



Caulfield North

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD NORTH SUBURB REPORT

Median house price¹

Median

\$2.13m

Quarterly price change

-1.38% ↓

Median unit price¹

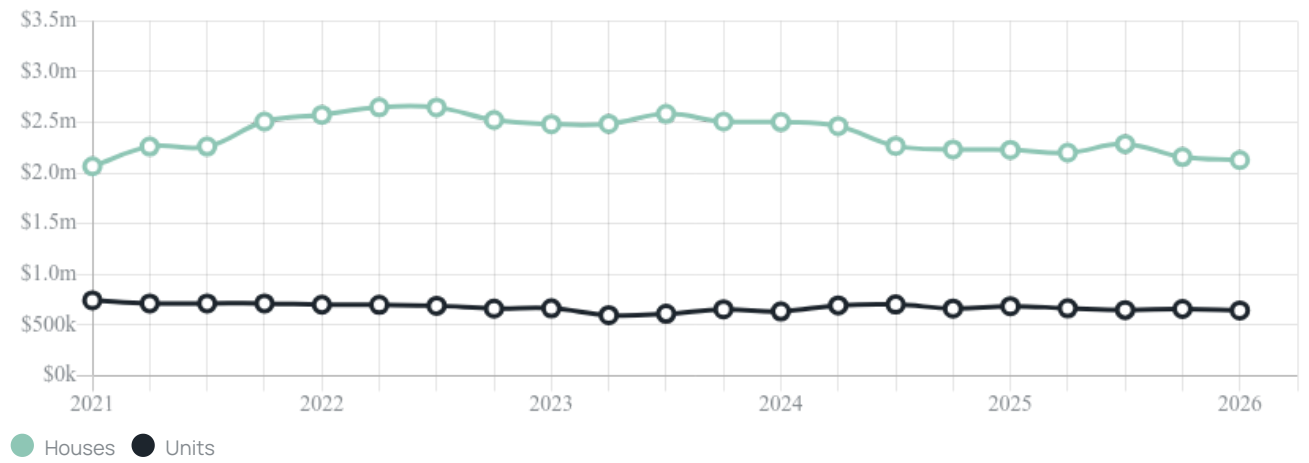
Median

\$645k

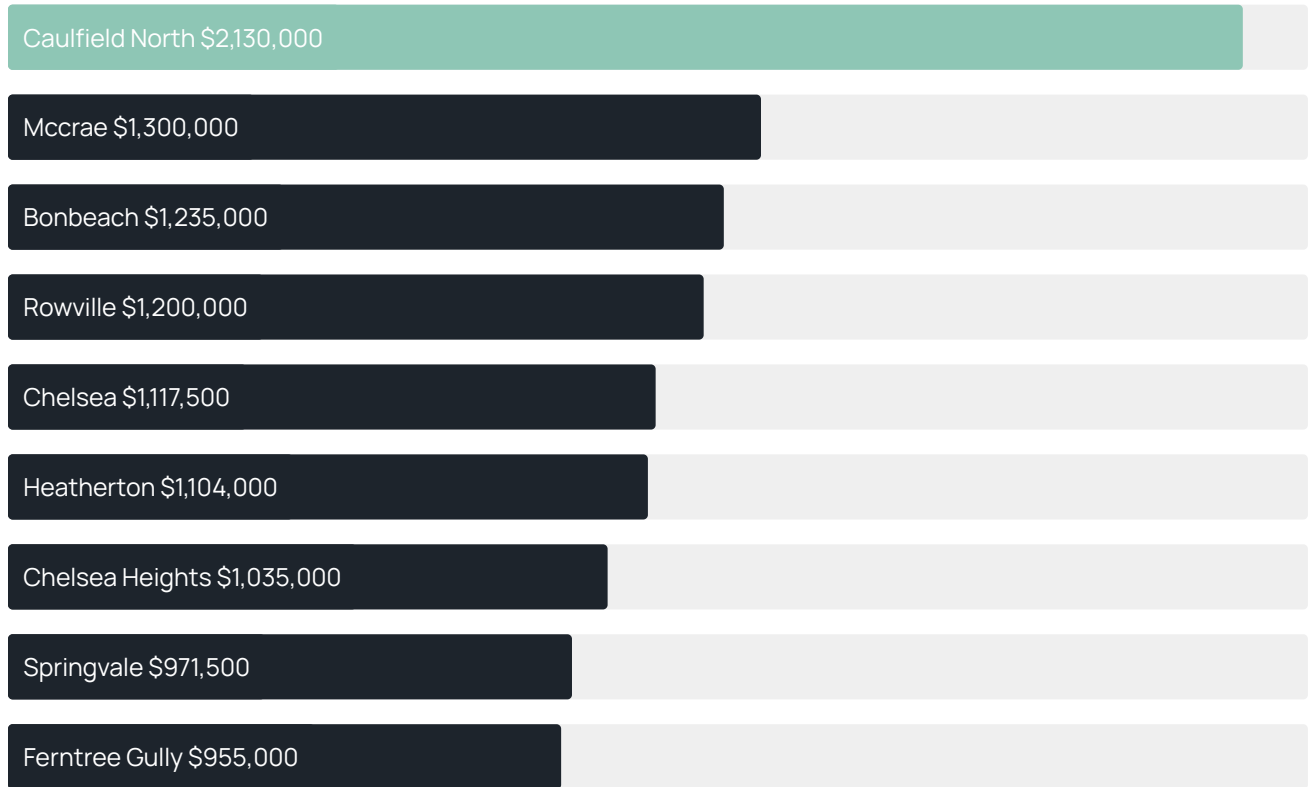
Quarterly price change

-2.27% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 64%
● Private 36%

Auction clearance rate³

87.67%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

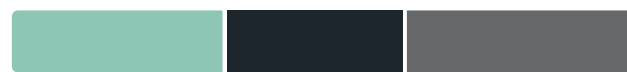
26 groups

Average hold period¹

6.8 years

Dwelling type⁵

● Houses 36% ● Units 64%

Ownership⁵

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

Population⁵

16,903

Median asking rent¹

\$955 per week

Population growth⁵

10.70%

Rental yield¹

2.08%

Median age⁵

37 years











Median household size⁵

2.3 people











CAULFIELD NORTH SUBURB REPORT

Recent Caulfield North sales









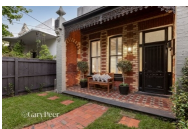

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 379 Glen Eira Rd Caulfield North	3	Townhouse	\$1,100,000	17 Nov 2026
 66 Hawthorn Rd Caulfield North	4	House	\$2,350,000	31 May 2026
 202/132 Balaclava Rd Caulfield North	2	Apartment	\$642,500	22 May 2026
 410/10 Station St Caulfield North	2	Apartment	\$575,000	20 May 2026
 17/214 Kambrook Rd Caulfield North	1	Apartment	\$324,000	11 May 2026
 172a Balaclava Rd Caulfield North	4	Townhouse	\$1,865,000	10 May 2026
 14/401 Alma Rd Caulfield North	1	Unit	\$412,000	10 May 2026
 4/556 Dandenong Rd Caulfield North	3	Apartment	\$740,500	09 May 2026
 64a Kambrook Rd Caulfield North	3	Townhouse	\$1,100,000	09 May 2026
 6 Raphael St Caulfield North	4	House	\$2,000,000	06 May 2026

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Address	Bedrooms	Type	Price	Sold
 5/492 Dandenong Rd Caulfield North	3	Apartment	\$745,000	01 May 2026
 5/15 Crimea St CAULFIELD NORTH	1	Flat/Unit/Apartment	\$495,000	24 Apr 2026
 511/10 Station St Caulfield North	1	Apartment	\$442,500	23 Apr 2026
 3/8 Bond St Caulfield North	1	Apartment	\$425,000	21 Apr 2026
 3 Langdon Rd Caulfield North	4	Townhouse	\$1,950,000	19 Apr 2026
 2a Narong Rd Caulfield North	2	Unit	\$1,215,000	19 Apr 2026
 111 Kambrook Rd CAULFIELD NORTH	3	House	\$1,510,000	18 Apr 2026
 5/575 Inkerman Rd Caulfield North	2	Unit	\$580,000	18 Apr 2026
 103/681 Inkerman Rd Caulfield North	1	Apartment	\$387,500	09 Apr 2026
 3/8 Hudson St Caulfield North	1	Unit	\$450,000	09 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 106/20 Hawthorn Rd Caulfield North	2	Apartment	\$550,000	01 Apr 2026
 6/19 Wyuna Rd Caulfield North	2	Apartment	\$500,000	01 Apr 2026
 102/50 Kambrook Rd Caulfield North	2	Apartment	\$700,000	30 Mar 2026
 2/145 Balaclava Rd Caulfield North	2	Unit	\$920,000	30 Mar 2026
 87a Kambrook Rd Caulfield North	4	Townhouse	\$1,710,000	29 Mar 2026
 9a Holland Gr Caulfield North	3	House	\$1,685,000	29 Mar 2026
 7/75 Bamba Rd Caulfield North	2	Unit	\$785,000	29 Mar 2026
 5/496 Dandenong Rd Caulfield North	2	Apartment	\$640,000	29 Mar 2026
 61 Normanby Rd CAULFIELD NORTH	2	House	\$1,395,000	28 Mar 2026
 508/10 Station St Caulfield North	3	Strata Unit/Flat	\$540,000	28 Mar 2026



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

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