



Caulfield North

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD NORTH SUBURB REPORT

Median house price¹

Median

\$2.18m

Quarterly price change

-4.98% ↓

Median unit price¹

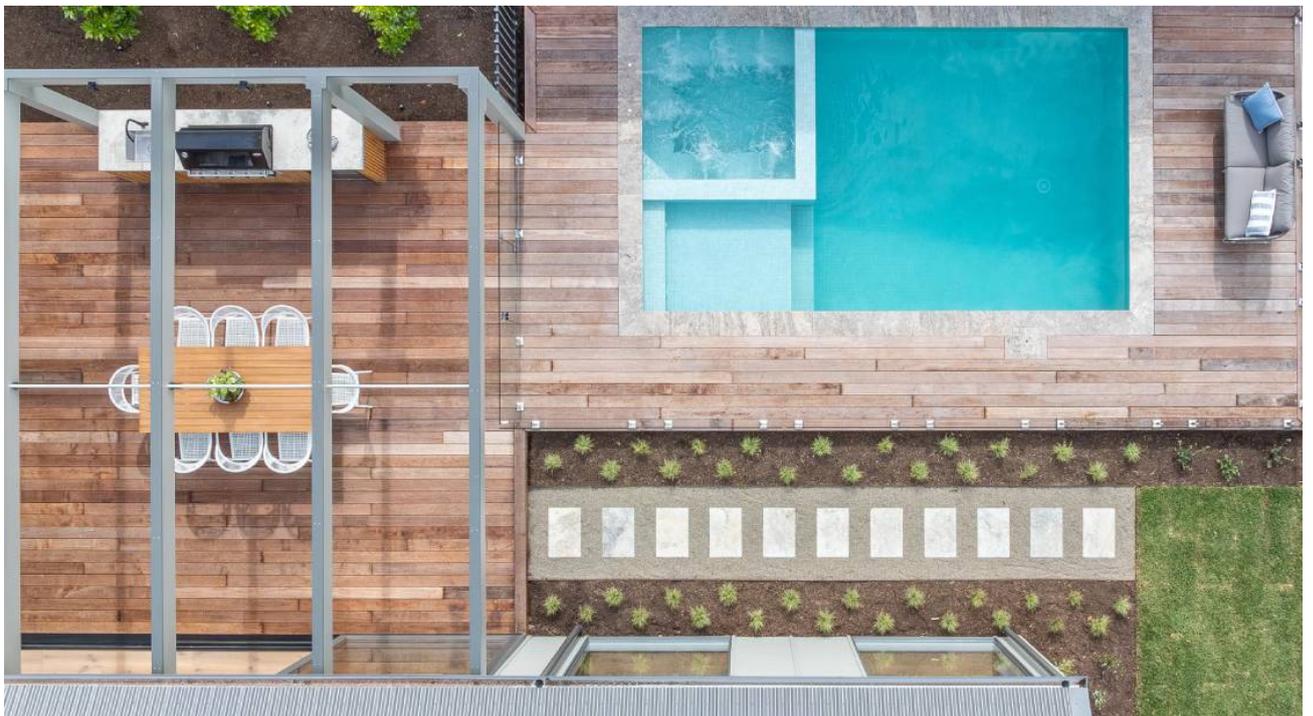
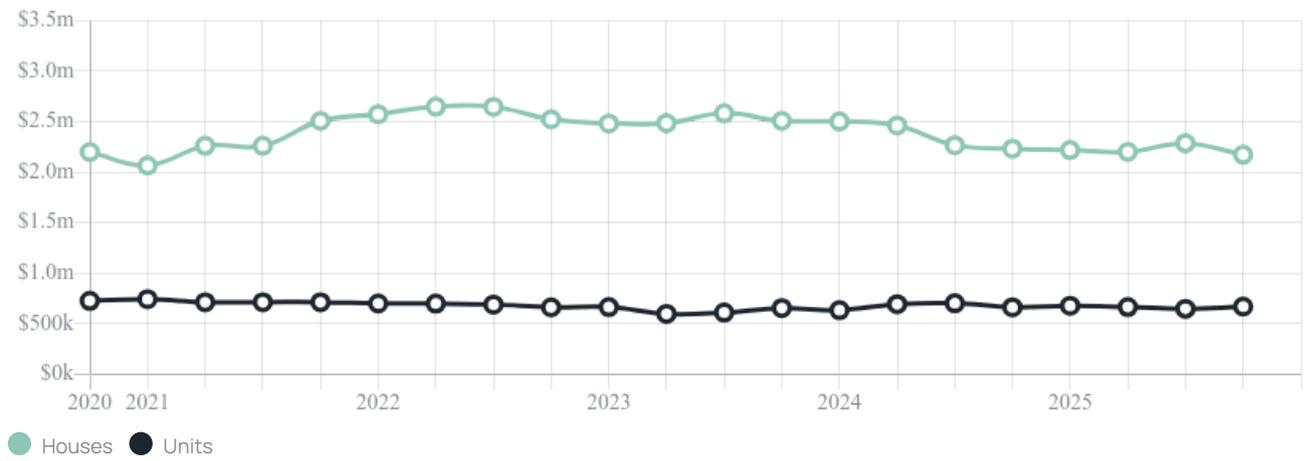
Median

\$672k

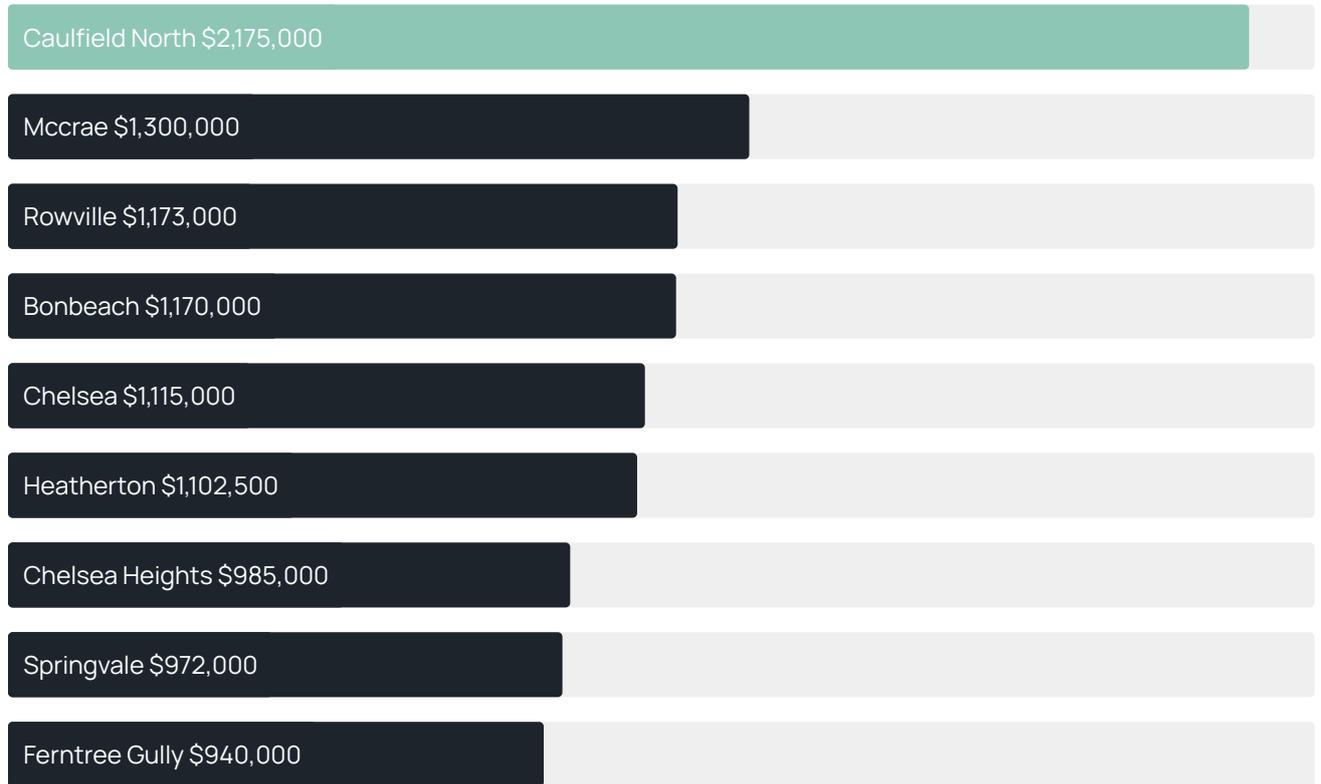
Quarterly price change

3.30% ↑

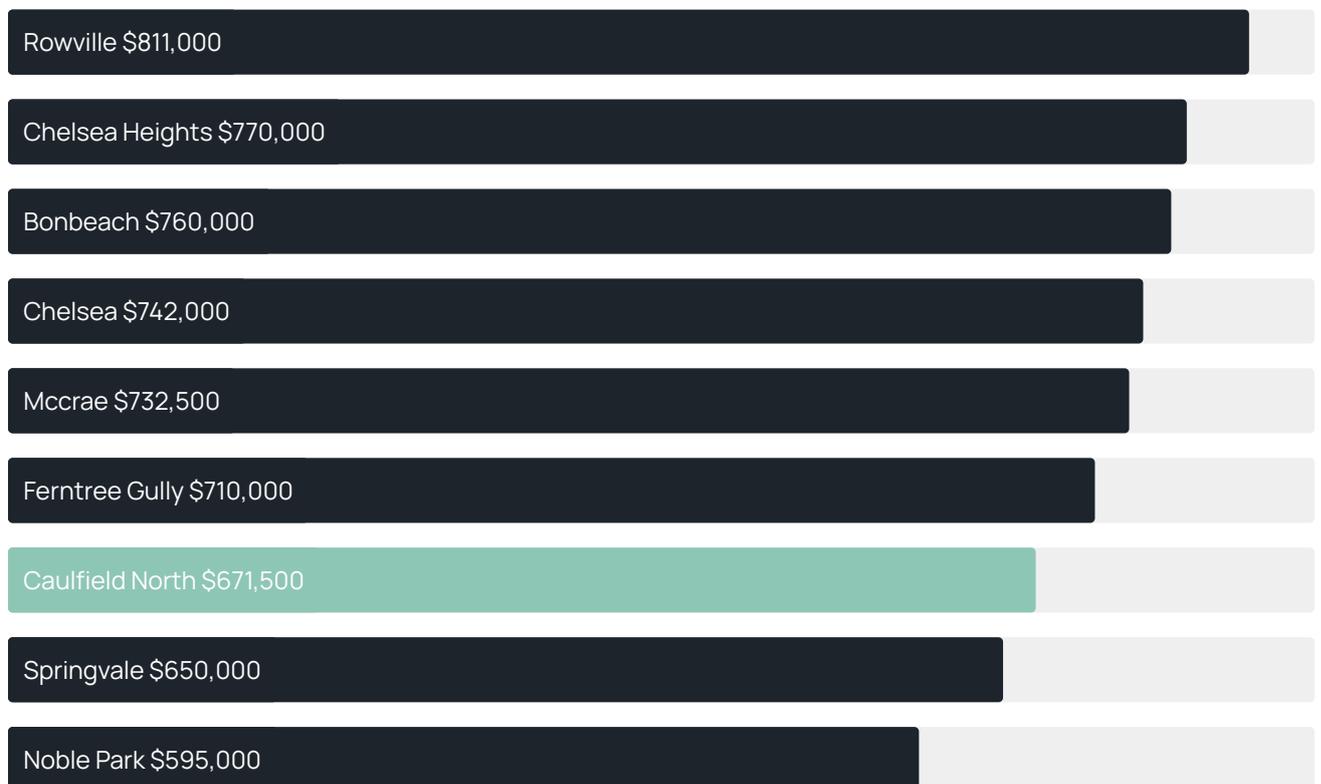
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 63%
● Private 38%

Auction clearance rate³

75%

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

\$990 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
 28 Normanby Av CAULFIELD NORTH	4	House	\$2,670,000	28 Feb 2026
 8/374 Dandenong Rd Caulfield North	2	Apartment	\$680,000	22 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
 3/635 Inkerman Rd Caulfield North	3	Townhouse	\$960,000	09 Jan 2026
 53/167 Hawthorn Rd Caulfield North	1	Unit	\$300,000	07 Jan 2026
 1/32 Kambrook Rd Caulfield North	4	Strata Unit/Flat	\$2,120,000	03 Jan 2026

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 202/462 Dandenong Rd Caulfield North	2	Apartment	\$660,000	30 Dec 2025
 10/9 Wyuna Rd Caulfield North	1	Strata Unit/Flat	\$370,000	29 Dec 2025
 102/312 Orrong Rd Caulfield North	3	Strata Unit/Flat	\$1,560,000	23 Dec 2025
 6/271 Balaclava Rd Caulfield North	2	Strata Unit/Flat	\$600,000	23 Dec 2025
 8/614 Inkerman Rd Caulfield North	2	Apartment	\$539,000	21 Dec 2025
 44/15 Hawthorn Rd Caulfield North	1	Strata Unit/Flat	\$138,000	19 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
 5/376 Dandenong Rd CAULFIELD NORTH	2	Apartment	\$590,000	14 Dec 2025
 353a Glen Eira Rd Caulfield North	4	Townhouse	\$1,950,000	14 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 2/686 Inkerman Rd Caulfield North	2	Apartment	\$595,000	12 Dec 2025
 107/144 Hawthorn Rd Caulfield North	2	Apartment	\$595,000	11 Dec 2025
 2 Ercildoune St Caulfield North	4	Townhouse	\$2,850,000	10 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
 7/472 Dandenong Rd Caulfield North	2	Apartment	\$560,000	09 Dec 2025
 103/110 Balaclava Rd Caulfield North	3	Apartment	\$4,050,000	09 Dec 2025
 449 Glen Eira Rd Caulfield North	5	House	\$2,805,000	07 Dec 2025
 109/58 Kambrook Rd Caulfield North	1	Strata Unit/Flat	\$460,000	06 Dec 2025
 105/157 Balaclava Rd CAULFIELD NORTH	2	Apartment	\$665,000	04 Dec 2025



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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 01/03/2026

- 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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