



Caulfield East

Suburb Report



Your connection to property insights



JellisCraig

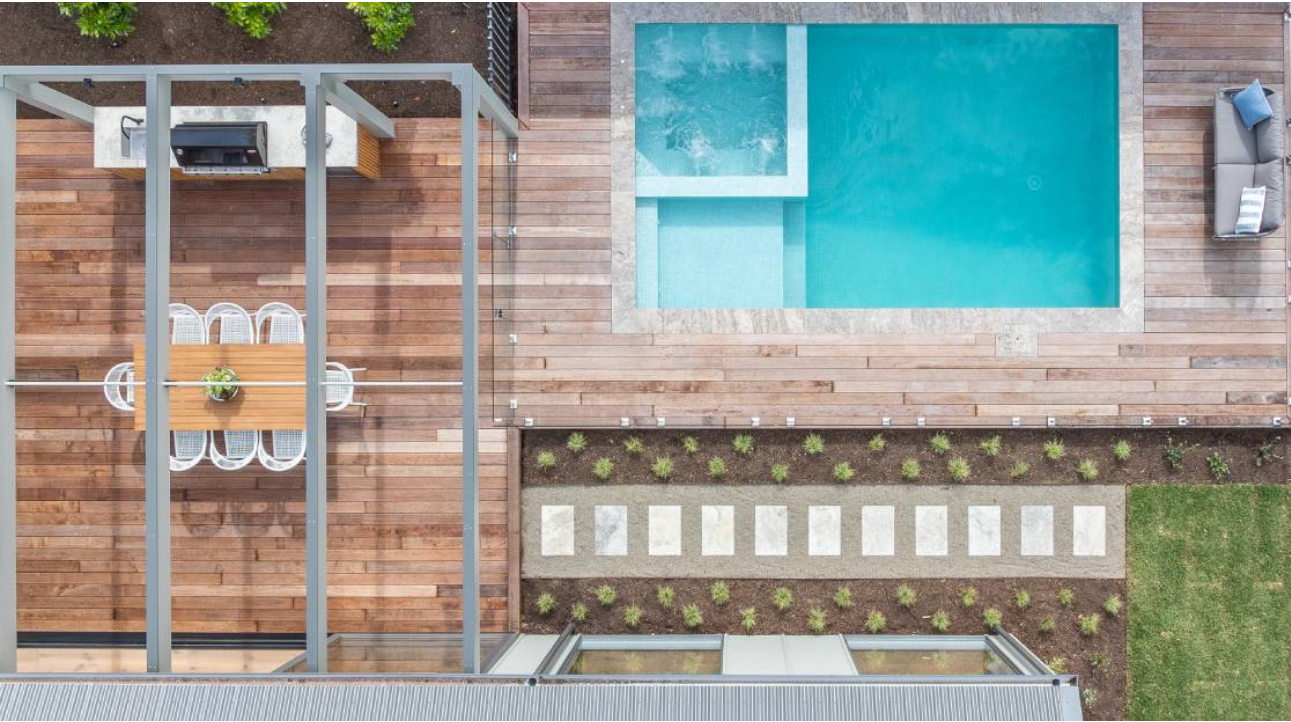
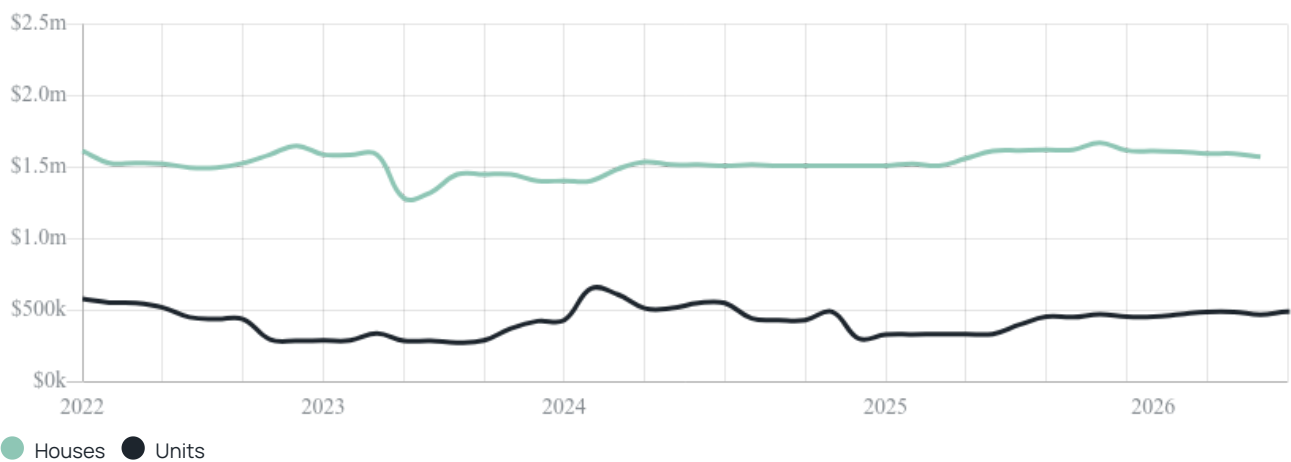
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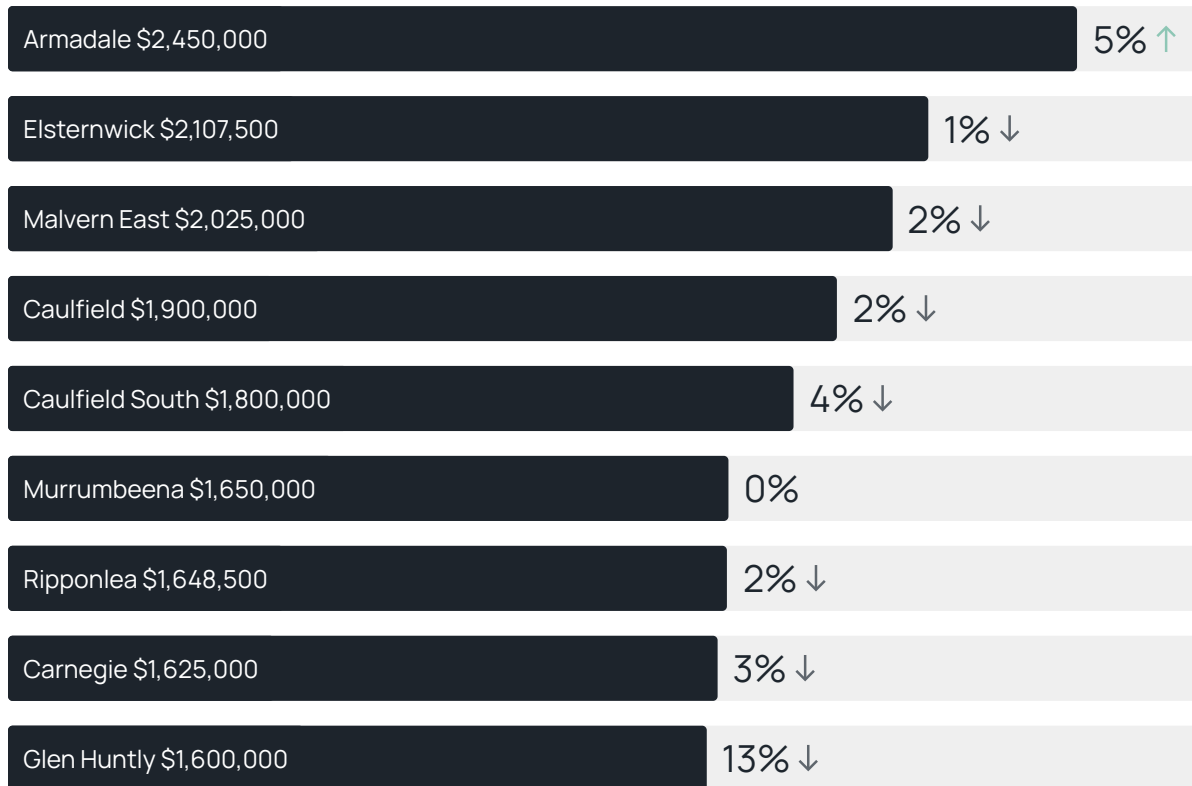
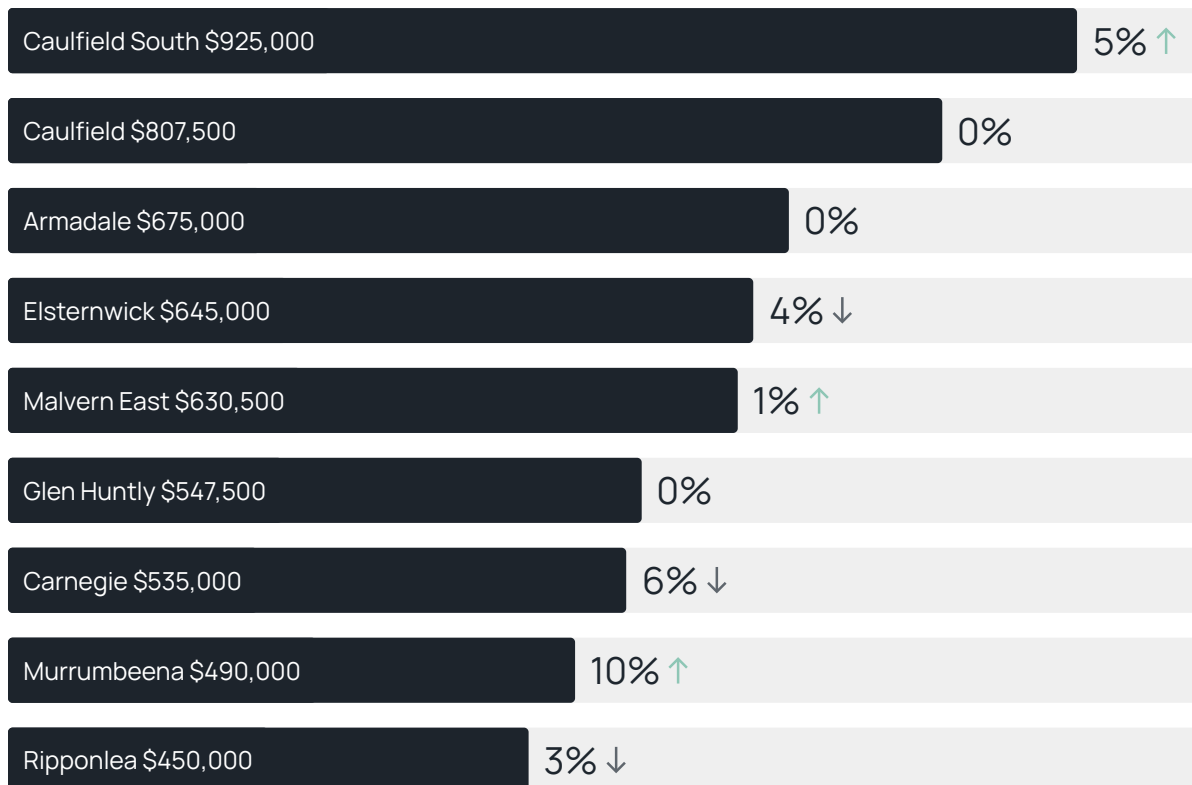
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.57m	-1.41% ↓	\$355k	-3.79% ↓

Caulfield East monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹Auction clearance rate⁴

50%

Median days on market⁵

House

Unit

36 days

25 days

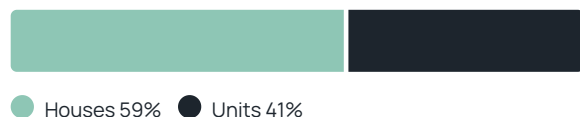
Average hold period¹

House

Unit

10.0 years

10.6 years

Dwelling type⁷Ownership⁷Population⁷

1,293

Population growth⁷

-18.37%

Median age⁷

32 years

Median household size⁷

2.2 people

Median asking rent per week¹

House

Unit

\$778

\$430

Rental yield⁸

House

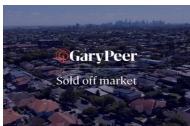
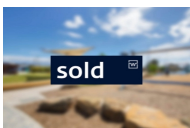
Unit

2.94%

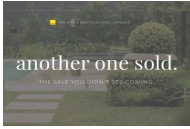
5.82%

Recent Caulfield East sales⁵

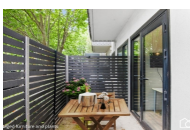
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2 Moodie Street Caulfield East	2	House	\$825,000	24 Sep 2026
 13/7 Dudley Street Caulfield East	1	Apartment	\$298,000	23 Sep 2026
 1-8/954 Dandenong Road Caulfield East	24	House	Undisclosed	17 Sep 2026
 5/3 Lord Street Caulfield East	2	Apartment	Undisclosed	20 Aug 2026
 208/7 Dudley Street Caulfield East	2	Apartment	\$350,000	27 Jul 2026
 5/956 Dandenong Road Caulfield East	2	Apartment	\$390,000	17 Jul 2026
 5/11 Tattenham Street Caulfield East	1	Apartment	\$391,000	08 Jul 2026
 2/31 Derby Crescent Caulfield East	3	Apartment	\$1,100,000	01 Jul 2026
 213/7 Dudley Street Caulfield East	2	Apartment	\$255,000	22 Jun 2026
 20 Clifton Street Caulfield East	3	Townhouse	\$1,182,500	13 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 105/5 Dudley Street Caulfield East	1	Apartment	\$187,000	10 Jun 2026
 7/956 Dandenong Road Caulfield East	2	Apartment	\$383,000	03 Jun 2026
 116/5 Dudley Street Caulfield East	1	Unit	\$167,500	25 May 2026
 33 Derby Crescent Caulfield East	3	House	\$1,150,000	04 May 2026
 4 Gibson Street Caulfield East	2	House	\$840,000	02 May 2026
 102/7 Dudley Street Caulfield East	2	Apartment	\$280,000	26 Apr 2026
 2/13 Tattenham Street Caulfield East	1	Apartment	\$417,500	24 Apr 2026
 1/20 Moodie Street Caulfield East	3	Townhouse	\$950,000	18 Apr 2026
 3/14 Moodie Street Caulfield East	2	Unit	\$925,000	21 Mar 2026
 7/2 Gibson Street Caulfield East	2	Apartment	\$620,000	14 Mar 2026

CAULFIELD EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 127/5 Dudley Street Caulfield East	1	Apartment	\$190,000	23 Feb 2026
 11 Leamington Crescent Caulfield East	4	House	\$1,730,000	21 Feb 2026
 2/16 Queens Avenue Caulfield East	3	Townhouse	\$1,325,000	21 Feb 2026
 3/154 Neerim Road Caulfield East	1	Unit	\$520,000	14 Feb 2026
 47 Grange Road Caulfield East	3	House	\$1,606,000	05 Feb 2026
 104/5 Dudley Street Caulfield East	1	Apartment	\$155,000	02 Feb 2026
 20 Leamington Crescent Caulfield East	4	House	\$1,860,000	13 Jan 2026
 88 Queens Avenue Caulfield East	4	House	\$2,380,000	10 Jan 2026
 5/5 Dudley Street Caulfield East	1	Unit	\$158,000	18 Dec 2025
 5/7 Dudley Street Caulfield East	1	Apartment	\$287,500	03 Dec 2025



Jellis Craig Armadale
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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 18/10/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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