



Caulfield South Suburb Report

—
Your connection to property insights



JellisCraig

CAULFIELD SOUTH SUBURB REPORT

Median house price¹

Median

\$1.87m

Quarterly price change

2.19% ↑

Median unit price¹

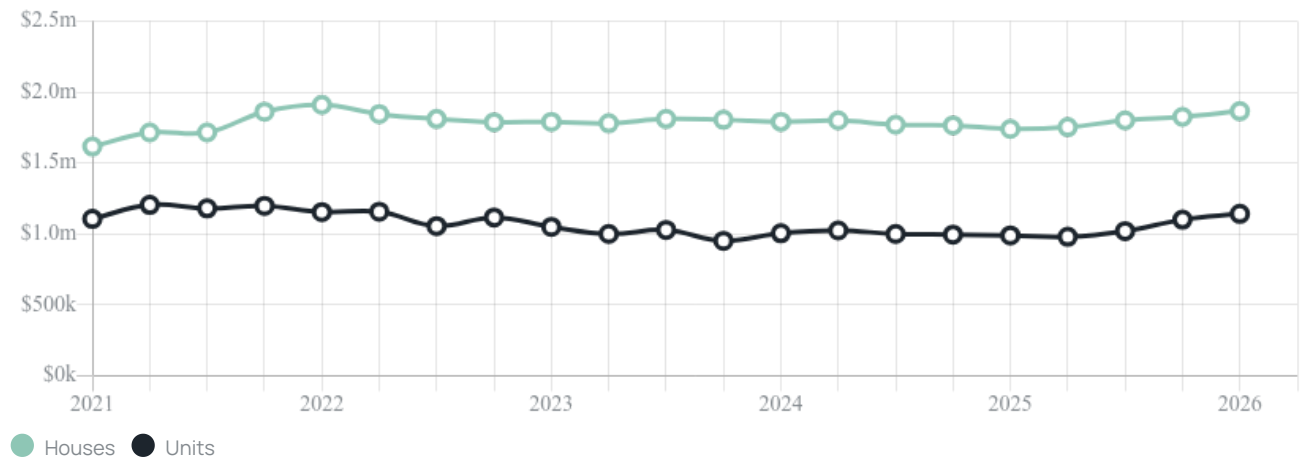
Median

\$1.14m

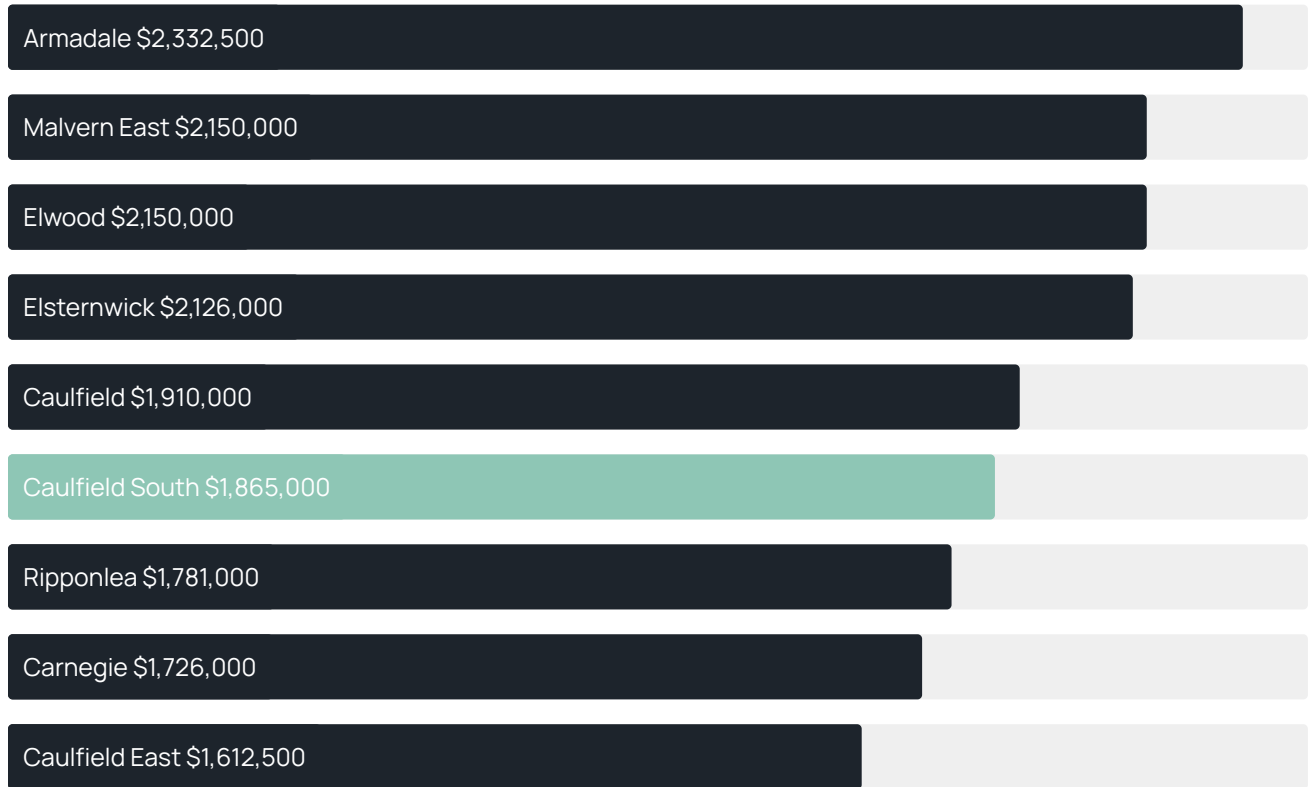
Quarterly price change

3.77% ↑

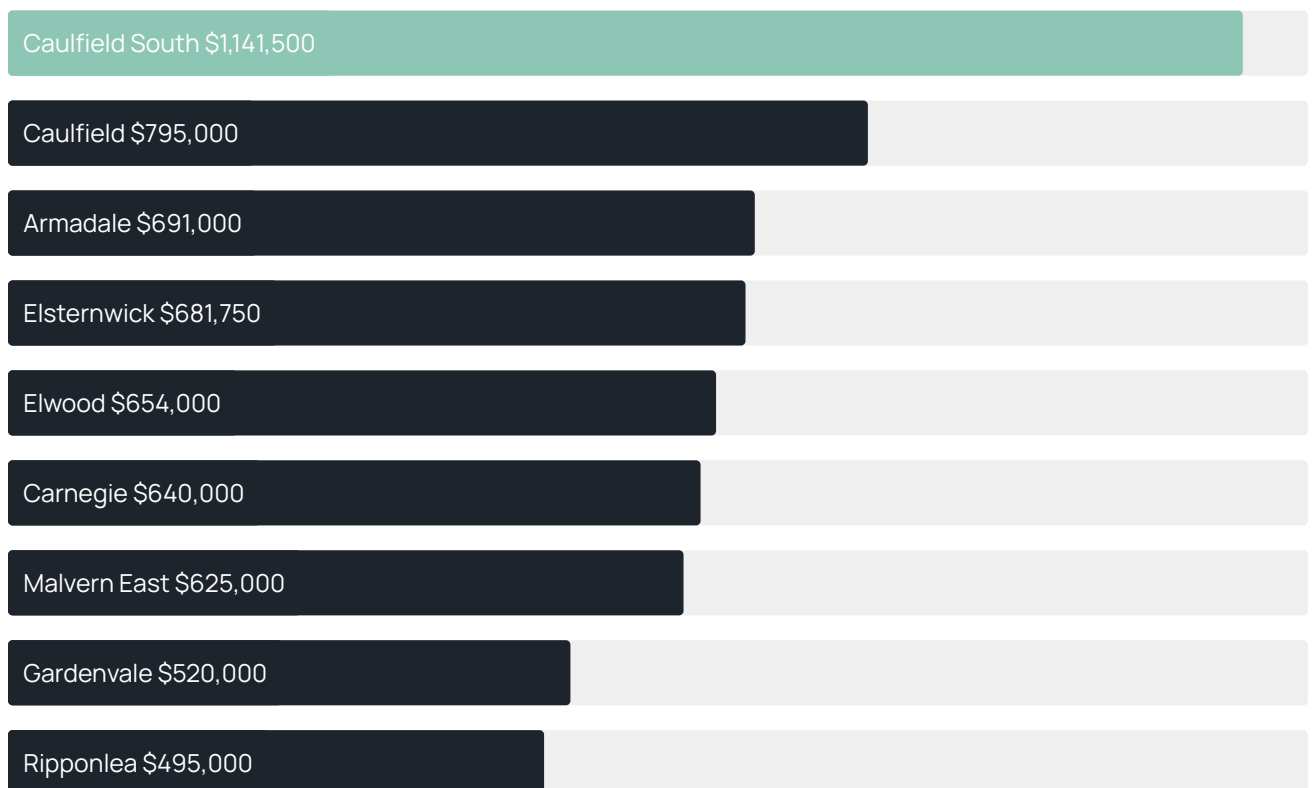
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 70%
● Private 30%

Auction clearance rate³

70%

Median days on market³

29 days

Average hold period¹

7.7 years

Dwelling type⁵



● Houses 55% ● Units 45%

Ownership⁵



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

Population⁵

12,328

Median asking rent¹

\$980 per week

Population growth⁵

4.00%

Rental yield¹

2.4%

Median age⁵

41 years







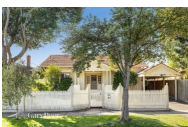



Median household size⁵

2.6 people







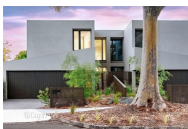

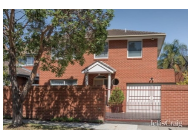

CAULFIELD SOUTH SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 177 Sycamore St Caulfield South	3	House	\$1,510,000	19 Jun 2026
 391b North Rd Caulfield South	3	Townhouse	\$1,185,000	19 Jun 2026
 17 Pearce St Caulfield South	3	House	\$1,775,000	14 Jun 2026
 8 Brooklyn Av Caulfield South	4	House	\$2,101,000	05 Jun 2026
 22 Teak St Caulfield South	4	House	\$1,560,000	23 May 2026
 2/40 Filbert St Caulfield South	3	Townhouse	\$1,083,000	17 May 2026
 18 Russell St Caulfield South	4	House	\$1,820,000	16 May 2026
 6/2 Flowers St Caulfield South	2	Apartment	\$536,000	12 May 2026
 10/1-3 Duke St Caulfield South	2	Apartment	\$510,000	06 May 2026
 1/994 Glen Huntly Rd Caulfield South	1	Apartment	\$330,000	04 May 2026

CAULFIELD SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/16 Griffiths St Caulfield South	4	Unit	\$1,580,000	03 May 2026
 2/335 North Rd Caulfield South	2	Strata Unit/Flat	\$450,000	01 May 2026
 207/2a Royal Pde Caulfield South	2	Apartment	\$615,000	28 Apr 2026
 30a Narrawong Rd Caulfield South	4	Townhouse	\$2,040,000	27 Apr 2026
 70 Filbert St Caulfield South	3	House	\$1,811,000	25 Apr 2026
 43 Laura St Caulfield South	4	House	\$1,855,000	24 Apr 2026
 146 Sycamore St Caulfield South	4	Townhouse	\$2,700,000	23 Apr 2026
 3 Alder St Caulfield South	4	House	\$2,750,000	21 Apr 2026
 1/1 Marara Rd Caulfield South	3	Townhouse	\$1,240,000	18 Apr 2026
 15a Pearce St Caulfield South	4	Townhouse	\$1,925,000	16 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 316b Bambra Rd Caulfield South	4	Townhouse	\$1,950,000	13 Apr 2026
 53 Narrawong Rd Caulfield South	4	House	\$2,650,000	08 Apr 2026
 33 Frederick St Caulfield South	3	House	\$1,700,000	08 Apr 2026
 32a Marara Rd Caulfield South	4	Townhouse	\$2,762,500	04 Apr 2026
 44 Olive St Caulfield South	4	House	\$1,850,000	02 Apr 2026
 19 Lygon St Caulfield South	4	House	\$1,700,000	30 Mar 2026
 3/15 Marara Rd Caulfield South	2	Unit	\$951,000	29 Mar 2026
 17a Jupiter St Caulfield South	3	House	\$1,712,500	27 Mar 2026
 8/38 Alder St Caulfield South	1	Strata Unit/Flat	\$429,000	26 Mar 2026
 5 Birch St Caulfield South	2	House	\$1,100,000	25 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 01/07/2026

- 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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