



Caulfield East Suburb Report

Your connection to property insights



JellisCraig

CAULFIELD EAST SUBURB REPORT

Median unit price¹

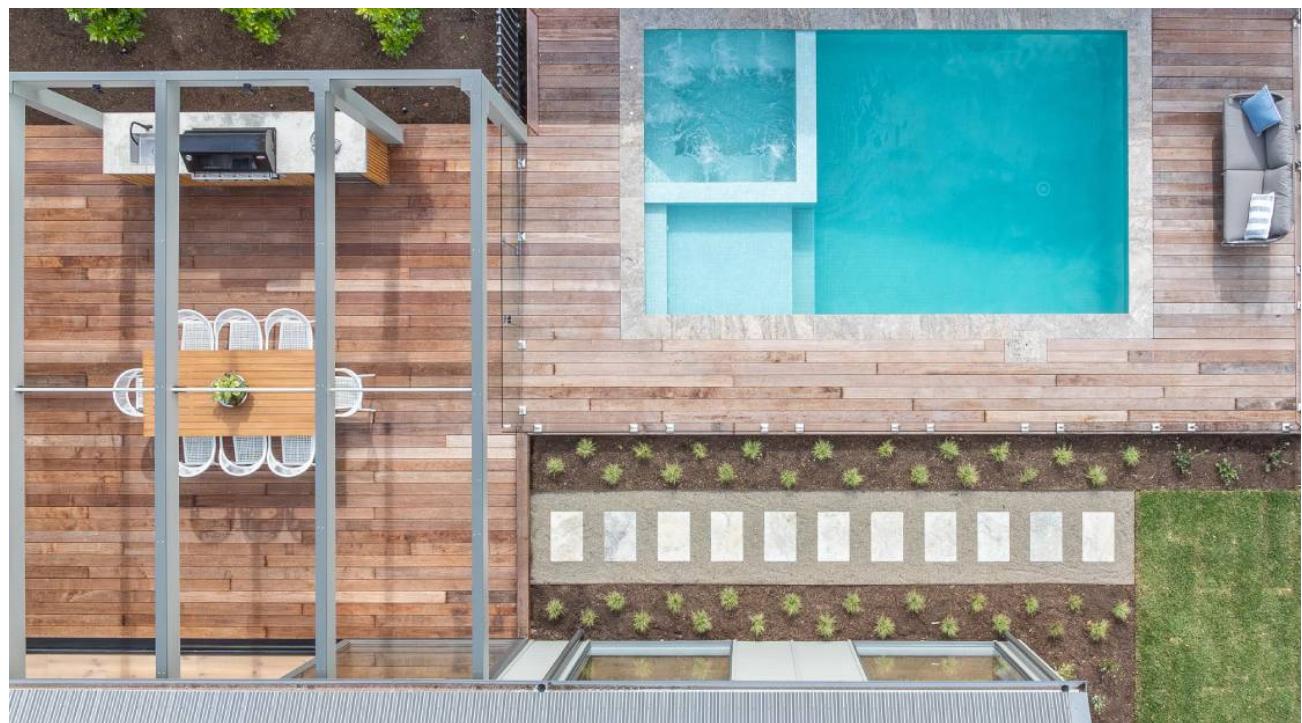
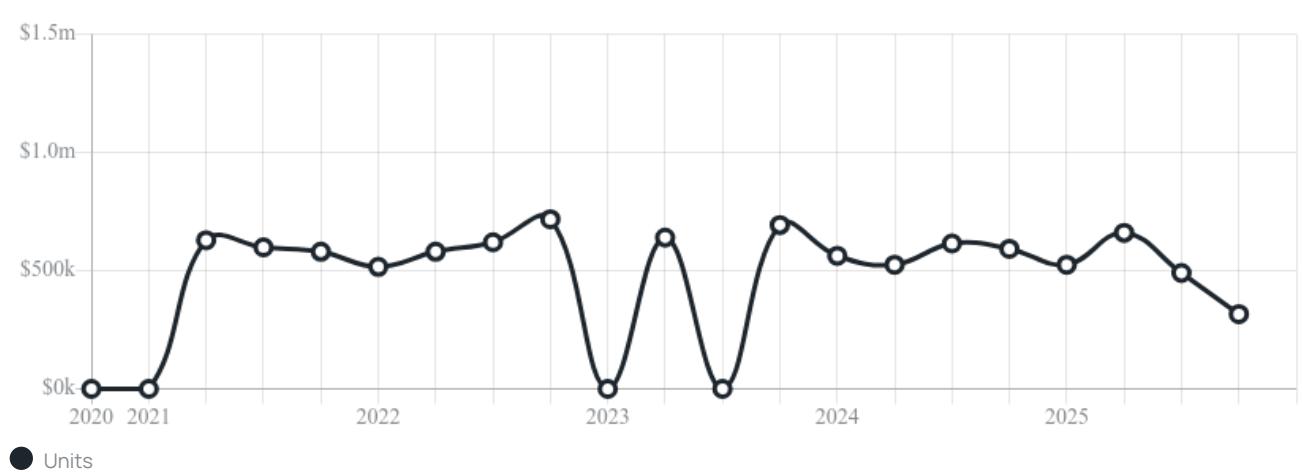
Median

\$316k

Quarterly price change

-35.51% ↓

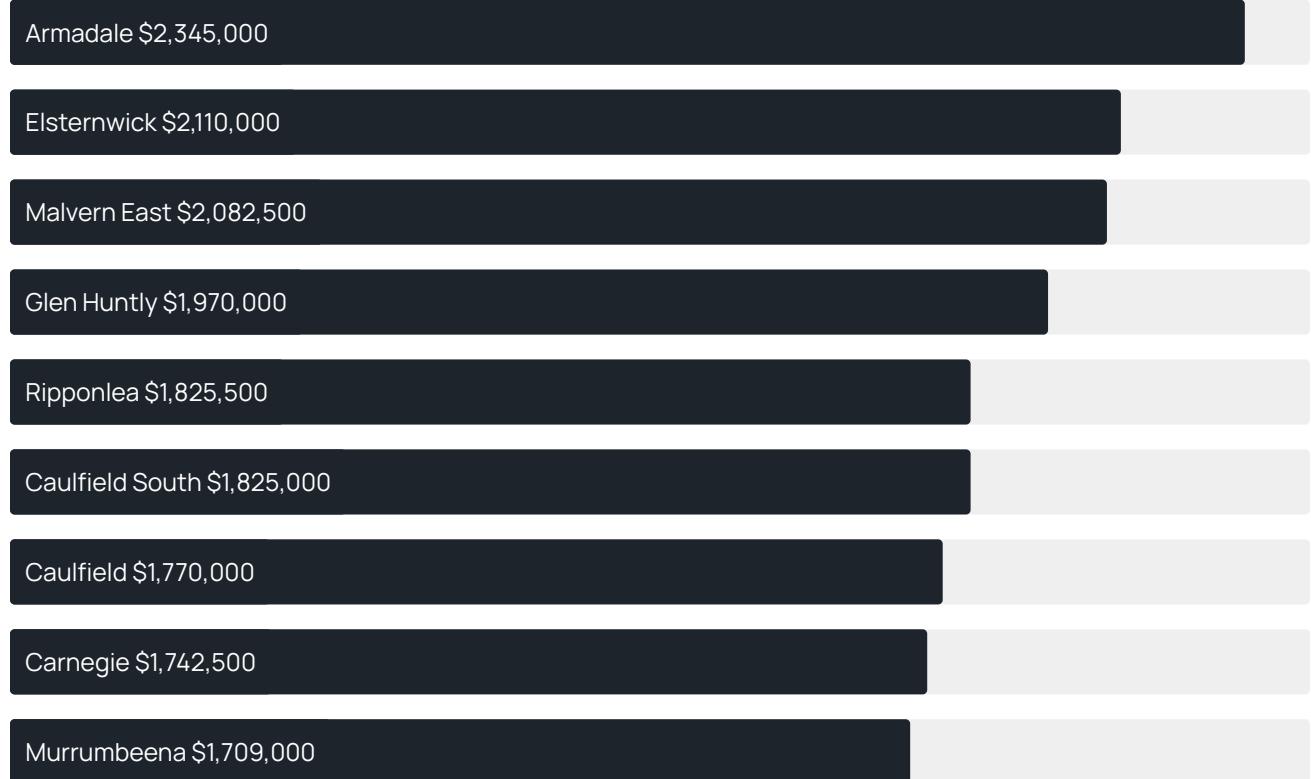
Quarterly price change¹



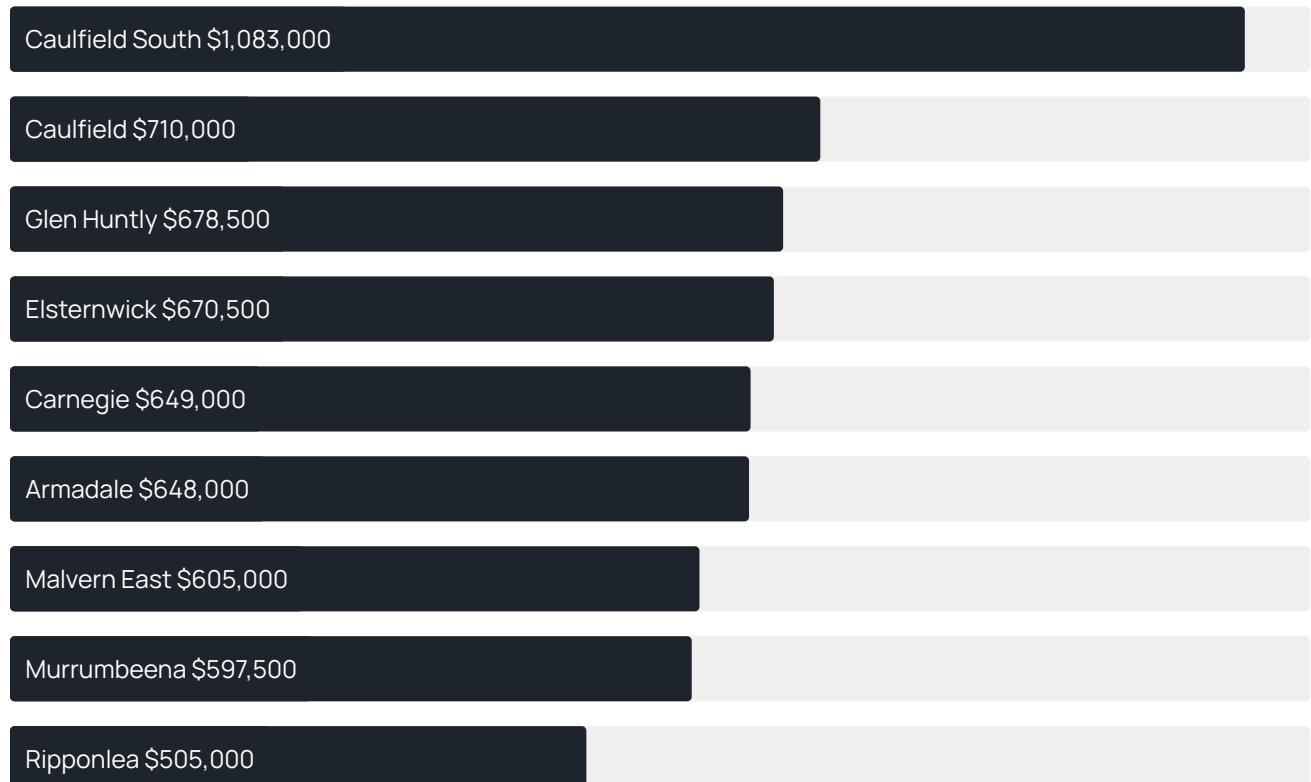
Surrounding Suburbs

CAULFIELD EAST SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

CAULFIELD EAST SUBURB REPORT

Sale method²



● Auction 45%
● Private 55%

Auction clearance rate³

80%

Median days on market³

33 days

Jellis Craig average inspection attendance per listing⁴

33 groups

Average hold period¹

8.0 years

Insights

Dwelling type⁵



● Houses 38% ● Units 62%

Ownership⁵



● Owned outright 28% ● Mortgaged 30% ● Rented 42%

Population⁵

1,293

Population growth⁵

-18.37%

Median age⁵

32 years

Median asking rent¹

\$575 per week

Rental yield¹

2.39%

Median household size⁵

2.2 people

CAULFIELD EAST SUBURB REPORT

Recent Caulfield East sales

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

Address	Bedrooms	Type	Price	Sold
 20 Leamington Cr Caulfield East	4	House	\$1,860,000	13 Jan 2026
 88 Queens Av Caulfield East	4	House	\$2,380,000	10 Jan 2026
 5/5 Dudley St Caulfield East	1	Unit	\$158,000	18 Dec 2025
 5/7 Dudley St Caulfield East	1	Apartment	\$287,500	03 Dec 2025
 10/6 Tattenham St Caulfield East	1	Apartment	\$312,000	20 Nov 2025
 9/2 Tattenham St Caulfield East	1	Strata Unit/Flat	\$355,000	10 Nov 2025
 10/27 Tattenham St Caulfield East	2	Strata Unit/Flat	\$490,000	09 Nov 2025
 1/30 Derby Cr Caulfield East	3	Flat/Unit/Apartment	\$1,725,000	08 Nov 2025
 30 Derby Cr Caulfield East	3	House	\$1,725,000	08 Nov 2025
 302/5 Dudley St Caulfield East	1	Strata Unit/Flat	\$170,000	05 Nov 2025

Sold Properties

CAULFIELD EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	1	Strata Unit/Flat	\$165,000	25 Oct 2025
203/5 Dudley St Caulfield East				
	4	House	\$1,550,000	22 Oct 2025
53 Grange Rd Caulfield East				
	3	House	\$1,595,000	02 Oct 2025
8 Moodie St Caulfield East				
	3	Townhouse	\$1,420,000	20 Sep 2025
2/1 St Vincent St Caulfield East				
	2	Townhouse	\$650,000	20 Sep 2025
5/2 Gibson St Caulfield East				
	2	Apartment	\$280,500	16 Sep 2025
6/7 Dudley St Caulfield East				
	2	Flat/Unit/Apartment	\$1,285,000	15 Jul 2025
1/22 Clifton St Caulfield East				
	2	House	\$1,720,000	04 Jul 2025
7 St Vincent St Caulfield East				
	2	House	\$1,150,000	02 Jul 2025
140 Neerim Rd Caulfield East				
	2	Strata Unit/Flat	\$273,800	06 Apr 2025
2/7 Dudley St Caulfield East				

Sold Properties

CAULFIELD EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Clifton St Caulfield East	3	House	\$1,612,500	05 Apr 2025
 21 Tattenham St Caulfield East	4	House	\$1,788,000	27 Mar 2025
 11/6 Tattenham St Caulfield East	1	Apartment	\$285,000	25 Mar 2025
 212/7 Dudley St Caulfield East	2	Apartment	\$285,000	20 Mar 2025
 404/7 Dudley St Caulfield East	2	Apartment	\$400,000	07 Mar 2025
 10/2 Tattenham St Caulfield East	2	Strata Unit/Flat	\$492,500	19 Feb 2025
 5/6-8 Derby Cr Caulfield East	3	Townhouse	\$1,055,000	17 Feb 2025
 5/8 Derby Cr Caulfield East	4	Flat/Unit/Apartment	\$1,055,000	17 Feb 2025



Jellis Craig Armadale
1215 High Street, Armadale
03 9864 5000

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.