



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

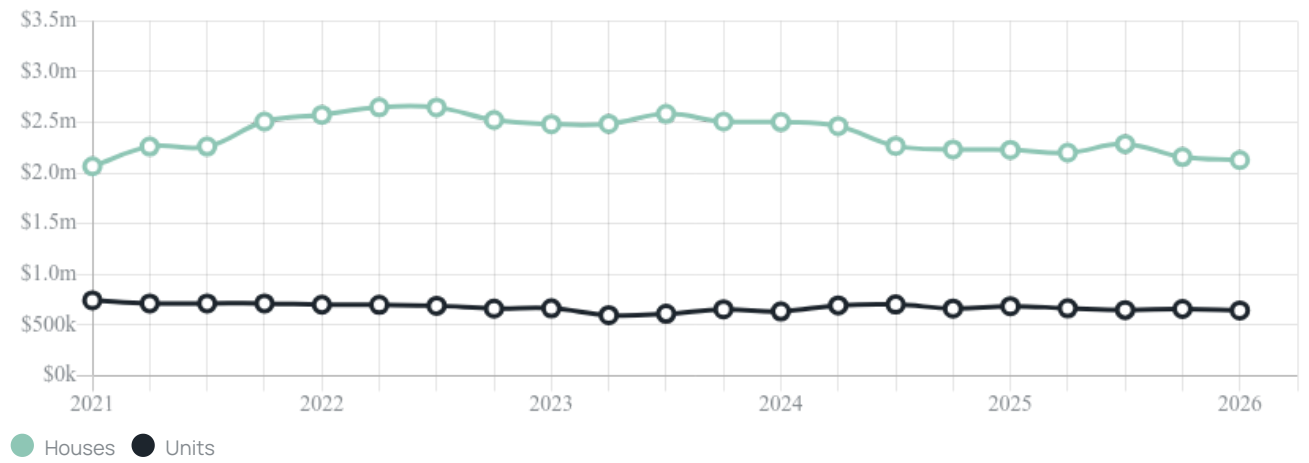
Median

\$645k

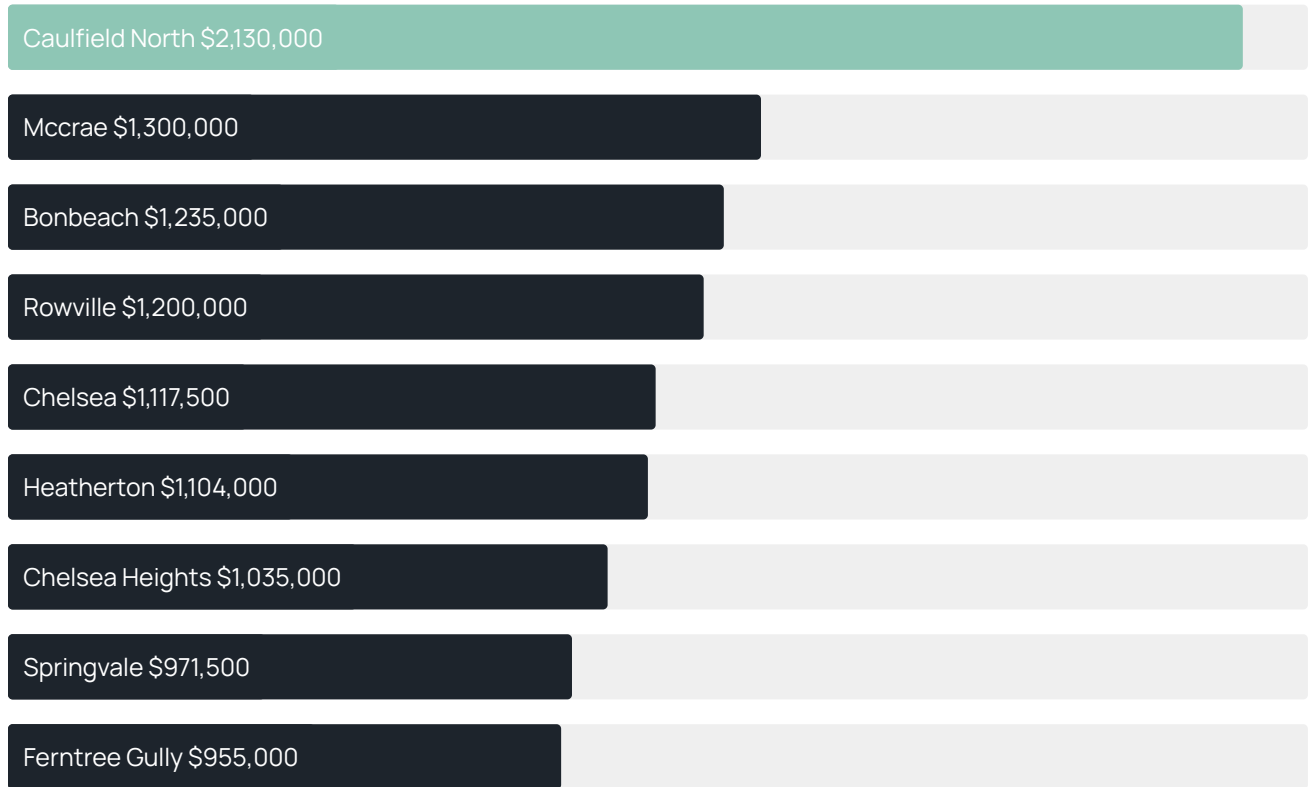
Quarterly price change

-2.27% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 59%
● Private 41%

Auction clearance rate³

90.16%

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










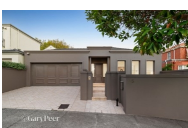
Median household size⁵

2.3 people









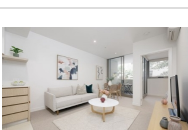

CAULFIELD NORTH SUBURB REPORT

Recent Caulfield North sales









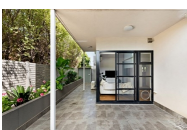

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 379 Glen Eira Rd Caulfield North	3	Townhouse	\$1,100,000	17 Nov 2026
 3/8 Bond St Caulfield North	1	Apartment	\$425,000	21 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
 103/681 Inkerman Rd Caulfield North	1	Apartment	\$387,500	09 Apr 2026
 6/19 Wyuna Rd Caulfield North	2	Apartment	\$500,000	01 Apr 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
 1/15 Carinya Cr Caulfield North	3	Villa	\$1,750,000	26 Mar 2026

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 122/11 Bond St Caulfield North	2	Apartment	\$590,000	25 Mar 2026
 2/15 Fitzgibbon Cr Caulfield North	3	Unit	\$1,750,000	25 Mar 2026
 2M/10 Station St Caulfield North	3	Strata Unit/Flat	\$610,000	21 Mar 2026
 27 Testar Gr Caulfield North	3	House	\$2,690,000	15 Mar 2026
 201/241 Balaclava Rd Caulfield North	2	Apartment	\$606,000	15 Mar 2026
 339 Glen Eira Rd Caulfield North	5	House	\$3,480,000	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
 113/15 Bond St Caulfield North	2	Apartment	\$470,000	11 Mar 2026
 2/1a Malvern Gr Caulfield North	5	House	\$2,115,000	11 Mar 2026

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 405/15 Bond St Caulfield North	1	Apartment	\$390,000	08 Mar 2026
 809/2 Caulfield Blvd Caulfield North	2	Strata Unit/Flat	\$555,000	05 Mar 2026
 103/500 Dandenong Rd Caulfield North	2	Apartment	\$555,000	05 Mar 2026
 106/144 Hawthorn Rd Caulfield North	2	Apartment	\$480,000	05 Mar 2026
 1 Holland Gr Caulfield North	4	House	\$1,900,180	04 Mar 2026
 106/157 Balaclava Rd Caulfield North	1	Apartment	\$488,000	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
 7/20 Hawthorn Rd Caulfield North	1	Apartment	\$510,000	02 Mar 2026
 9/618 Inkerman Rd Caulfield North	2	Apartment	\$565,000	01 Mar 2026



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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 01/05/2026

- 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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