



Caulfield North

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD NORTH SUBURB REPORT

Median house price¹

Median

\$2.06m

Quarterly price change

-1.86% ↓

Median unit price¹

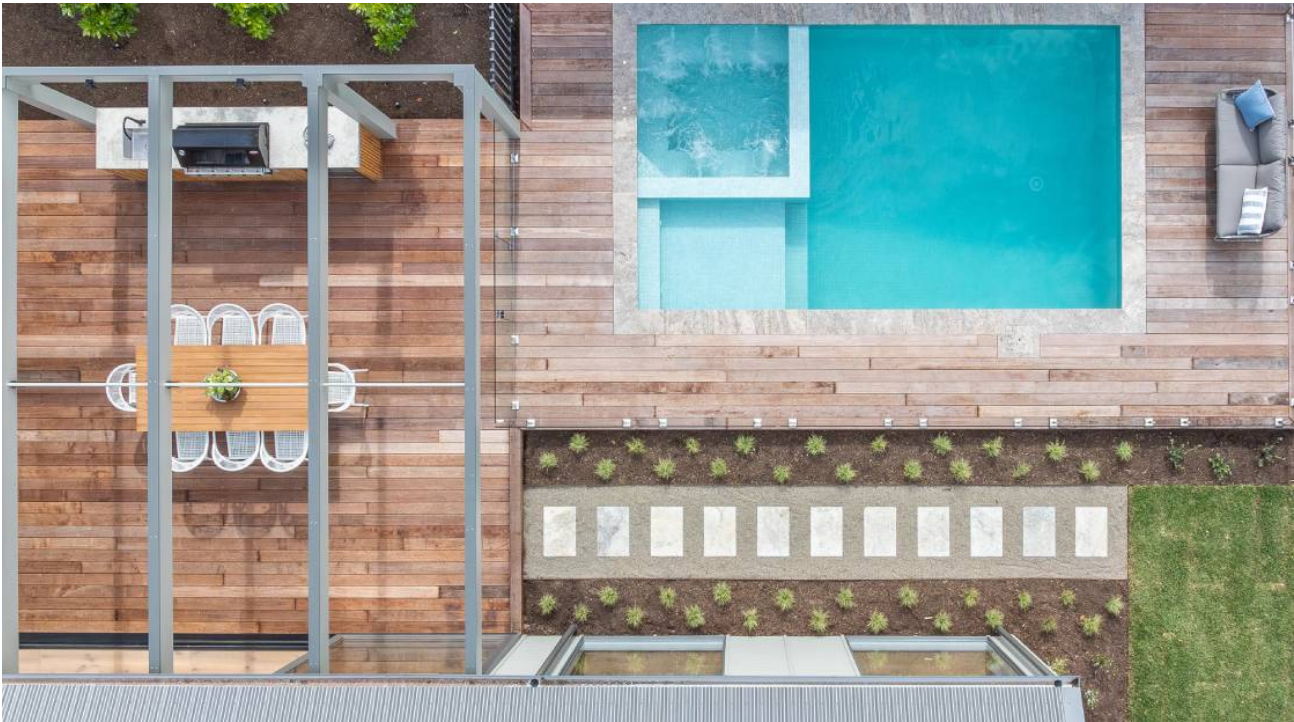
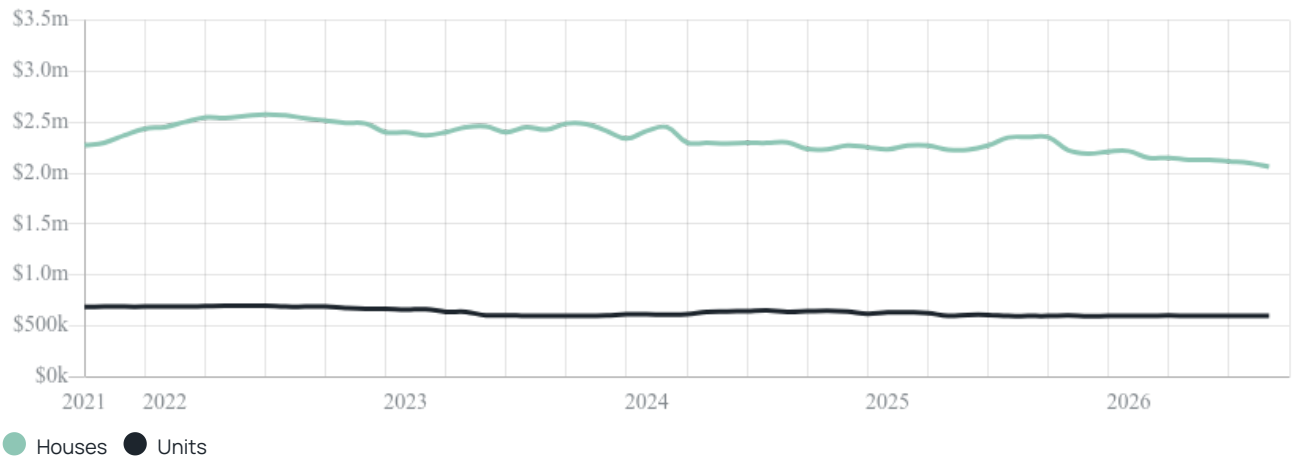
Median

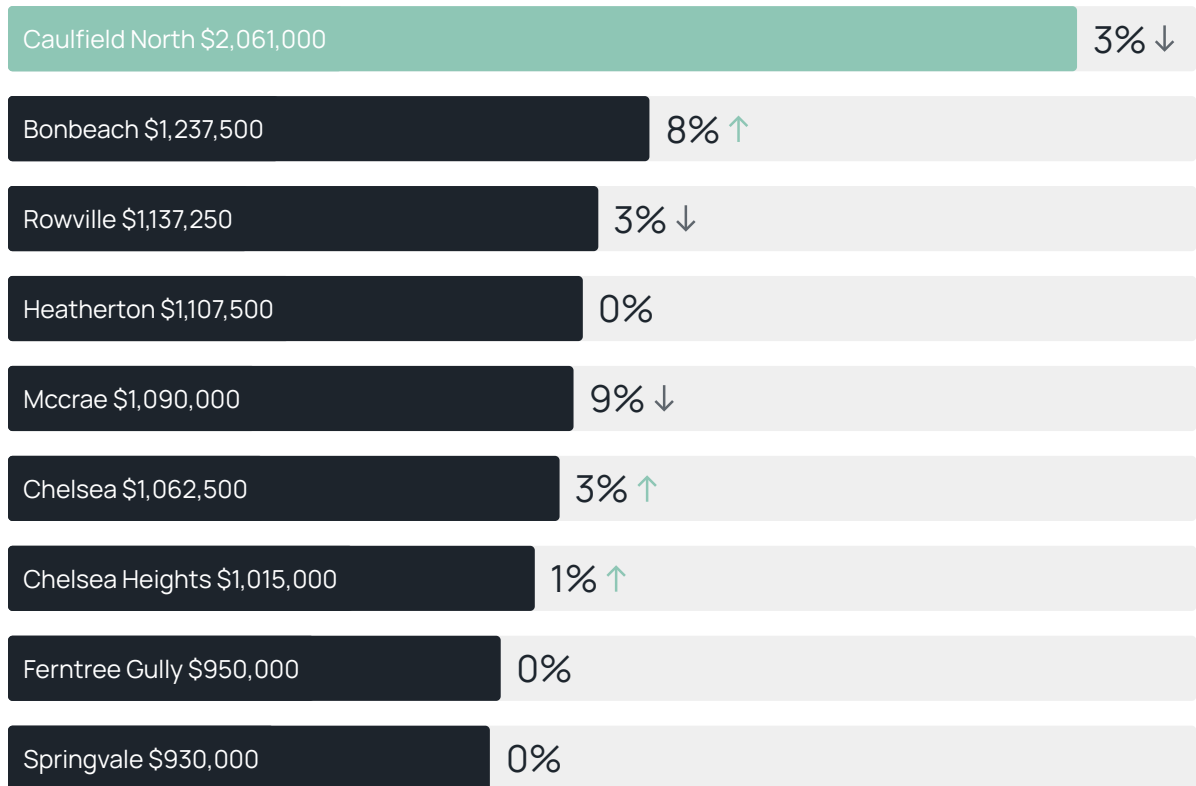
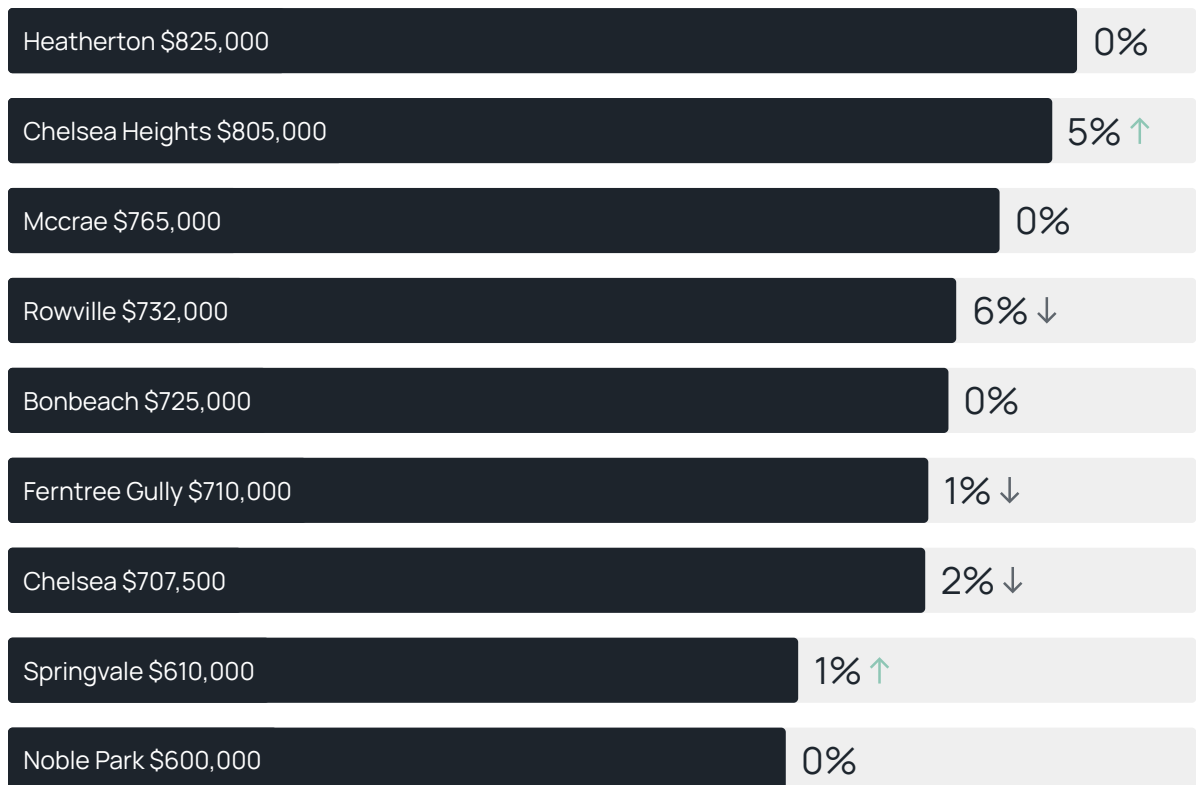
\$599k

Quarterly price change

-0.17% ↓

Caulfield North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 47%

● Private 53%

Auction clearance rate³

68.57%

Median days on market³

House

Unit

27 days

27 days

Average hold period¹

House

Unit

17.2 years

12.3 years

Dwelling type⁵

● Houses 48%

● Units 52%

Ownership⁵

● Owned outright 32%

● Mortgaged 27%

● Rented 41%

Population⁵

16,903

Median asking rent per week¹

Unit

\$990

\$650

Population growth⁵

10.70%

Rental yield¹

House

Unit

2.86%

5.95%

Median age⁵

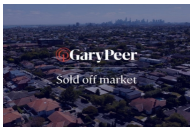
37 years

Median household size⁵

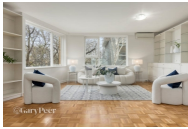
2.3 people

Recent Caulfield North sales²

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
 4/23 Narong Road Caulfield North	3	Unit	\$1,001,200	23 Sep 2026
 26 Wanda Road Caulfield North	5	House	Undisclosed	22 Sep 2026
 2/75A Bambra Road Caulfield North	3	Unit	Undisclosed	20 Sep 2026
 G03/556 Inkerman Road Caulfield North	2	Apartment	Undisclosed	18 Sep 2026
 4/27 Malvern Grove Caulfield North	3	Apartment	Undisclosed	18 Sep 2026
 104/688 Inkerman Road Caulfield North	2	Apartment	Undisclosed	14 Sep 2026
 730 Inkerman Road Caulfield North	4	House	Undisclosed	08 Sep 2026
 102/1 Wilks Street Caulfield North	1	Apartment	Undisclosed	08 Sep 2026
 11a Manor Grove Caulfield North	4	Townhouse	Undisclosed	06 Sep 2026
 1 Hudson Street Caulfield North	5	House	\$2,651,000	06 Sep 2026

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Salisbury Street Caulfield North	2	House	Undisclosed	06 Sep 2026
 4/56 Kooyong Road Caulfield North	2	Apartment	\$595,000	06 Sep 2026
 2/492 Dandenong Road Caulfield North	3	Apartment	Undisclosed	05 Sep 2026
 102/157 Balaclava Road Caulfield North	1	Apartment	Undisclosed	03 Sep 2026
 30 Langdon Road Caulfield North	5	House	Undisclosed	02 Sep 2026
 5/694 Inkerman Road Caulfield North	2	Apartment	Undisclosed	01 Sep 2026
 13 Ontario Street Caulfield North	5	House	Undisclosed	30 Aug 2026
 2/102 Balaclava Road Caulfield North	2	Apartment	\$1,200,000	29 Aug 2026
 2/652 Inkerman Road Caulfield North	2	Unit	Undisclosed	27 Aug 2026
 4/144 Hawthorn Road Caulfield North	2	Apartment	Undisclosed	25 Aug 2026

CAULFIELD NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Merton Street Caulfield North	5	House	Undisclosed	24 Aug 2026
 15/594 Inkerman Road Caulfield North	1	Apartment	\$450,000	24 Aug 2026
 7/9 Wilks Street Caulfield North	2	Apartment	\$511,500	22 Aug 2026
 19 Malvern Grove Caulfield North	3	House	Undisclosed	22 Aug 2026
 10/101-103 Orrong Crescent Caulfield North	2	Apartment	Undisclosed	20 Aug 2026
 35 Kambrook Road Caulfield North	4	House	Undisclosed	19 Aug 2026
 76 Kambrook Road Caulfield North	3	House	\$1,235,000	18 Aug 2026
 1/41 Kooyong Road Caulfield North	3	Unit	Undisclosed	16 Aug 2026
 1/26 Narong Road Caulfield North	3	Townhouse	Undisclosed	16 Aug 2026
 3/61 Eskdale Road Caulfield North	1	Apartment	\$325,000	12 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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