Caulfield North

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$2.15m

Monthly median price change[2]

0.94% ↑

Median unit price

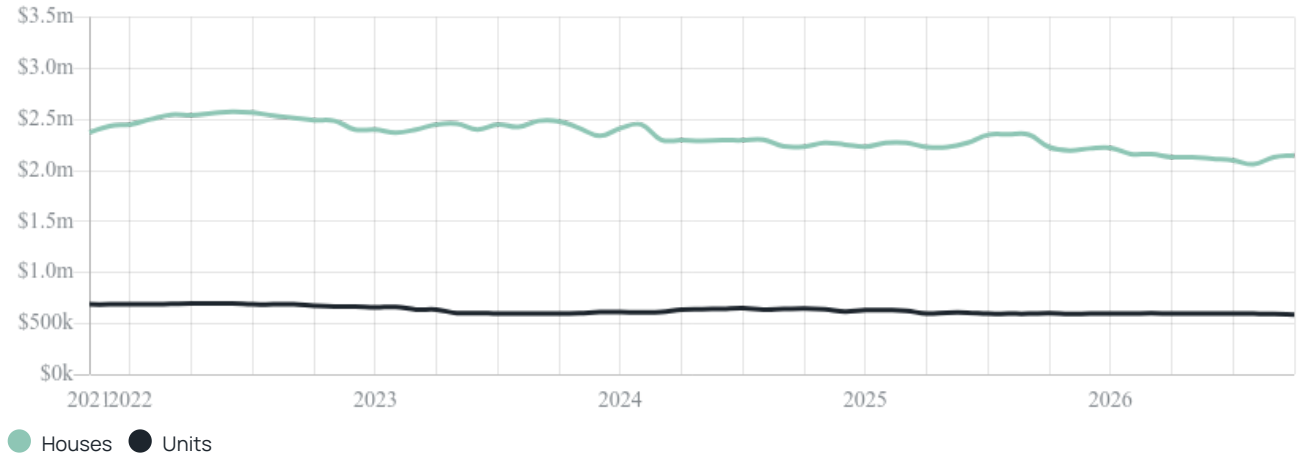
Median[1]

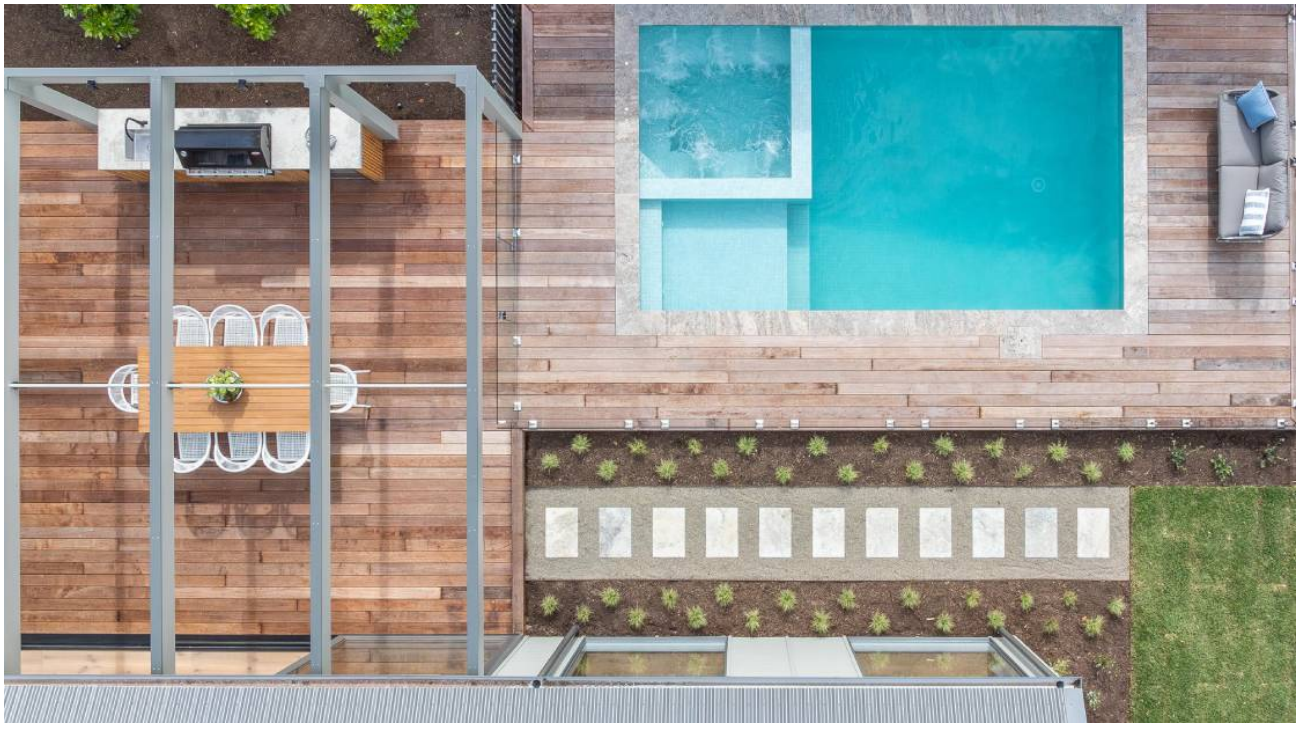
$590k

Monthly median price change[2]

-1.17% ↓

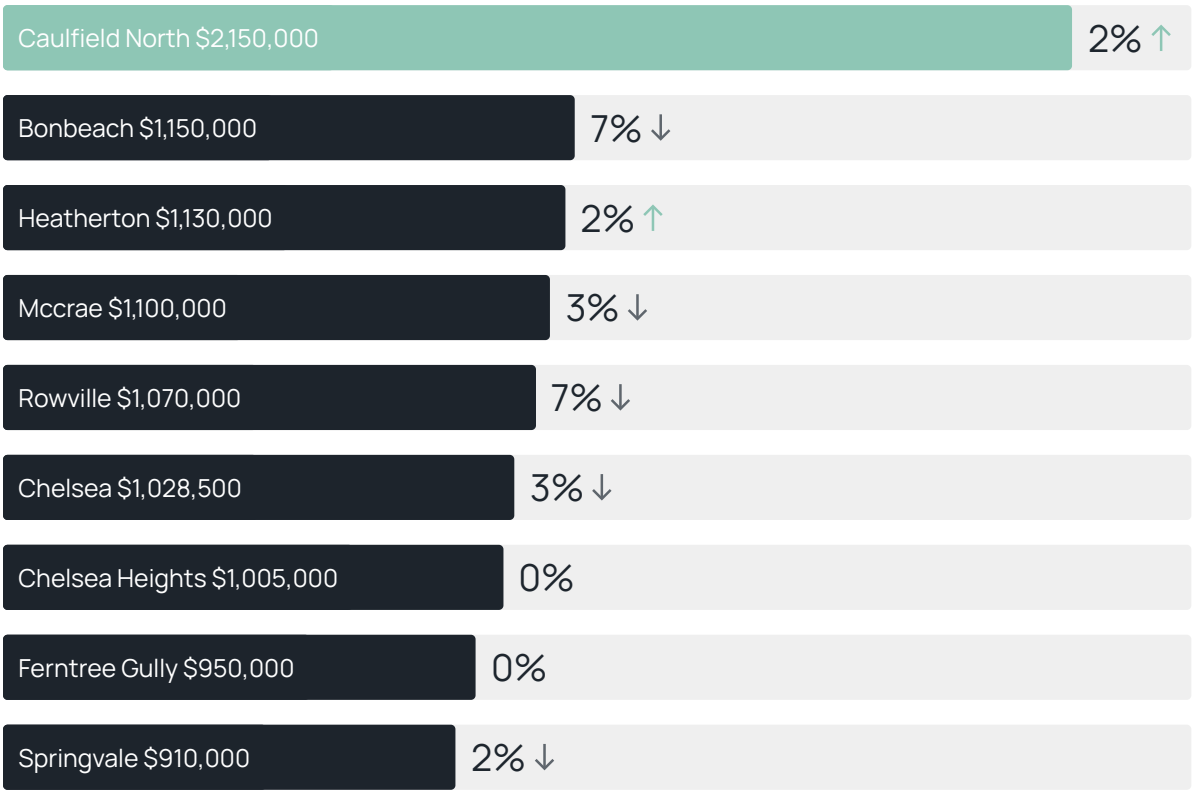
Caulfield North monthly median property prices[3]



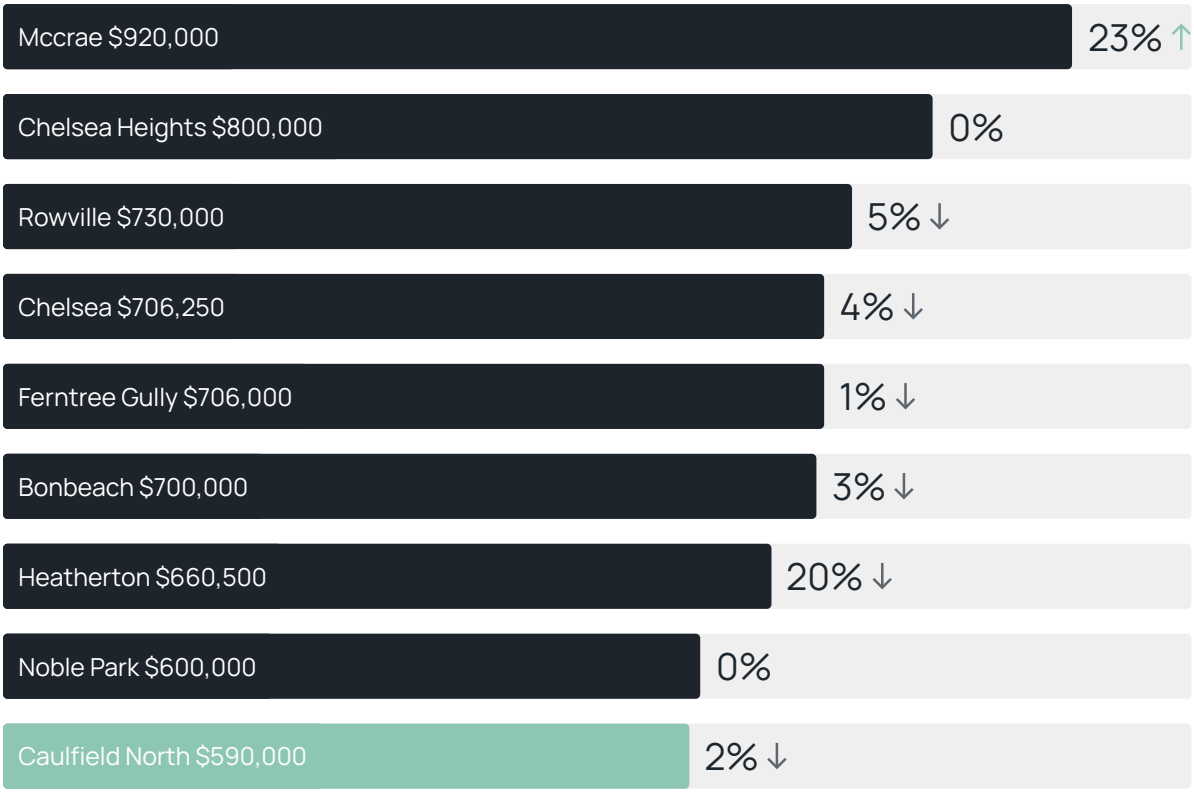


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction 47%
Private 53%

Auction clearance rate[4]

72%

Median days on market[5]

House	Unit
27 days	27 days

Average hold period[1]

House	Unit
17.6 years	11.8 years

Insights

Dwelling type[7]



Houses 48% Units 52%

Ownership[7]



Owned outright 32% Mortgaged 27% Rented 41%

Population[7]

16,903

Population growth[7]

10.70%

Median age[7]

37 years

Median household size[7]

2.3 people

Median asking rent per week[1]

House	Unit
$1,000	$650

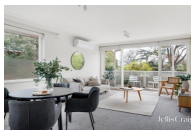
Rental yield[8]

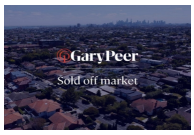
House	Unit
2.86%	5.52%

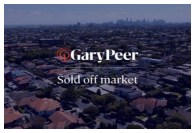
Sold Properties

Recent Caulfield North sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	2/10 Park Crescent Caulfield North	3	Townhouse	$1,332,500	04 Nov 2026
	1/213 Balaclava Road Caulfield North	2	Apartment	$585,000	29 Oct 2026
	33 Cromwell Street Caulfield North	4	House	$1,790,000	29 Oct 2026
	8/69 Normanby Road Caulfield North	2	Unit	$790,000	28 Oct 2026
	8/722 Inkerman Road Caulfield North	2	Apartment	$747,500	26 Oct 2026
	89 Eskdale Road Caulfield North	5	House	$2,150,000	25 Oct 2026
	4A Wanda Road Caulfield North	4	House	$2,400,000	25 Oct 2026
	27 Aroona Road Caulfield North	5	House	Undisclosed	25 Oct 2026
	3 Grimwade Court Caulfield North	3	House	$2,690,000	25 Oct 2026
	16 Fosbery Avenue Caulfield North	4	House	$2,810,000	25 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	15/6 Bella Vista Road Caulfield North	1	Apartment	$420,000	24 Oct 2026
	62 Bambra Road Caulfield North	3	House	Undisclosed	24 Oct 2026
	1/367 Alma Road Caulfield North	3	House	$1,160,000	23 Oct 2026
	1-5/21 Wanda Road Caulfield North	12	House	$2,958,000	22 Oct 2026
	2 Palm Avenue Caulfield North	4	House	$3,100,000	20 Oct 2026
	4/1 Manor Grove Caulfield North	3	Townhouse	$1,000,000	20 Oct 2026
	3A Dunbar Avenue Caulfield North	4	House	$2,150,000	18 Oct 2026
	14 Cantala Avenue Caulfield North	0	Residential_land	$2,050,000	18 Oct 2026
	14 Park Crescent Caulfield North	3	House	$1,630,500	17 Oct 2026
	4/14 Payne Street Caulfield North	3	Townhouse	$960,000	17 Oct 2026

Address	Bedrooms	Type	Price	Sold
 309/10 Station Street Caulfield North	3	Apartment	$775,000	16 Oct 2026
 2b Princes Street Caulfield North	4	Townhouse	$1,460,000	16 Oct 2026
 1M/1 Village Mews Caulfield North	1	Apartment	$469,750	15 Oct 2026
 87B Kambrook Road Caulfield North	4	House	Undisclosed	14 Oct 2026
 201/356 Orrong Road Caulfield North	2	Apartment	$560,000	14 Oct 2026
 1/19 Hudson Street Caulfield North	3	Unit	$1,089,000	13 Oct 2026
 3/10 Narong Road Caulfield North	2	Apartment	Undisclosed	10 Oct 2026
 2/37 Narong Road Caulfield North	2	Unit	$780,000	07 Oct 2026
 26/15 Hawthorn Road Caulfield North	1	Studio	$145,000	07 Oct 2026
 108/15 Bond Street Caulfield North	1	Apartment	$362,000	06 Oct 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 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by PropTrack

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).