



Caulfield

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD SUBURB REPORT

Median house price¹

Median

\$1.92m

Quarterly price change

-0.77% ↓

Median unit price¹

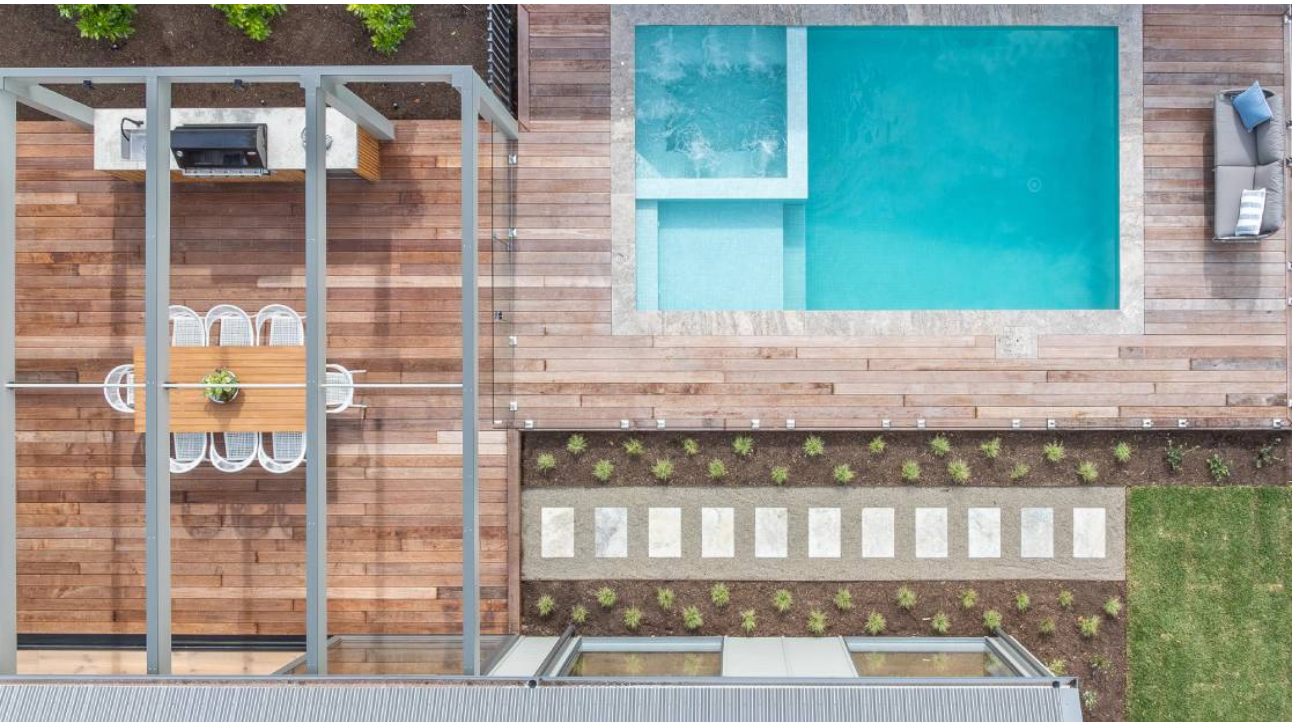
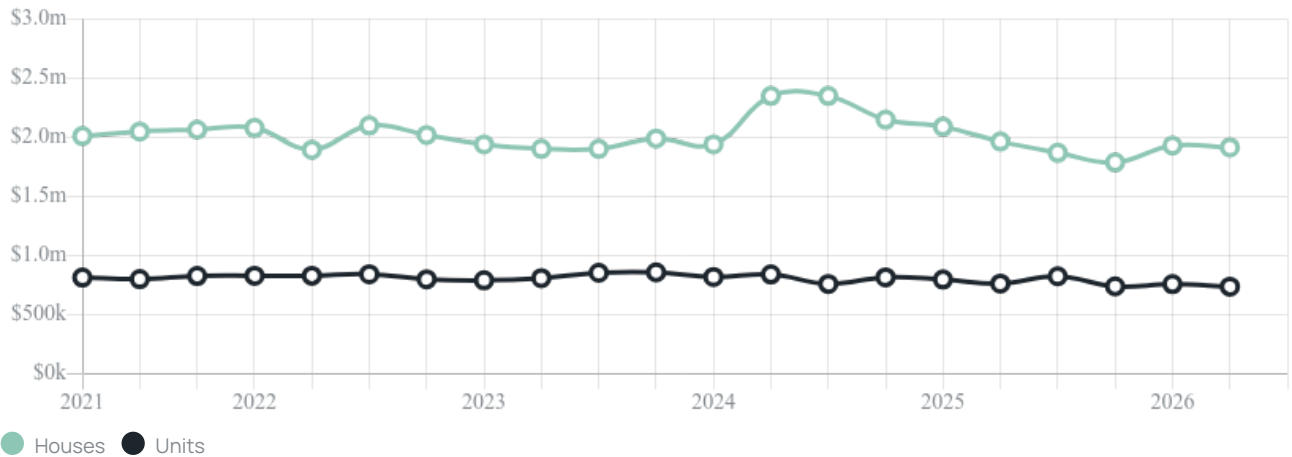
Median

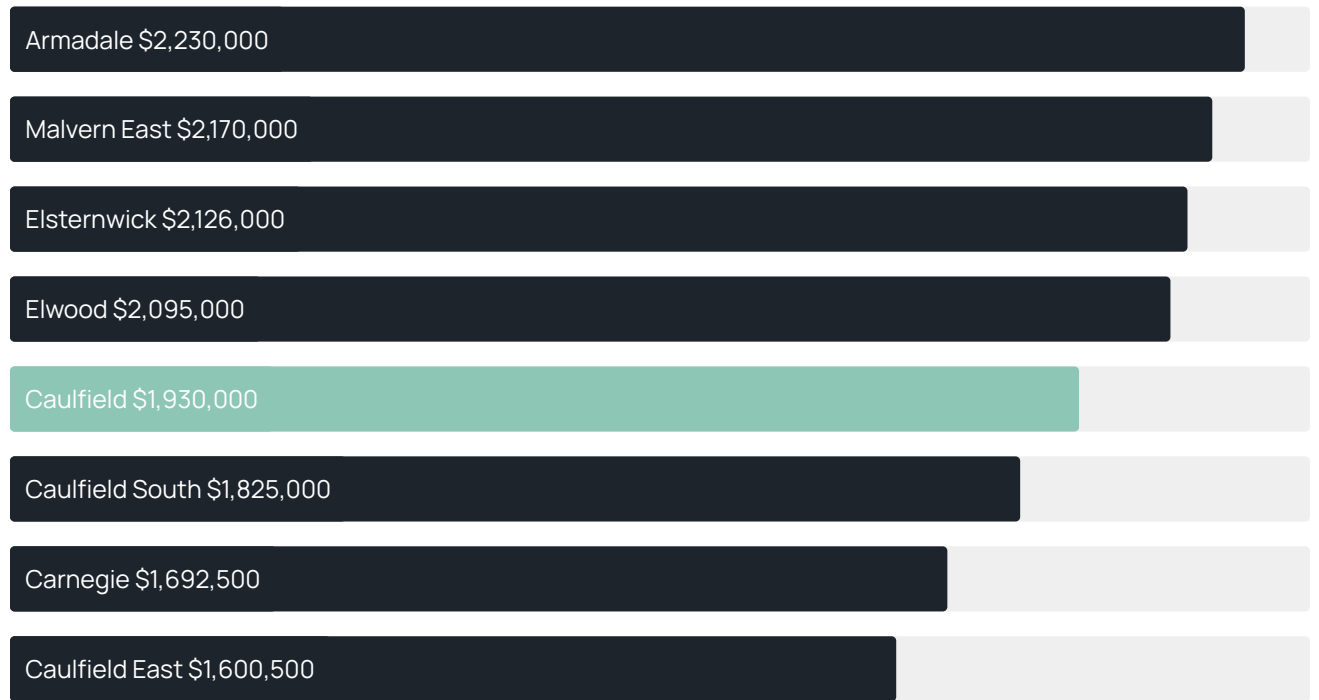
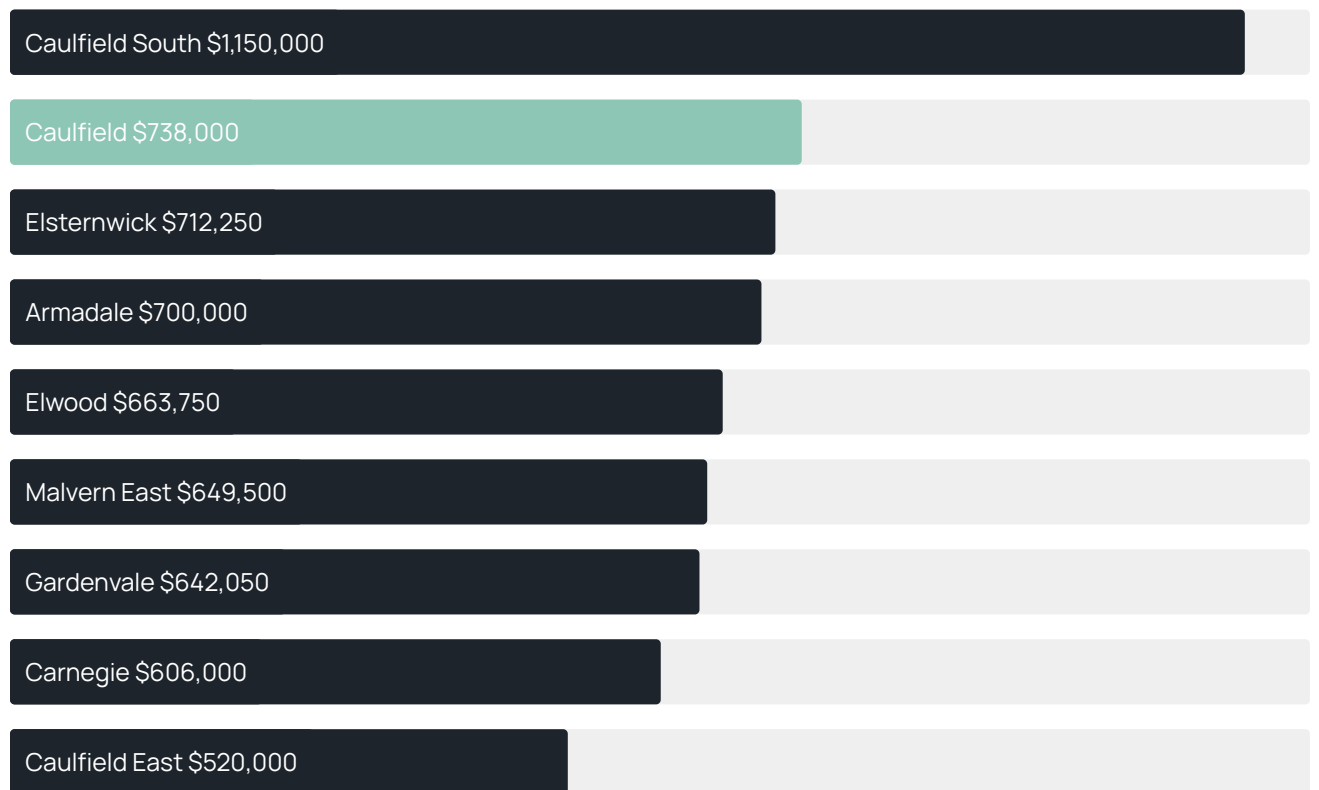
\$738k

Quarterly price change

-2.76% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 100%

Auction clearance rate³

62.5%

Median days on market³

28 days

Average hold period¹

8.7 years

Dwelling type⁵

● Houses 40% ● Units 60%

Ownership⁵

● Owned outright 41% ● Mortgaged 30% ● Rented 28%

Population⁵

5,748

Median asking rent¹

\$998 per week

Population growth⁵

2.73%

Rental yield¹

1.89%

Median age⁵

42 years

Median household size⁵

2.4 people

CAULFIELD SUBURB REPORT

Recent Caulfield 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
 2/17 Anderson St Caulfield	3	Unit	\$1,250,000	31 May 2026
 202/751 Glen Huntly Rd Caulfield	3	Strata Unit/Flat	\$900,000	22 May 2026
 2/19 Ash Gr Caulfield	1	Apartment	\$334,000	20 May 2026
 408 Glen Eira Rd Caulfield	4	House	\$2,410,000	17 May 2026
 532 Glen Eira Rd Caulfield	4	House	\$1,800,000	17 May 2026
 6/31 Marriott St Caulfield	2	Apartment	\$720,000	15 May 2026
 104/292 Hawthorn Rd Caulfield	3	Apartment	\$1,250,000	12 May 2026
 17/214 Kambrook Rd Caulfield	1	Apartment	\$324,000	11 May 2026
 8/2 Ash Gr Caulfield	2	Apartment	\$562,000	03 May 2026
 1/60 Snowdon Av Caulfield	3	Unit	\$1,250,000	01 May 2026

CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/127 Murray St Caulfield	2	Strata Unit/Flat	\$650,000	30 Apr 2026
 2/15 Masters St Caulfield	2	Apartment	\$600,000	23 Apr 2026
 4/169-171 Bambra Rd Caulfield	2	Flat/Unit/Apartment	\$1,405,000	23 Apr 2026
 4/169 Bambra Rd Caulfield	2	Flat/Unit/Apartment	\$1,405,000	23 Apr 2026
 43b Snowdon Av Caulfield	5	Townhouse	\$2,590,000	20 Apr 2026
 8/105 Murray St Caulfield	2	Apartment	\$720,000	16 Apr 2026
 8/105-107 Murray St Caulfield	2	Apartment	\$720,000	16 Apr 2026
 2/105 Murray St Caulfield	3	Apartment	\$965,000	13 Apr 2026
 22 Masters St Caulfield	3	House	\$1,350,000	31 Mar 2026
 104/286 Hawthorn Rd Caulfield	1	Apartment	\$389,000	30 Mar 2026

CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/111 Murray St Caulfield	3	Townhouse	\$1,550,000	28 Mar 2026
 132 Murray St CAULFIELD	4	House	\$2,000,000	27 Mar 2026
 174 Bambra Rd Caulfield	3	House	\$1,950,000	23 Mar 2026
 14 Edinburgh Av Caulfield	3	House	\$1,810,000	22 Mar 2026
 1/17 Marriott St Caulfield	4	Townhouse	\$1,620,000	22 Mar 2026
 25 Webb St Caulfield	3	House	\$2,230,000	19 Mar 2026
 1/297 Hawthorn Rd Caulfield	2	Flat/Unit/Apartment	\$1,425,000	18 Mar 2026
 1/46 Neerim Rd Caulfield	3	Townhouse	\$1,750,000	14 Mar 2026
 3/18 Newlyn St Caulfield	3	Unit	\$1,310,000	14 Mar 2026
 8/21-23 Newlyn St Caulfield	3	Unit	\$840,000	12 Mar 2026



Jellis Craig Armadale
1215 High Street, Armadale
03 9864 5000

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 01/08/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.