



Caulfield South

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD SOUTH SUBURB REPORT

Median house price¹

Median

\$1.83m

Quarterly price change

1.38% ↑

Median unit price¹

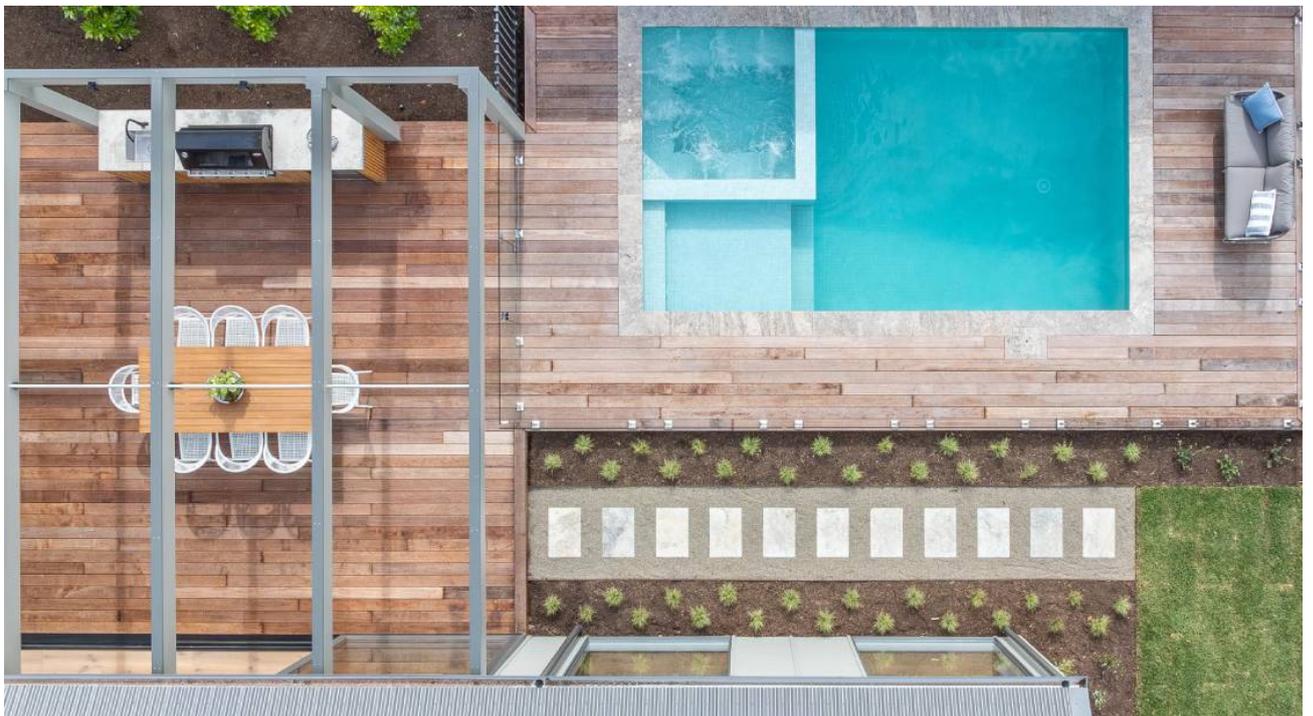
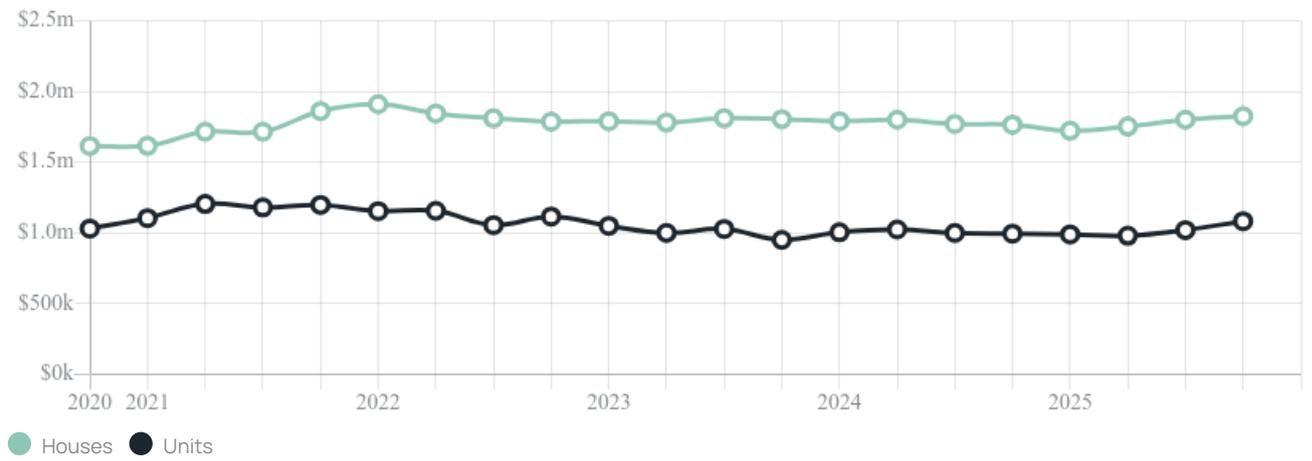
Median

\$1.08m

Quarterly price change

6.17% ↑

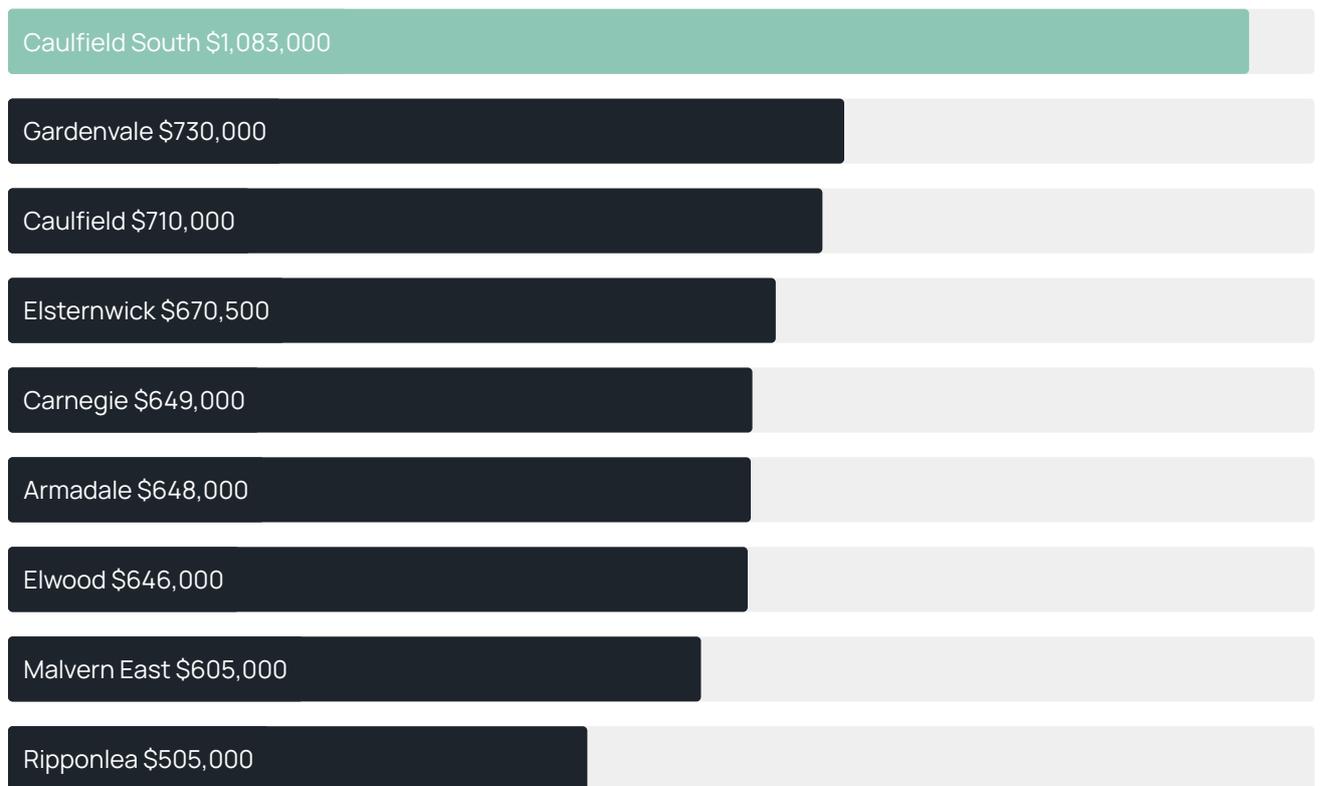
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 67%
● Private 33%

Auction clearance rate³

78.57%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

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

\$950 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
 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
 141 Booran Rd Caulfield South	4	House	\$1,825,000	15 Feb 2026
 197 Bambra Rd Caulfield South	3	House	\$1,700,000	02 Feb 2026
 37 Leopold St Caulfield South	4	House	\$1,550,000	24 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

CAULFIELD SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/8 Bealiba Rd Caulfield South	2	Unit	\$1,000,000	14 Dec 2025
 32b Beech St Caulfield South	4	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
 1/5 Fairfield Gr Caulfield South	3	Townhouse	\$1,560,000	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
 2/1-3 Pearce St Caulfield South	2	Unit	\$918,000	03 Dec 2025
 2/1 Pearce St Caulfield South	2	Flat/Unit/Apartment	\$918,000	03 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 103/182 Sycamore St Caulfield South	2	Strata Unit/Flat	\$510,000	03 Dec 2025
 67 Narrawong Rd Caulfield South	3	House	\$1,825,000	03 Dec 2025
 14 Emma St Caulfield South	4	House	\$2,775,000	30 Nov 2025
 7 Raynes St Caulfield South	4	House	\$2,880,000	30 Nov 2025
 29 Goe St Caulfield South	3	House	\$2,093,000	30 Nov 2025
 2/20-22 Narrawong Rd CAULFIELD SOUTH	3	Unit	\$1,325,000	30 Nov 2025
 105/1044 Glen Huntly Rd Caulfield South	2	Apartment	\$599,000	27 Nov 2025
 7 Ellington St Caulfield South	5	House	\$2,610,000	26 Nov 2025
 9a Albion St Caulfield South	4	Unit	\$1,915,000	25 Nov 2025
 40 Moore St Caulfield South	3	House	\$1,700,000	23 Nov 2025



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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 01/03/2026

- 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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