



# Caulfield South Suburb Report

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Your connection to property insights



**JellisCraig**

CAULFIELD SOUTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.83m

Quarterly price change

1.38% ↑

Median unit price<sup>1</sup>

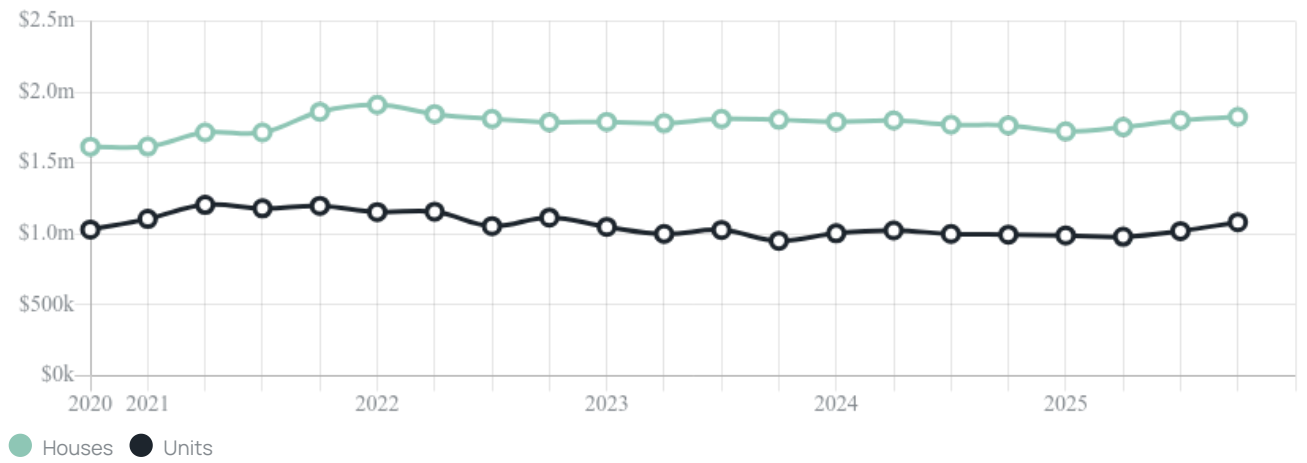
Median

\$1.08m

Quarterly price change

6.17% ↑

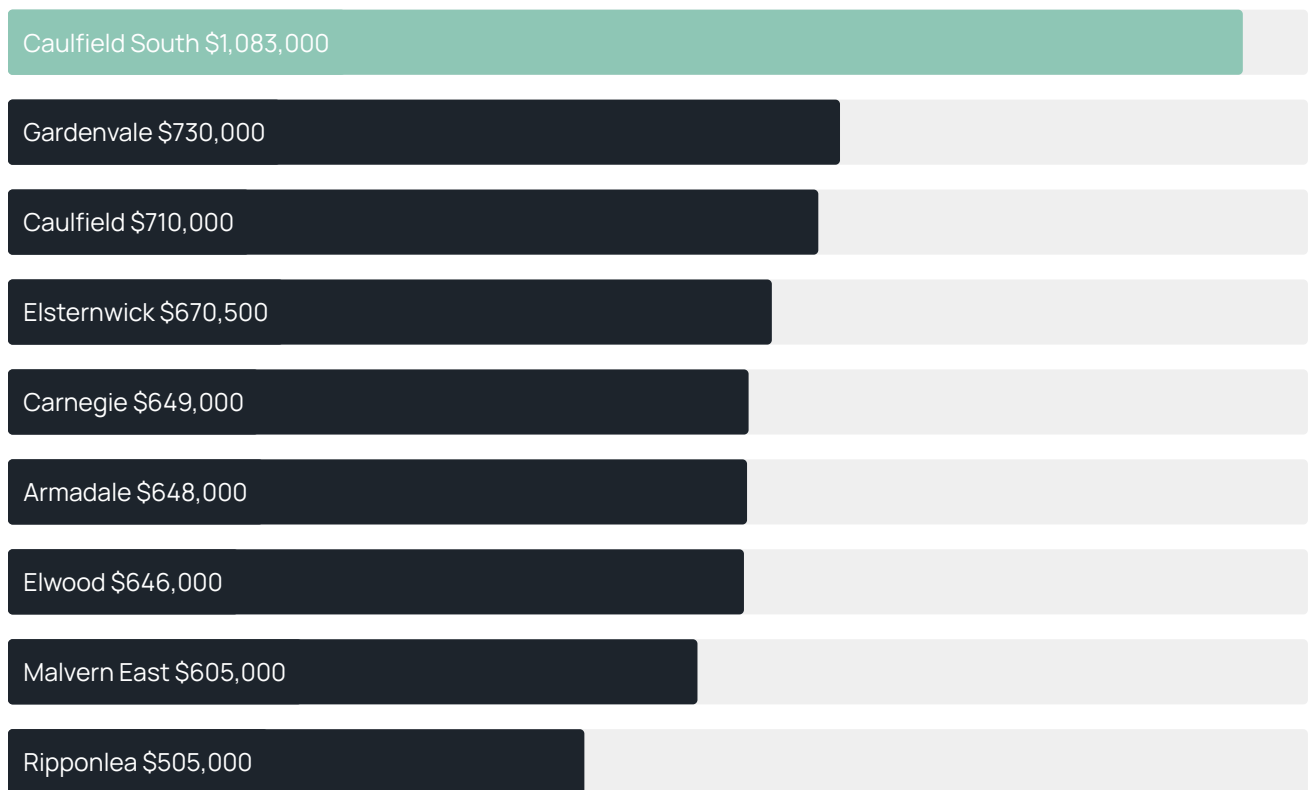
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>

● Auction 81%  
● Private 19%

Auction clearance rate<sup>3</sup>

79.31%

Median days on market<sup>3</sup>

24 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

Average hold period<sup>1</sup>

7.7 years

Dwelling type<sup>5</sup>

● Houses 55% ● Units 45%

Ownership<sup>5</sup>

● Owned outright 40% ● Mortgaged 38% ● Rented 22%

Population<sup>5</sup>

12,328

Median asking rent<sup>1</sup>

\$950 per week

Population growth<sup>5</sup>

4.00%

Rental yield<sup>1</sup>

2.4%

Median age<sup>5</sup>

41 years











Median household size<sup>5</sup>

2.6 people






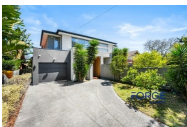




CAULFIELD SOUTH SUBURB REPORT

## Recent Caulfield South 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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/15 Marara Rd Caulfield South	2	Unit	\$951,000	29 Mar 2026
 18b Marara Rd Caulfield South	2	House	\$1,258,000	25 Mar 2026
 5 Birch St Caulfield South	2	House	\$1,100,000	25 Mar 2026
 7/18 Roselea St Caulfield South	2	Apartment	\$610,000	16 Mar 2026
 1/244 Bambra Rd Caulfield South	3	Townhouse	\$1,236,000	22 Feb 2026
 21a Ellington St Caulfield South	4	Townhouse	\$1,530,000	22 Feb 2026
 2/182 Sycamore St Caulfield South	2	Apartment	\$590,000	18 Feb 2026
 102/820 Glen Huntly Rd Caulfield South	3	Strata Unit/Flat	\$925,000	17 Feb 2026
 141 Booran Rd Caulfield South	4	House	\$1,825,000	15 Feb 2026
 23a Aileen Av Caulfield South	2	House	\$1,381,000	13 Feb 2026

## CAULFIELD SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 197 Bambra Rd Caulfield South	3	House	\$1,700,000	02 Feb 2026
 31 Frederick St Caulfield South	3	Strata Unit/Townhouse	\$1,430,000	27 Jan 2026
 37 Leopold St Caulfield South	4	House	\$1,550,000	24 Jan 2026
 2/179a Booran Rd Caulfield South	2	Strata Unit/Flat	\$670,000	21 Jan 2026
 3 Banksia Rd Caulfield South	3	House	\$2,150,000	20 Jan 2026
 259b Booran Rd Caulfield South	4	House	\$1,530,000	14 Jan 2026
 101/348 Hawthorn Rd Caulfield South	2	Strata Unit/Flat	\$1,185,000	23 Dec 2025
 2/16 Pearce St Caulfield South	3	Flat/Unit/Apartment	\$725,000	19 Dec 2025
 5 Bealiba Rd Caulfield South	3	House	\$2,000,000	16 Dec 2025
 7/8 Bealiba Rd Caulfield South	2	Unit	\$1,000,000	14 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 32b Beech St Caulfield South	4	Townhouse	\$1,670,000	14 Dec 2025
 2/32 Beech St Caulfield South	3	Strata Unit/Townhouse	\$1,670,000	14 Dec 2025
 2/4 Moore St Caulfield South	3	Unit	\$975,000	13 Dec 2025
 3/2-6 Younger Av Caulfield South	2	Apartment	\$850,000	11 Dec 2025
 1/378 Kooyong Rd Caulfield South	3	House	\$390,600	09 Dec 2025
 15 Bealiba Rd Caulfield South	4	House	\$1,900,000	08 Dec 2025
 4/1 Spring Rd Caulfield South	3	Townhouse	\$1,220,000	08 Dec 2025
 10/26 Eumeralla Rd Caulfield South	2	Strata Unit/Flat	\$479,000	08 Dec 2025
 1/5 Fairfield Gr Caulfield South	3	Townhouse	\$1,560,000	08 Dec 2025
 42 Olive St Caulfield South	4	House	\$1,565,000	07 Dec 2025



**Jellis Craig Armadale**  
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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.

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Data is current as of PDF generation date 01/04/2026

- 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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