



# Caulfield North Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## CAULFIELD NORTH SUBURB REPORT

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

Median  
\$2.18m

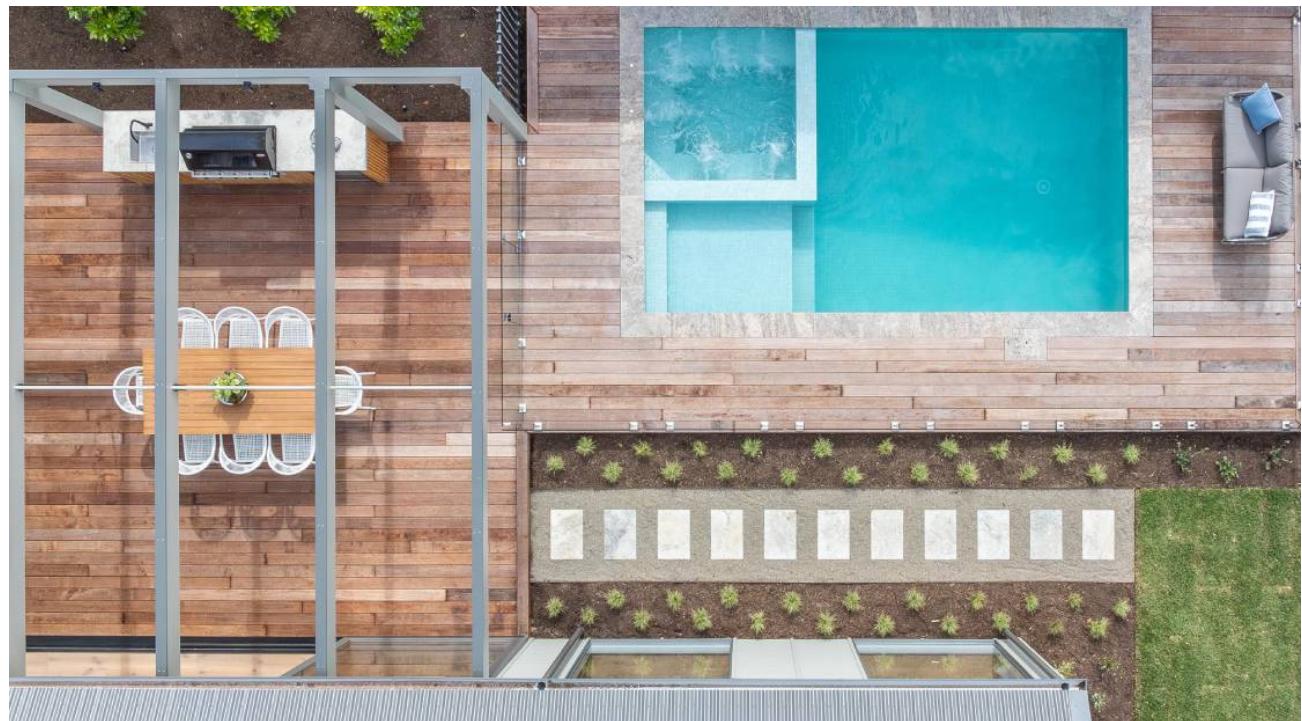
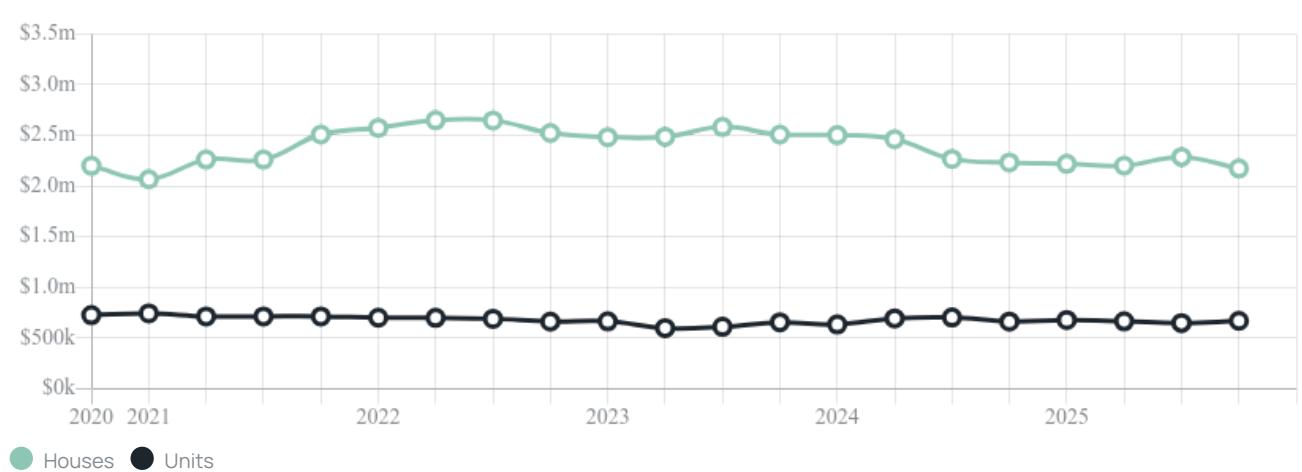
Quarterly price change  
-4.98% ↓

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

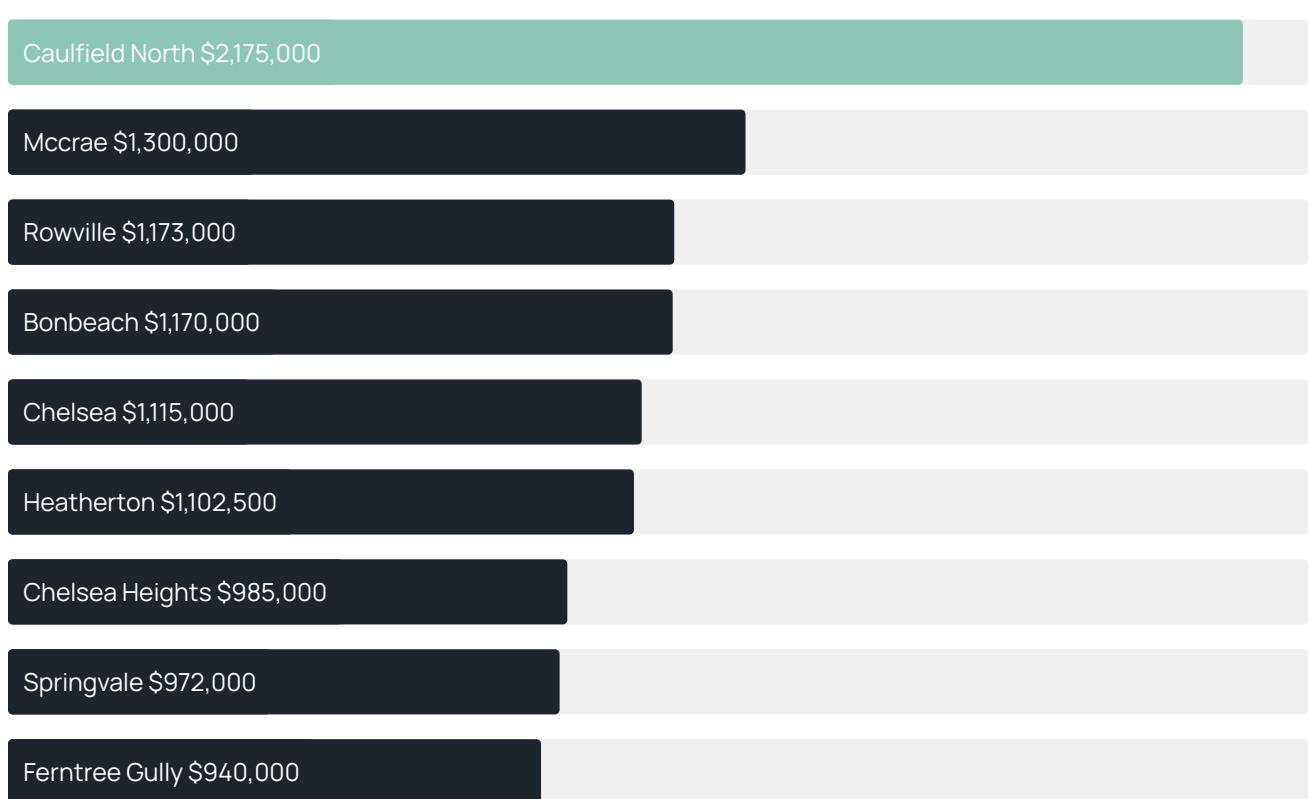
Median  
\$672k

Quarterly price change  
3.30% ↑

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



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



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



# Sales Snapshot

CAULFIELD NORTH SUBURB REPORT

## Sale method<sup>2</sup>



## Auction clearance rate<sup>3</sup>

72.22%

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

27 days

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

27 groups

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## Average hold period<sup>1</sup>

6.8 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 36% ● Units 64%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

16,903

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## Median asking rent<sup>1</sup>

\$990 per week

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## Population growth<sup>5</sup>

10.70%

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## Rental yield<sup>1</sup>

2.08%

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## Median age<sup>5</sup>

37 years

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## Median household size<sup>5</sup>

2.3 people

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

Address	Bedrooms	Type	Price	Sold
 379 Glen Eira Rd Caulfield North	3	Townhouse	\$1,100,000	17 Nov 2026
 202/462 Dandenong Rd Caulfield North	2	Apartment	\$660,000	30 Dec 2025
 6/271 Balaclava Rd Caulfield North	2	Strata Unit/Flat	\$600,000	23 Dec 2025
 102/312 Orrong Rd Caulfield North	3	Strata Unit/Flat	\$1,560,000	23 Dec 2025
 8/614 Inkerman Rd Caulfield North	2	Apartment	\$539,000	21 Dec 2025
 8/20 Kooyong Rd Caulfield North	2	Apartment	\$727,500	16 Dec 2025
 2/32 Kooyong Rd Caulfield North	2	Unit	\$1,010,000	14 Dec 2025
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 7 Bella Vista Rd Caulfield North	2	House	\$1,450,000	10 Dec 2025
 13/400 Dandenong Rd Caulfield North	1	Apartment	\$430,000	09 Dec 2025

# Sold Properties

## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/472 Dandenong Rd Caulfield North	2	Apartment	\$560,000	09 Dec 2025
 449 Glen Eira Rd Caulfield North	5	House	\$2,805,000	07 Dec 2025
 117/11 Bond St Caulfield North	1	Strata Unit/Flat	\$460,000	04 Dec 2025
 9/353 Alma Rd Caulfield North	2	Apartment	\$650,000	04 Dec 2025
 16 Mayfield Gr Caulfield North	4	House	\$2,375,000	03 Dec 2025
 8/10 Payne St Caulfield North	1	Apartment	\$375,000	03 Dec 2025
 182 Orrong Rd Caulfield North	4	House	\$2,160,000	03 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
 17/153-163 Hawthorn Rd Caulfield North	2	Apartment	\$715,000	29 Nov 2025

# Sold Properties

## CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 216/11 Bond St Caulfield North	2	Strata Unit/Flat	\$460,000	27 Nov 2025
 18 Airdrie Rd Caulfield North	5	House	\$3,000,000	27 Nov 2025
 32 Carnarvon Rd CAULFIELD NORTH	2	House	\$1,110,000	26 Nov 2025
 206/462 Dandenong Rd Caulfield North	3	Apartment	\$835,000	26 Nov 2025
 106 Kooyong Rd Caulfield North	3	House	\$1,481,000	25 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
 5/698 Inkerman Rd Caulfield North	2	Strata Unit/Flat	\$560,000	21 Nov 2025
 2/647 Inkerman Rd Caulfield North	2	Apartment	\$565,000	21 Nov 2025
 11 Octavius Av Caulfield North	3	House	\$1,002,000	20 Nov 2025



**Jellis Craig Armadale**  
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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 01/02/2026

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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