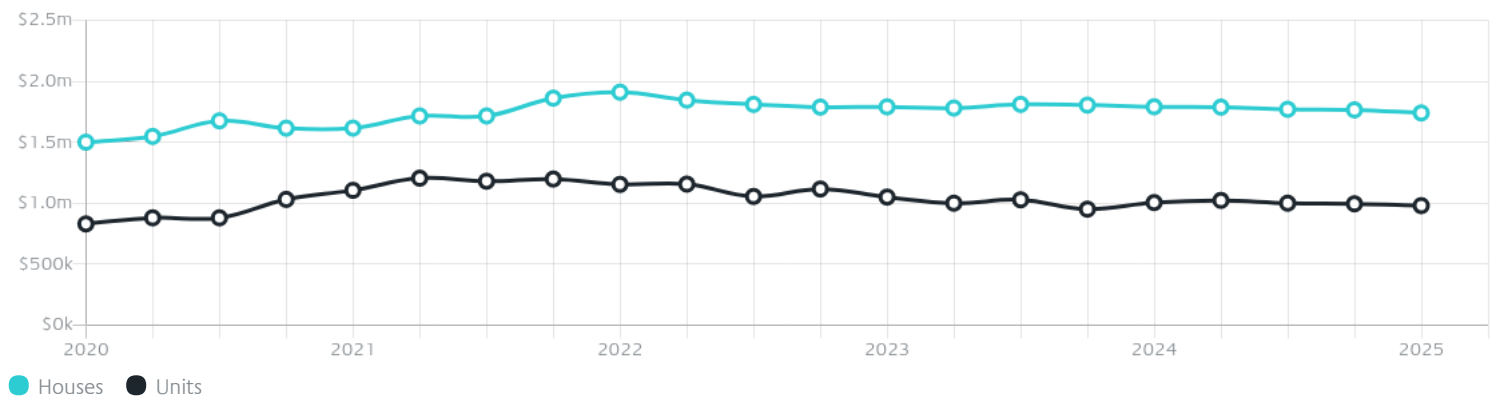
Median

\$980k

Quarterly Price Change

-1.50% ↓

Quarterly Price Change*

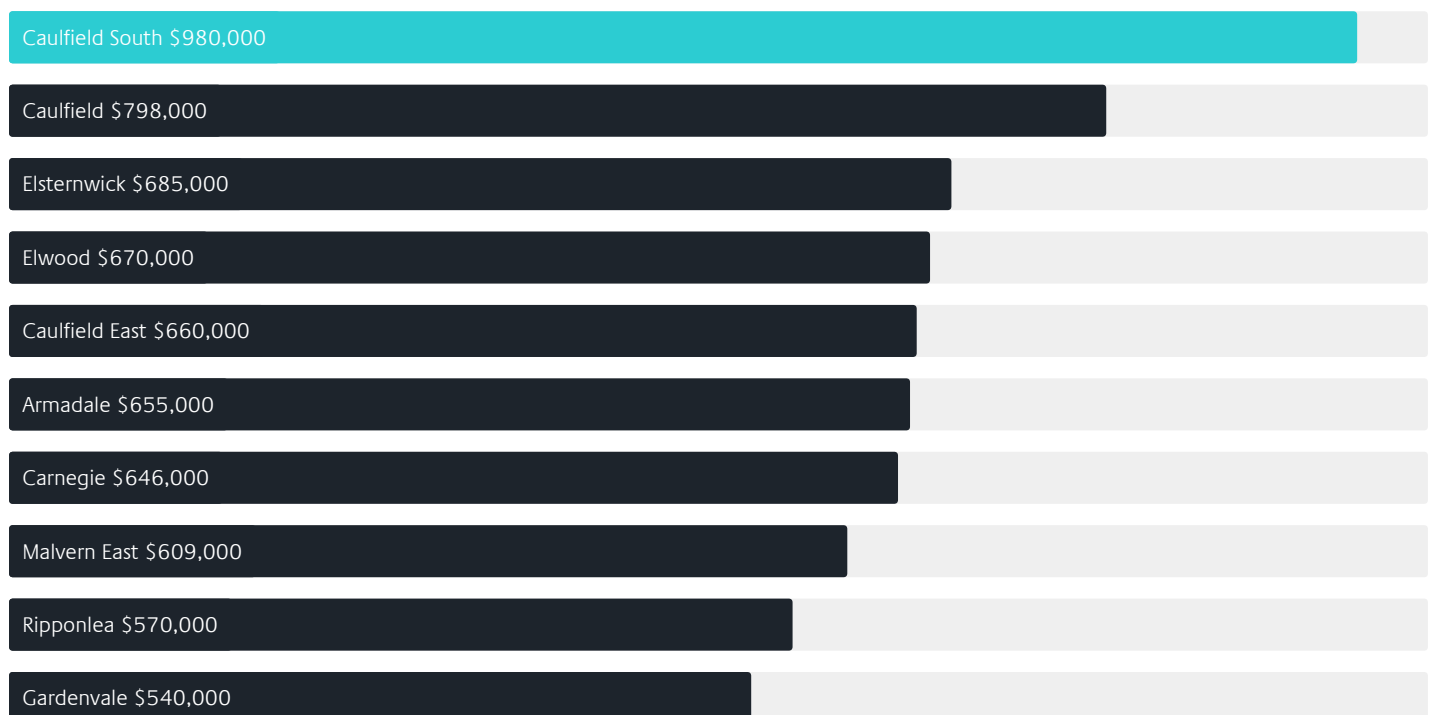


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 70%
● Private 30%

Auction Clearance Rate*

93.75%

Median Days on Market^

25 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^







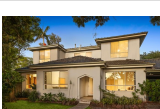


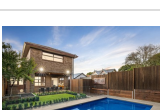

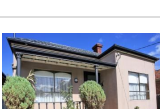
41 years

Median Household Size^













2.6 people

Sold Properties~









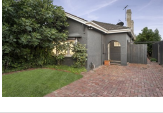

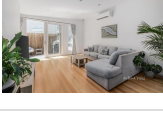

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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 York St Caulfield South	4	House	\$2,751,000	06 Apr 2025
 4 Bracken Rd Caulfield South	5	House	\$2,070,000	05 Apr 2025
 23 Flowers St Caulfield South	2	House	\$1,535,000	01 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Olive St Caulfield South	3	House	\$1,178,500	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
 11A Jupiter St Caulfield South	4	House	\$1,825,000	19 Mar 2025
 6/15-17 Bundeera Rd Caulfield South	2	Townhouse	\$946,000	18 Mar 2025
 6/15 Bundeera Rd Caulfield South	3	Flat/Unit/Apartment	\$946,000	18 Mar 2025
 28 Bokhara Rd Caulfield South	4	House	\$2,501,000	16 Mar 2025
 2/1 Takapuna St Caulfield South	3	Unit	\$1,366,000	15 Mar 2025
 27 Frederick St Caulfield South	4	House	\$1,755,000	15 Mar 2025
 10 Frederick St CAULFIELD SOUTH	3	House	\$1,785,000	15 Mar 2025
 4/321 Bambra Rd Caulfield South	3	Townhouse	\$1,100,000	12 Mar 2025
 5 Takapuna St Caulfield South	4	House	\$2,600,000	12 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 38b Cedar St Caulfield South	4	Townhouse	\$1,910,000	12 Mar 2025
 101/365 Hawthorn Rd Caulfield South	2	Apartment	\$490,000	11 Mar 2025
 213/348 Hawthorn Rd Caulfield South	1	House	\$805,000	11 Mar 2025
 104/179a Booran Rd Caulfield South	2	Strata Unit/Flat	\$525,000	08 Mar 2025
 2 Olinda St Caulfield South	2	House	\$1,085,000	07 Mar 2025
 29 Albion St Caulfield South	4	House	\$1,602,000	04 Mar 2025
 27 Olive St Caulfield South	3	House	\$1,535,000	02 Mar 2025
 1/34 Laura St Caulfield South	3	House	\$1,160,000	02 Mar 2025
 485 Hawthorn Rd Caulfield South	2	House	\$1,035,000	02 Mar 2025
 2/193 Bambra Rd Caulfield South	3	Villa	\$1,170,000	01 Mar 2025
 3/648 Glen Huntly Rd Caulfield South	2	Townhouse	\$755,000	01 Mar 2025
 5/468 Kooyong Rd Caulfield South	2	Strata Unit/Flat	\$370,000	26 Feb 2025



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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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