



Caulfield East

# Suburb Report



Your connection to property insights



**JellisCraig**

## CAULFIELD EAST SUBURB REPORT

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

Median

**\$1.61m**

Quarterly price change

**0.00% ↓**

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

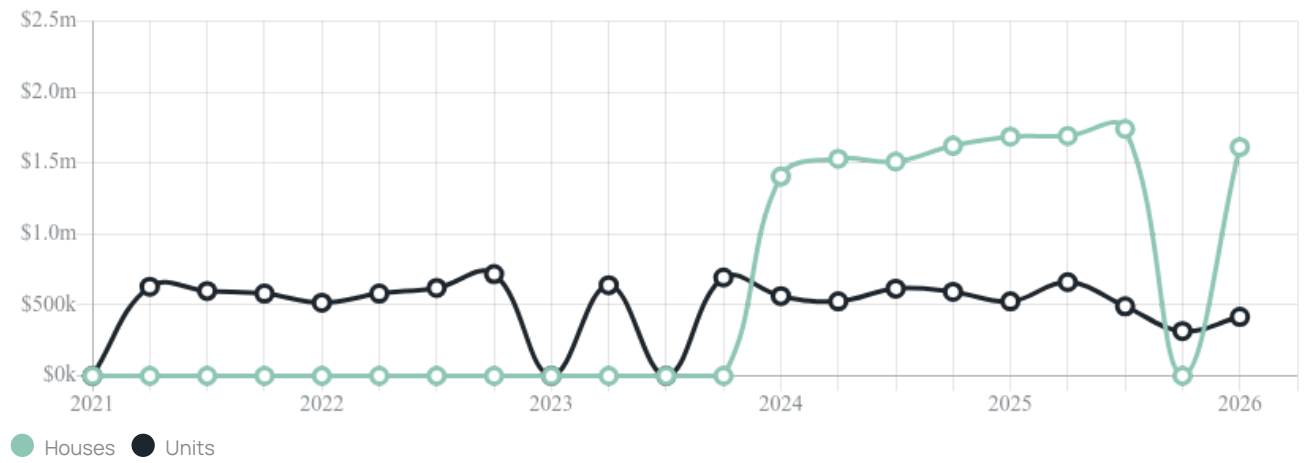
Median

**\$416k**

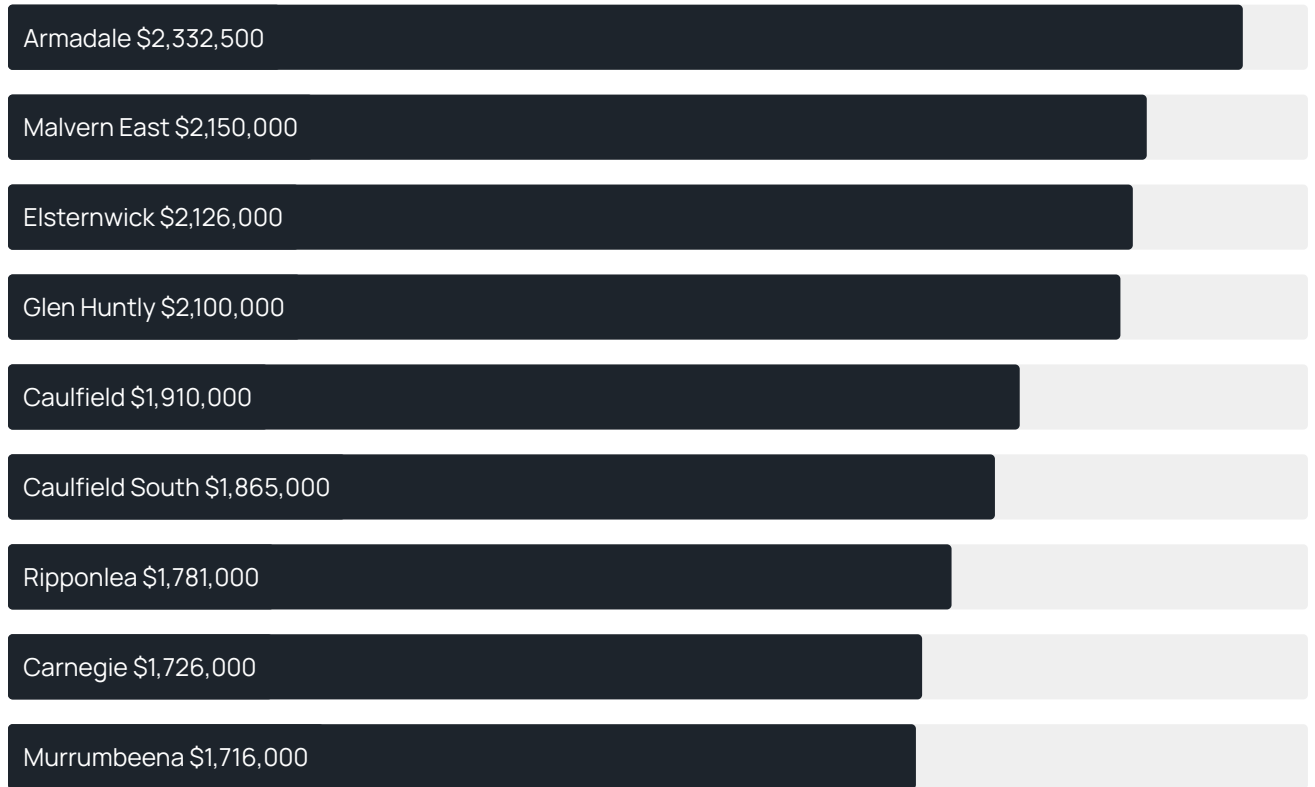
Quarterly price change

**31.64% ↑**

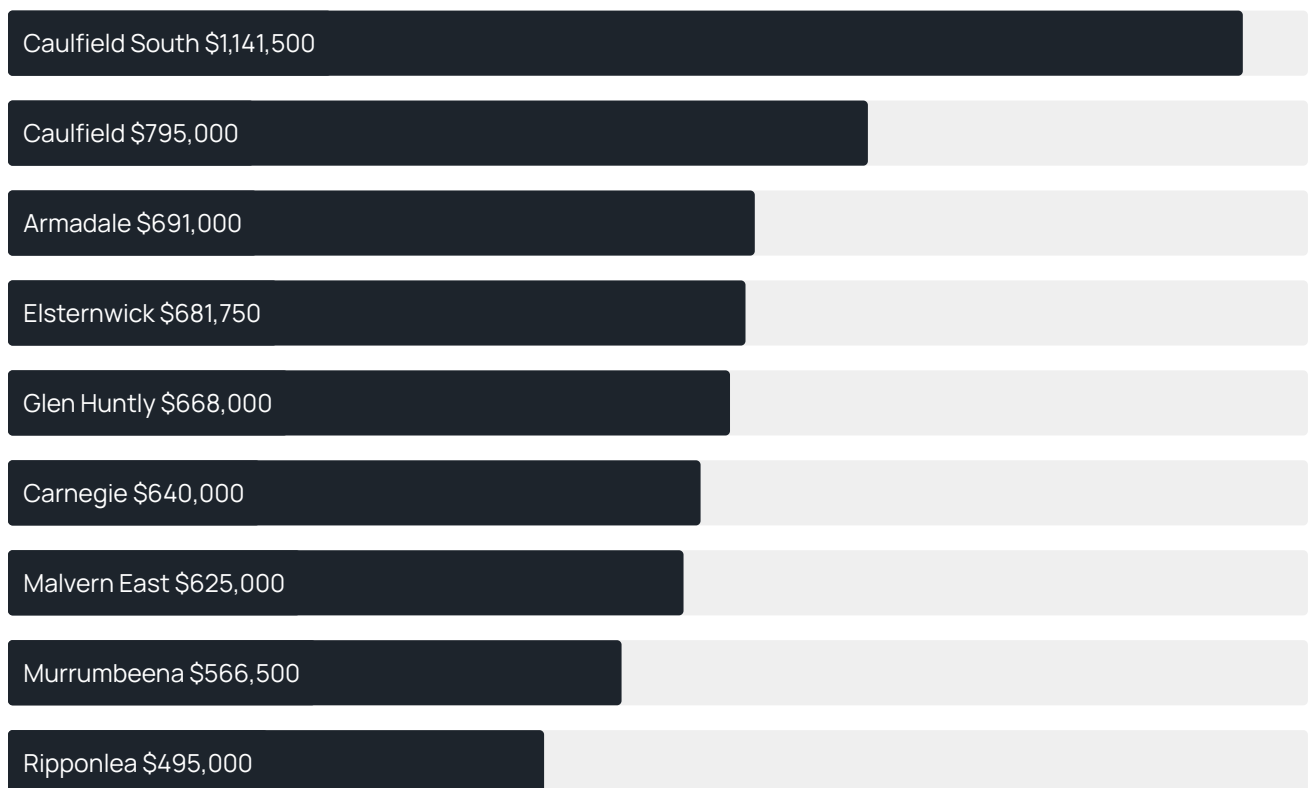
### Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 50%  
● Private 50%

Auction clearance rate<sup>3</sup>

75%

Median days on market<sup>3</sup>

25 days

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

25 groups

Average hold period<sup>1</sup>

8.0 years

Dwelling type<sup>5</sup>



● Houses 38% ● Units 62%

Ownership<sup>5</sup>



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

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

Address	Bedrooms	Type	Price	Sold
 33 Derby Cr Caulfield East	3	House	\$1,150,000	04 May 2026
 4 Gibson St Caulfield East	2	House	\$840,000	02 May 2026
 102/7 Dudley St Caulfield East	2	Strata Unit/Flat	\$280,000	26 Apr 2026
 1/20 Moodie St Caulfield East	3	Townhouse	\$950,000	18 Apr 2026
 2/13 Tattenham St CAULFIELD EAST	1	Strata Unit/Flat	\$417,500	17 Apr 2026
 3/14 Moodie St Caulfield East	2	Unit	\$925,000	21 Mar 2026
 7/2 Gibson St Caulfield East	2	Apartment	\$620,000	14 Mar 2026
 127/5 Dudley St Caulfield East	1	Strata Unit/Flat	\$190,000	23 Feb 2026
 11 Leamington Cr Caulfield East	4	House	\$1,730,000	21 Feb 2026
 2/16 Queens Av Caulfield East	3	Townhouse	\$1,325,000	21 Feb 2026

## CAULFIELD EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/7 Dudley St Caulfield East	2	Apartment	\$270,000	19 Feb 2026
 3/154 Neerim Rd Caulfield East	1	Unit	\$520,000	14 Feb 2026
 47 Grange Rd Caulfield East	3	House	\$1,606,000	05 Feb 2026
 104/5 Dudley St Caulfield East	1	Apartment	\$155,000	02 Feb 2026
 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
 16 Lord St Caulfield East	2	House	\$970,000	15 Nov 2025

## CAULFIELD EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 203/5 Dudley St Caulfield East	1	Strata Unit/Flat	\$165,000	25 Oct 2025
 53 Grange Rd Caulfield East	4	House	\$1,550,000	22 Oct 2025
 8 Moodie St Caulfield East	3	House	\$1,595,000	02 Oct 2025
 2/1 St Vincent St Caulfield East	3	Townhouse	\$1,420,000	20 Sep 2025
 5/2 Gibson St Caulfield East	2	Townhouse	\$650,000	20 Sep 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 01/06/2026

- 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.