



Caulfield South Suburb Report

— ●
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JellisCraig

CAULFIELD SOUTH SUBURB REPORT

Median house price¹

Median

\$1.87m

Quarterly price change

2.19% ↑

Median unit price¹

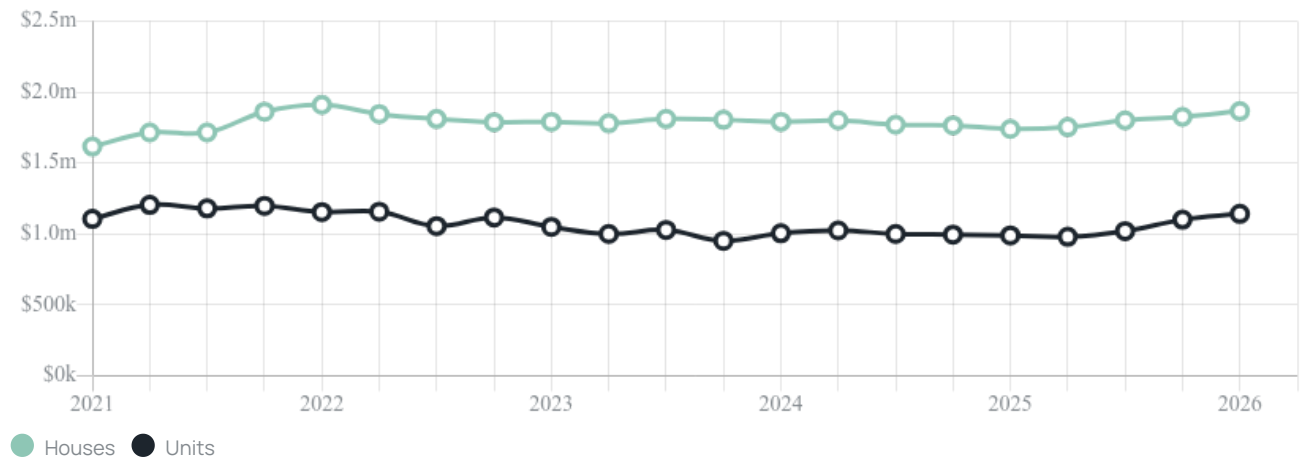
Median

\$1.14m

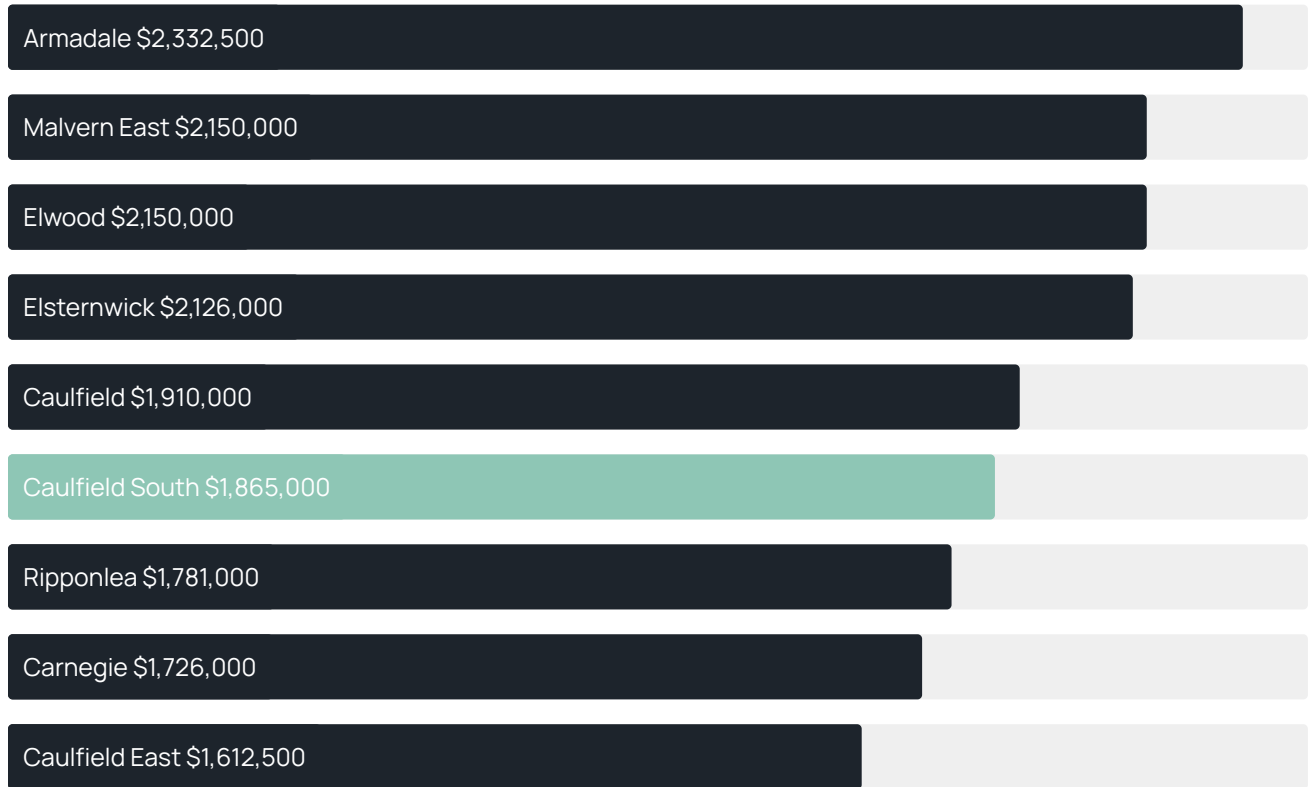
Quarterly price change

3.77% ↑

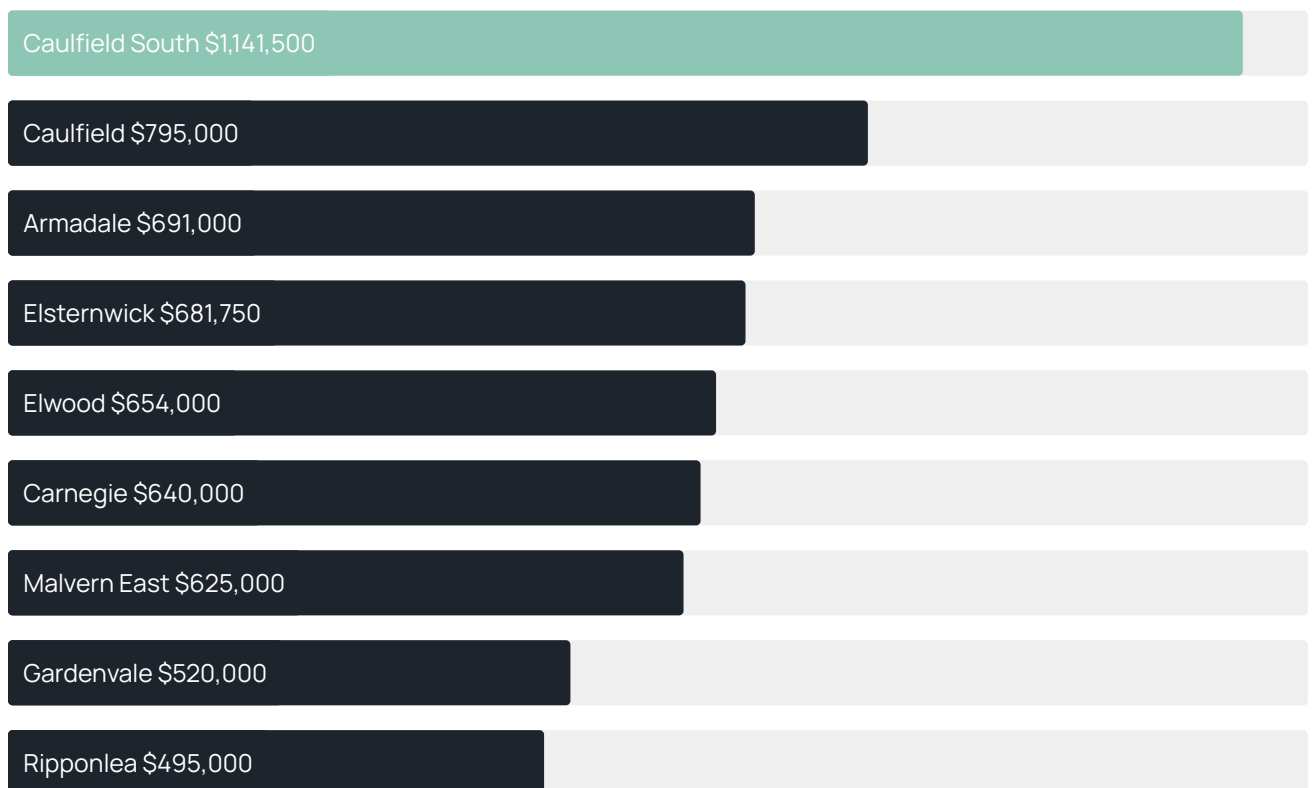
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 87%
- Private 13%

Auction clearance rate³

72.5%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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

\$980 per week

Population growth⁵

4.00%

Rental yield¹

2.4%

Median age⁵

41 years











Median household size⁵

2.6 people







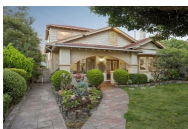



CAULFIELD SOUTH SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 175 Sycamore St Caulfield South	4	House	\$1,560,000	21 Apr 2026
 1/1 Marara Rd Caulfield South	3	Townhouse	\$1,240,000	18 Apr 2026
 3/15 Marara Rd Caulfield South	2	Unit	\$951,000	29 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
 18b Marara Rd Caulfield South	2	House	\$1,258,000	25 Mar 2026
 13 Russell St Caulfield South	5	House	\$2,300,000	19 Mar 2026
 55 Ludbrook Av Caulfield South	3	House	\$1,865,000	17 Mar 2026
 7/18 Roselea St Caulfield South	2	Apartment	\$610,000	16 Mar 2026
 1/14 Griffiths St Caulfield South	3	Unit	\$1,150,000	01 Mar 2026

CAULFIELD SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21a Ellington St Caulfield South	4	Townhouse	\$1,530,000	22 Feb 2026
 1/244 Bambra Rd Caulfield South	3	Townhouse	\$1,236,000	22 Feb 2026
 12 Seach St Caulfield South	3	House	\$1,615,000	21 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
 17 Lucas St Caulfield South	4	House	\$1,860,000	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
 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

CAULFIELD SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37 Leopold St Caulfield South	4	House	\$1,550,000	24 Jan 2026
 357a Bambra Rd Caulfield South	3	House	\$1,150,000	23 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
 32b Beech St Caulfield South	4	Townhouse	\$1,670,000	14 Dec 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 01/05/2026

- 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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