

JellisCraig

CAULFIELD NORTH

Suburb Report

Know your neighbourhood.



CAULFIELD NORTH SUBURB REPORT

Median House Price*

Median

\$2.23m

Quarterly Price Change

1.15% ↑

Median Unit Price*

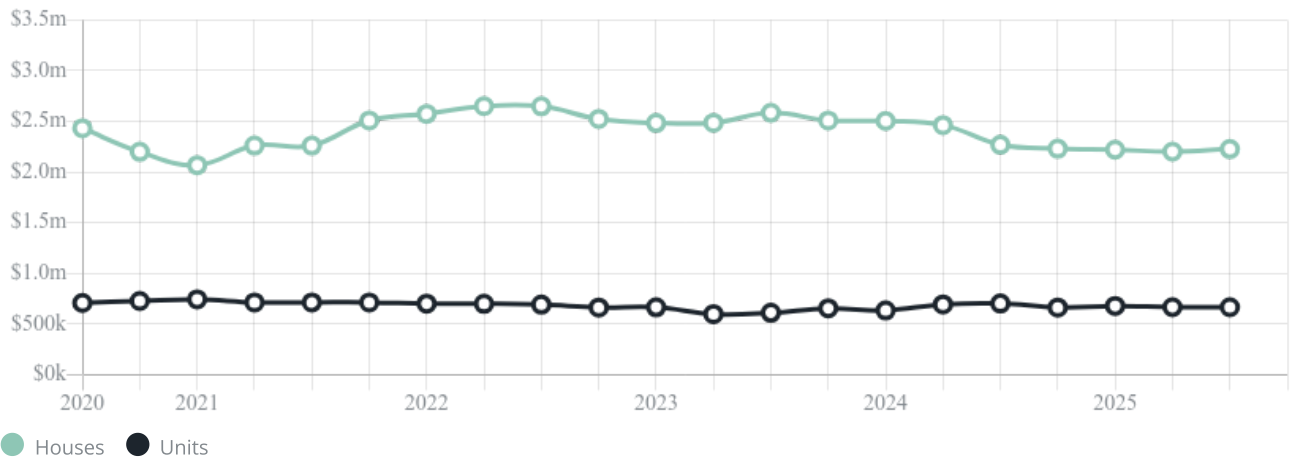
Median

\$667k

Quarterly Price Change

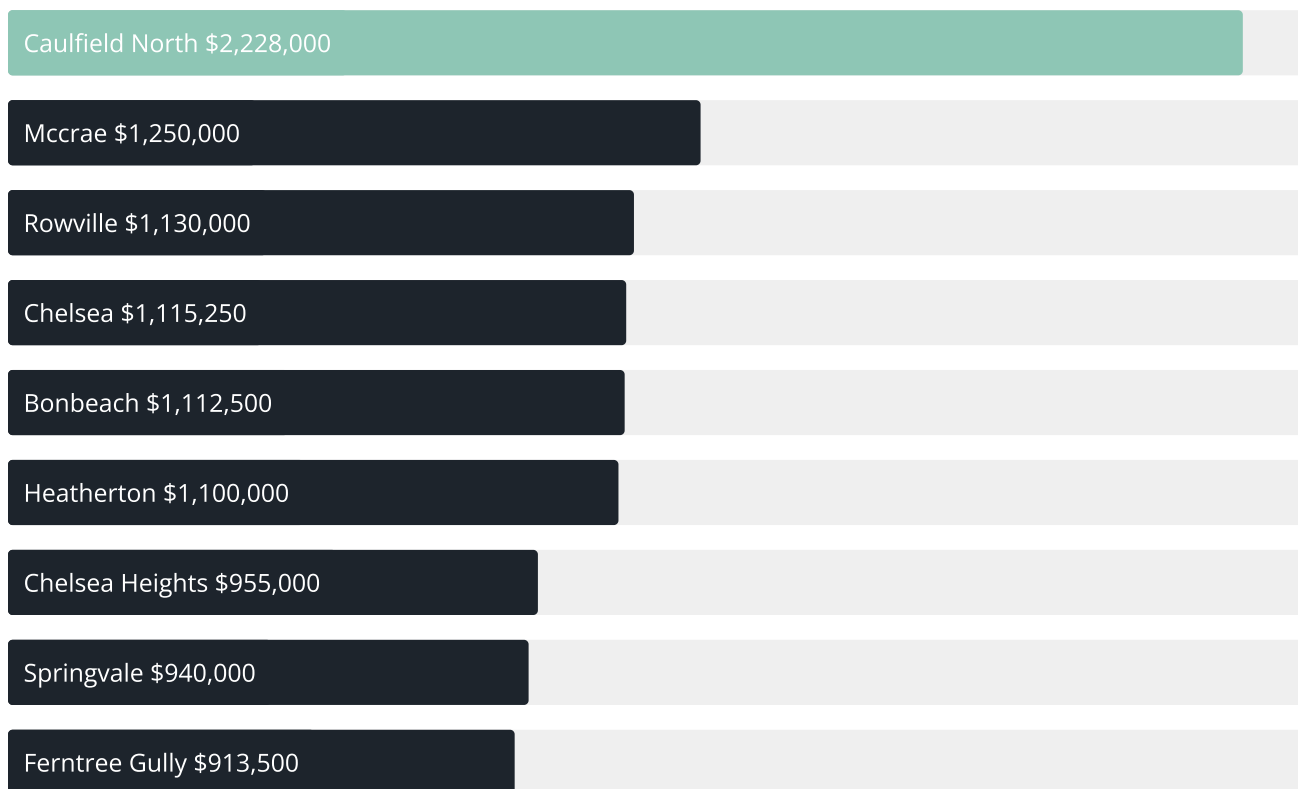
0.00% ↓

Quarterly Price Change*



CAULFIELD NORTH SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



CAULFIELD NORTH SUBURB REPORT

Sale Method^{*}

● Auction 79%
● Private 21%

Auction Clearance Rate^{*}

79.07%

Median Days on Market[^]

26 days

Average Hold Period^{*}

6.8 years

Dwelling Type[^]

● Houses 36% ● Units 64%

Ownership[^]

● Owned Outright 35% ● Mortgaged 29% ● Rented 37%

Population[^]

16,903

Median Asking Rent per week^{*}

\$960

Population Growth[^]

10.70%

Rental Yield^{*}

2.08%

Median Age[^]











37 years

Median Household Size[^]






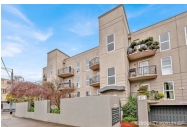




2.3 people

CAULFIELD NORTH SUBURB REPORT




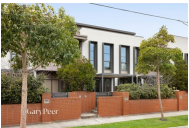






Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 9 Holland Gr Caulfield North	3	House	\$1,590,000	30 Nov 2025
 1/19 Albert St Caulfield North	4	Townhouse	\$1,736,000	29 Nov 2025
 2/301 Glen Eira Rd Caulfield North	2	Unit	\$990,000	23 Nov 2025
 5 Mitchell Rd Caulfield North	2	House	\$1,311,000	23 Nov 2025
 16/3 Payne St Caulfield North	2	Unit	\$810,000	16 Nov 2025
 5/613 Inkerman Rd Caulfield North	2	Apartment	\$600,000	16 Nov 2025
 9/92 Hawthorn Rd Caulfield North	2	Apartment	\$580,000	15 Nov 2025
 3/656 Inkerman Rd Caulfield North	3	Apartment	\$900,000	12 Nov 2025
 212 Orrong Rd Caulfield North	4	House	\$2,130,000	26 Oct 2025

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Rose Hill Av Caulfield North	3	House	\$2,200,000	26 Oct 2025
 34 Park Cr Caulfield North	4	House	\$1,908,000	26 Oct 2025
 2a Marlborough St Caulfield North	3	House	\$2,000,000	25 Oct 2025
 3/18-20 Narong Rd Caulfield North	3	Townhouse	\$966,000	24 Oct 2025
 6/12 Wyuna Rd Caulfield North	2	Townhouse	\$790,000	24 Oct 2025
 8/96 Hawthorn Rd Caulfield North	2	Apartment	\$582,500	20 Oct 2025
 380 Alma Rd Caulfield North	3	House	\$1,655,000	19 Oct 2025
 2/41 Northcote Av CAULFIELD NORTH	1	Apartment	\$272,000	17 Oct 2025
 20a Kooyong Rd Caulfield North	4	House	\$2,660,000	12 Oct 2025
 5/38 Narong Rd Caulfield North	3	House	\$1,190,000	11 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 9/12 Wyuna Rd Caulfield North	2	Townhouse	\$832,000	11 Oct 2025
 2/15 St Aubins Av Caulfield North	3	House	\$1,550,000	09 Oct 2025
 3/43 Pental Rd Caulfield North	3	Apartment	\$980,000	09 Oct 2025
 62B Kambrook Rd Caulfield North	3	Townhouse	\$1,213,000	08 Oct 2025
 206/1 Wilks St Caulfield North	1	Unit	\$490,000	07 Oct 2025
 5/48 Orrong Cr Caulfield North	3	Apartment	\$940,000	05 Oct 2025
 412/2 Caulfield Blvd Caulfield North	2	Apartment	\$530,000	03 Oct 2025
 4/440 Dandenong Rd Caulfield North	2	Apartment	\$880,800	03 Oct 2025
 17/3 Wilks St Caulfield North	3	Townhouse	\$1,450,000	02 Oct 2025
 5/382 Dandenong Rd Caulfield North	2	Apartment	\$690,000	02 Oct 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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