



Caulfield North

# Suburb Report



Your connection to property insights



**JellisCraig**

CAULFIELD NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

\$2.18m

Quarterly price change

-4.98% ↓

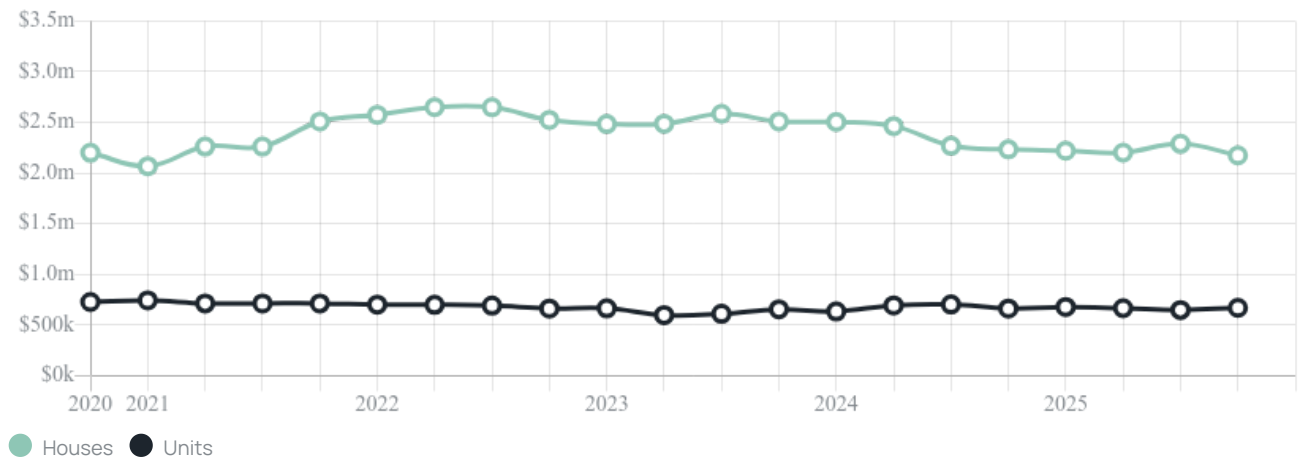
Median

\$672k

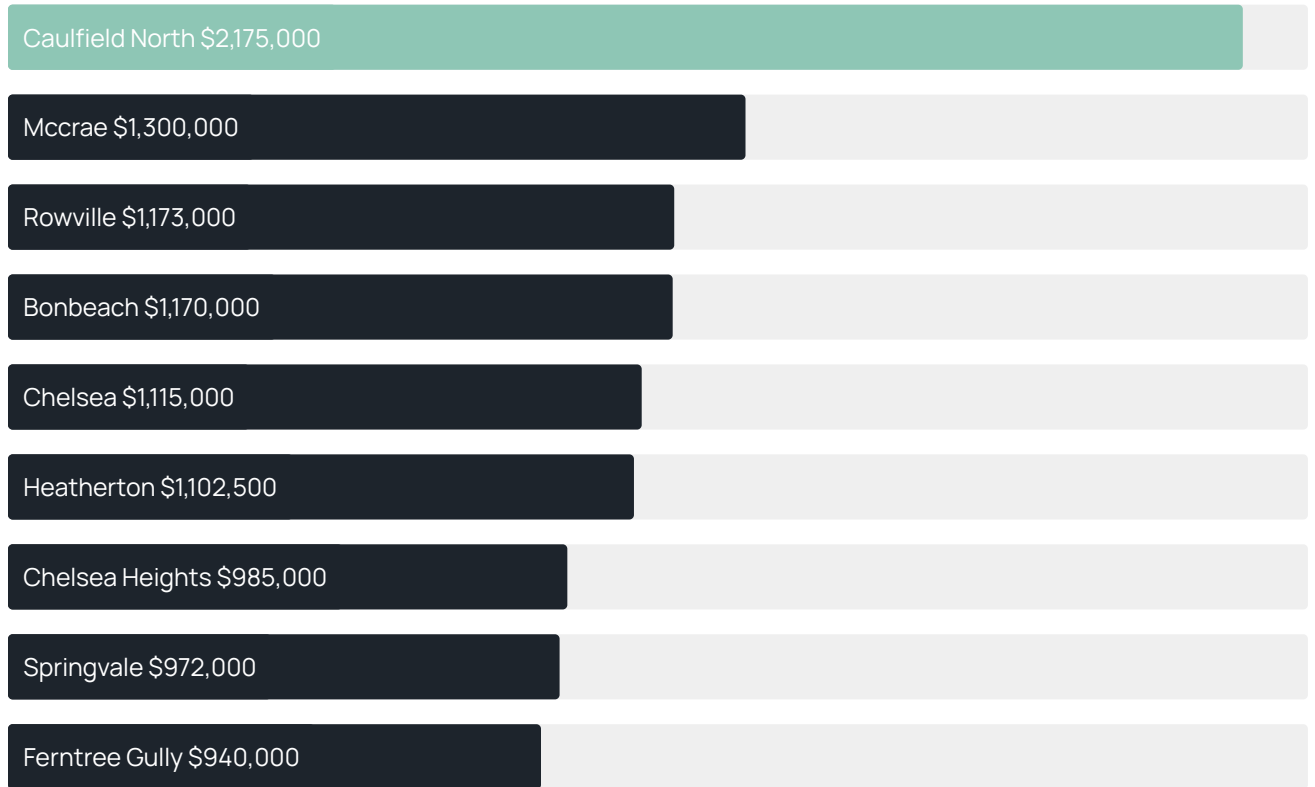
Quarterly price change

3.30% ↑

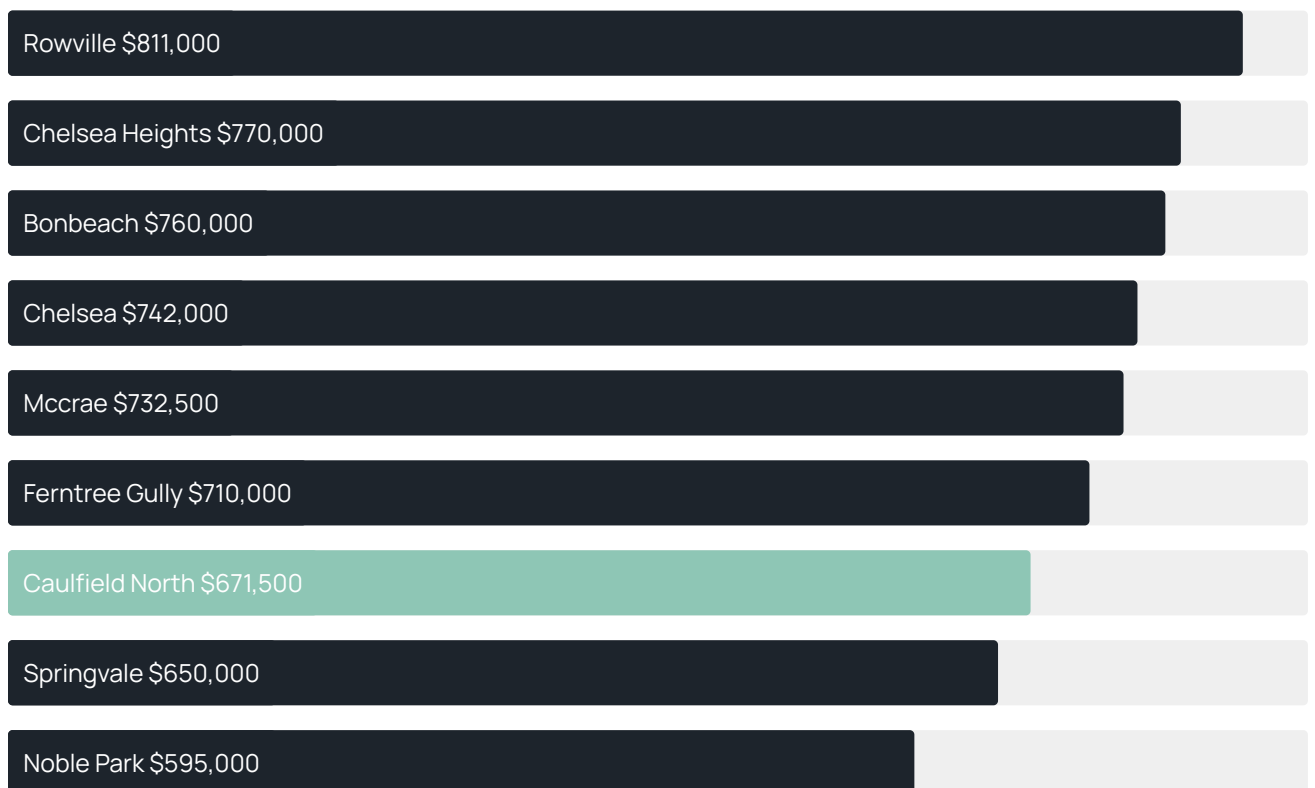
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 58%  
● Private 42%

Auction clearance rate<sup>3</sup>

90%

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

26 days

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

26 groups

Average hold period<sup>1</sup>

6.8 years

Dwelling type<sup>5</sup>



● Houses 36% ● Units 64%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

16,903

Median asking rent<sup>1</sup>

\$990 per week

Population growth<sup>5</sup>

10.70%

Rental yield<sup>1</sup>

2.08%

Median age<sup>5</sup>

37 years











Median household size<sup>5</sup>

2.3 people

## CAULFIELD NORTH SUBURB REPORT










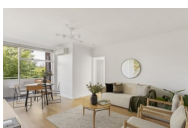
### Recent Caulfield North sales

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
 379 Glen Eira Rd Caulfield North	3	Townhouse	\$1,100,000	17 Nov 2026
 7/75 Bambra Rd Caulfield North	2	Unit	\$785,000	29 Mar 2026
 9a Holland Gr Caulfield North	3	House	\$1,685,000	29 Mar 2026
 5/496 Dandenong Rd Caulfield North	2	Apartment	\$640,000	29 Mar 2026
 122/11 Bond St Caulfield North	2	Apartment	\$590,000	25 Mar 2026
 27 Testar Gr Caulfield North	3	House	\$2,690,000	15 Mar 2026
 113/15 Bond St Caulfield North	2	Apartment	\$470,000	12 Mar 2026
 4/115 Eskdale Rd Caulfield North	1	Apartment	\$310,000	12 Mar 2026
 8/633 Inkerman Rd CAULFIELD NORTH	2	Apartment	\$599,000	12 Mar 2026
 405/15 Bond St Caulfield North	1	Apartment	\$390,000	08 Mar 2026



## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Holland Gr Caulfield North	4	House	\$1,918,000	04 Mar 2026
 4/92 Hawthorn Rd Caulfield North	2	Apartment	\$910,000	03 Mar 2026
 601/1 Village Mews Caulfield North	2	Apartment	\$510,000	02 Mar 2026
 28 Normanby Av CAULFIELD NORTH	4	House	\$2,670,000	28 Feb 2026
 10/62 Halstead St Caulfield North	1	Apartment	\$303,500	28 Feb 2026
 111/157 Balaclava Rd Caulfield North	1	Apartment	\$539,000	24 Feb 2026
 6/19 Hawthorn Rd Caulfield North	1	Apartment	\$400,000	22 Feb 2026
 8/374 Dandenong Rd Caulfield North	2	Apartment	\$685,000	22 Feb 2026
 11/1 Wilks St Caulfield North	2	Apartment	\$600,000	20 Feb 2026
 4/10 Narong Rd Caulfield North	2	Apartment	\$620,000	20 Feb 2026

## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11/594 Inkerman Rd Caulfield North	2	Unit	\$607,000	17 Feb 2026
 5/401 Alma Rd Caulfield North	1	Apartment	\$455,400	15 Feb 2026
 208/402 Dandenong Rd Caulfield North	2	Apartment	\$605,000	11 Feb 2026
 1/29 Kambrook Rd Caulfield North	1	Apartment	\$510,000	05 Feb 2026
 108/11 Bond St Caulfield North	2	Apartment	\$460,000	02 Feb 2026
 108/8 Station St Caulfield North	2	Apartment	\$635,000	29 Jan 2026
 12/15 Hawthorn Rd Caulfield North	1	Studio Apartment	\$135,000	29 Jan 2026
 4/42 Northcote Av Caulfield North	3	Unit	\$1,502,000	26 Jan 2026
 136/11 Bond St Caulfield North	2	Strata Unit/Flat	\$535,000	23 Jan 2026
 203/14 Hawthorn Rd Caulfield North	3	Strata Unit/Flat	\$1,995,000	20 Jan 2026



**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.

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Data is current as of PDF generation date 01/04/2026

- 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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