



# Caulfield East Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## CAULFIELD EAST SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.74m

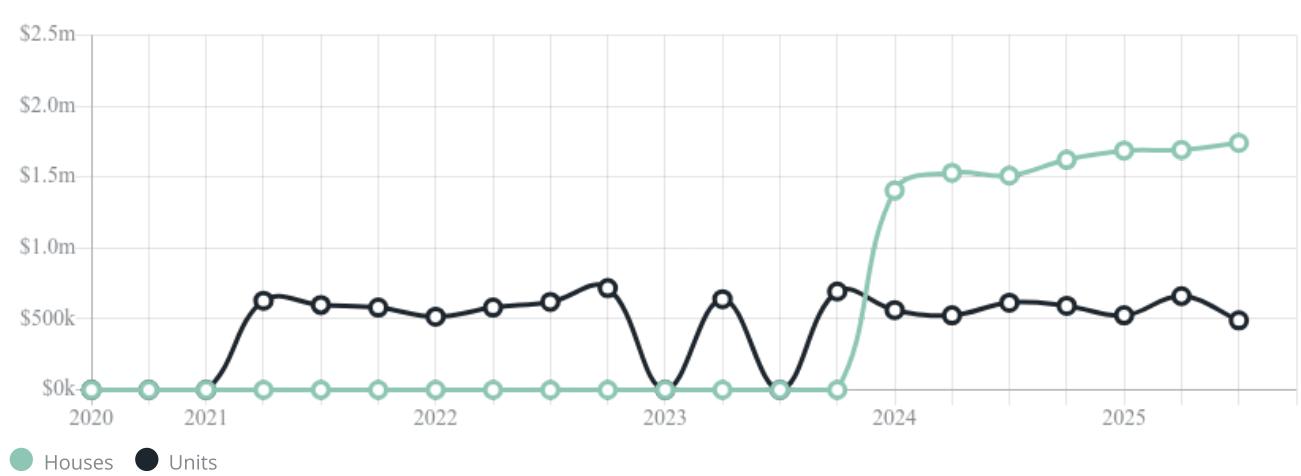
Quarterly price change  
2.89% 

### Median unit price<sup>1</sup>

Median  
\$490k

Quarterly price change  
-25.75% 

### Quarterly price change<sup>1</sup>



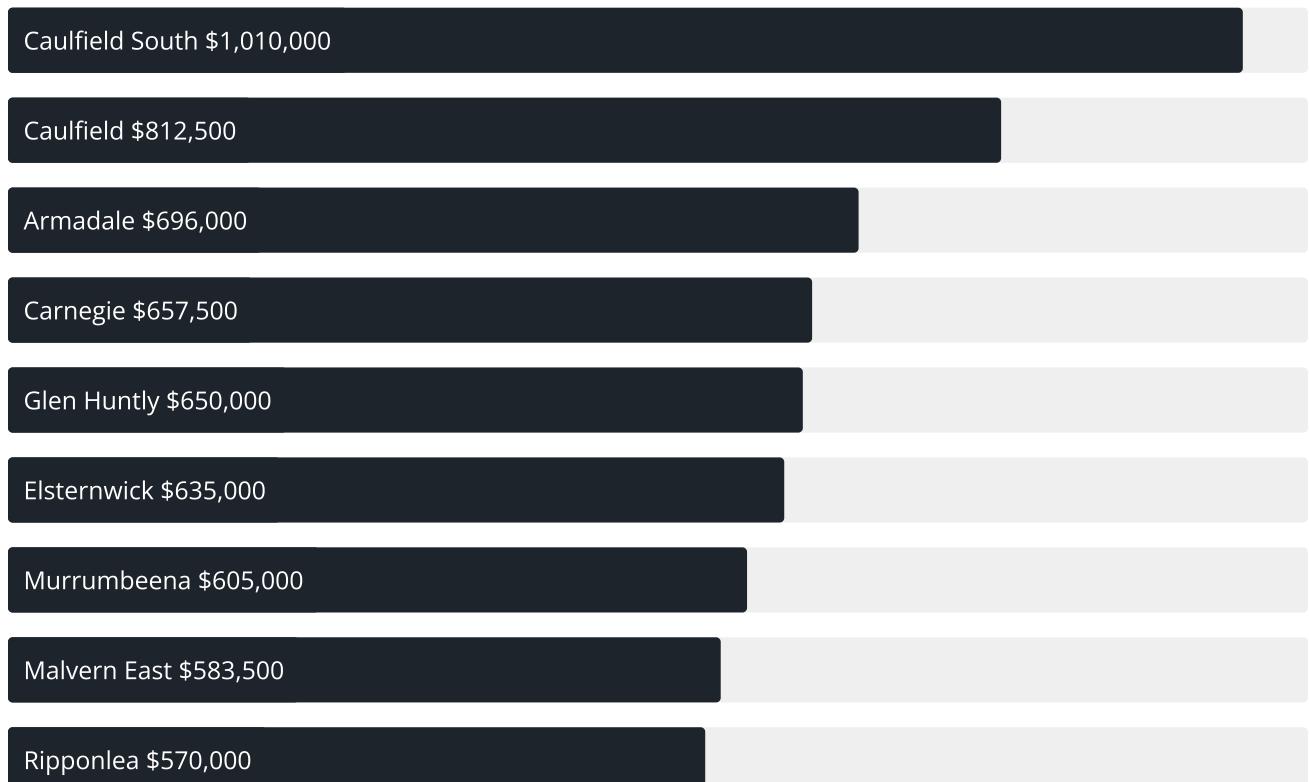
# Surrounding Suburbs

## CAULFIELD EAST SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

CAULFIELD EAST SUBURB REPORT

Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

66.67%

Jellis Craig average inspection attendance per listing<sup>4</sup>  
groups

Average hold period<sup>1</sup>

8.0 years

# Insights

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

1,293

Median asking rent<sup>1</sup>

\$575 per week

Population growth<sup>5</sup>

-18.37%

Rental yield<sup>1</sup>

2.39%

Median age<sup>5</sup>

32 years

Median household size<sup>5</sup>

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](http://jelliscraig.com.au/suburb-reports)

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  5/5 Dudley St<br>Caulfield East       | 1        | Unit                | \$158,000   | 18 Dec 2025 |
|  10/6 Tattenham St<br>Caulfield East   | 1        | Apartment           | \$312,000   | 20 Nov 2025 |
|  10/27 Tattenham St<br>Caulfield East  | 2        | Strata Unit/Flat    | \$490,000   | 09 Nov 2025 |
|  1/30 Derby Cr<br>Caulfield East     | 3        | Flat/Unit/Apartment | \$1,725,000 | 08 Nov 2025 |
|  30 Derby Cr<br>Caulfield East       | 3        | House               | \$1,725,000 | 08 Nov 2025 |
|  302/5 Dudley St<br>Caulfield East   | 1        | Strata Unit/Flat    | \$170,000   | 05 Nov 2025 |
|  53 Grange Rd<br>Caulfield East      | 4        | House               | \$1,550,000 | 22 Oct 2025 |
|  8 Moodie St<br>Caulfield East       | 3        | House               | \$1,595,000 | 02 Oct 2025 |
|  2/1 St Vincent St<br>Caulfield East | 3        | Townhouse           | \$1,420,000 | 20 Sep 2025 |
|  5/2 Gibson St<br>Caulfield East     | 2        | Townhouse           | \$650,000   | 20 Sep 2025 |

# Sold Properties

## CAULFIELD EAST SUBURB REPORT

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  6/7 Dudley St<br>Caulfield East       | 2        | Apartment           | \$280,500   | 16 Sep 2025 |
|  1/22 Clifton St<br>Caulfield East     | 2        | Flat/Unit/Apartment | \$1,285,000 | 15 Jul 2025 |
|  7 St Vincent St<br>Caulfield East     | 2        | House               | \$1,720,000 | 04 Jul 2025 |
|  140 Neerim Rd<br>Caulfield East       | 2        | House               | \$1,150,000 | 02 Jul 2025 |
|  2/7 Dudley St<br>Caulfield East      | 2        | Strata Unit/Flat    | \$273,800   | 06 Apr 2025 |
|  21 Clifton St<br>Caulfield East     | 3        | House               | \$1,612,500 | 05 Apr 2025 |
|  21 Tattenham St<br>Caulfield East   | 4        | House               | \$1,788,000 | 27 Mar 2025 |
|  11/6 Tattenham St<br>Caulfield East | 1        | Apartment           | \$285,000   | 25 Mar 2025 |
|  212/7 Dudley St<br>Caulfield East   | 2        | Apartment           | \$285,000   | 20 Mar 2025 |
|  404/7 Dudley St<br>Caulfield East   | 2        | Apartment           | \$400,000   | 07 Mar 2025 |

# Sold Properties

## CAULFIELD EAST SUBURB REPORT

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  10/2 Tattenham St<br>Caulfield East | 2        | Strata Unit/Flat    | \$492,500   | 19 Feb 2025 |
|  5/6-8 Derby Cr<br>Caulfield East    | 3        | Townhouse           | \$1,055,000 | 17 Feb 2025 |
|  5/8 Derby Cr<br>Caulfield East      | 4        | Flat/Unit/Apartment | \$1,055,000 | 17 Feb 2025 |
|  8/7 Dudley St<br>Caulfield East     | 2        | Apartment           | \$320,000   | 24 Jan 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 08/01/2026

- 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

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