



Caulfield

# Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.77m

Quarterly price change

-5.34% ↓

Median unit price<sup>1</sup>

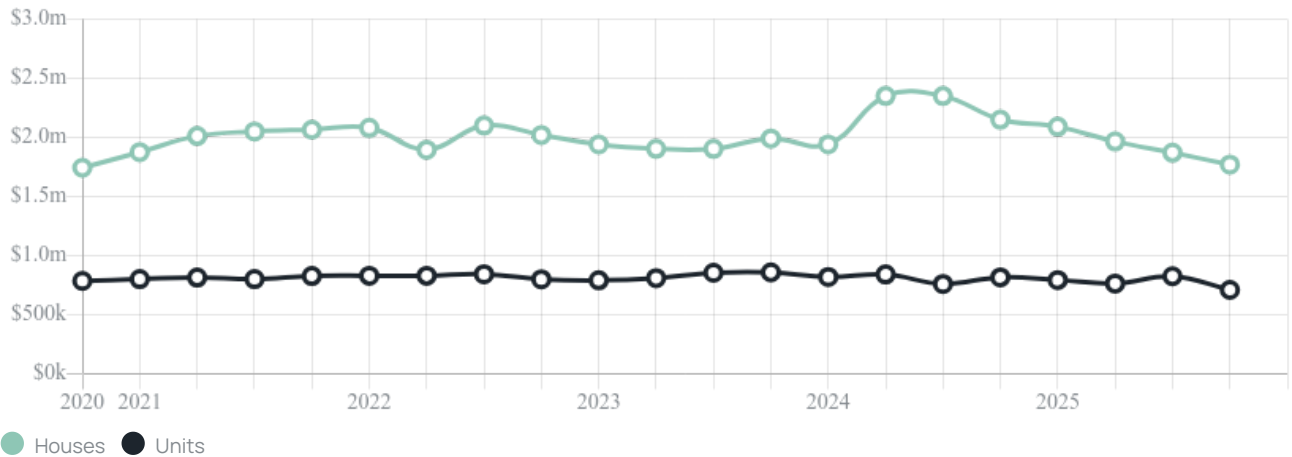
Median

\$710k

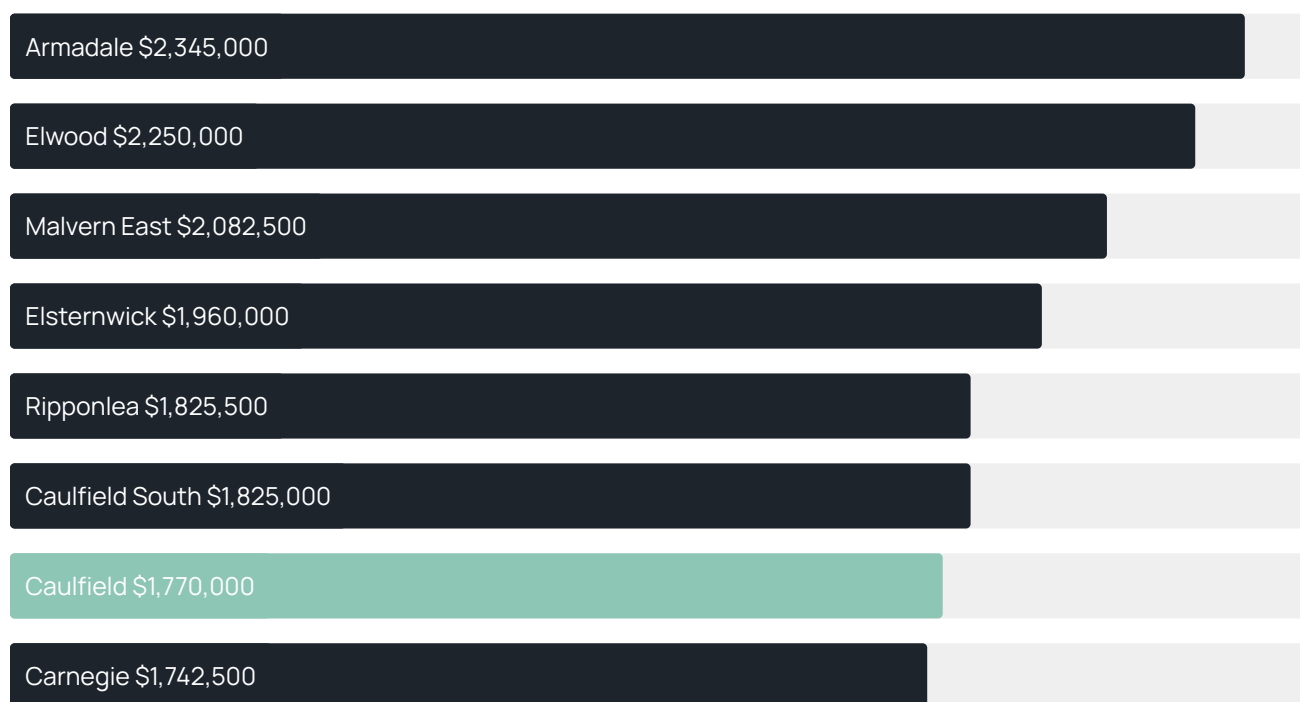
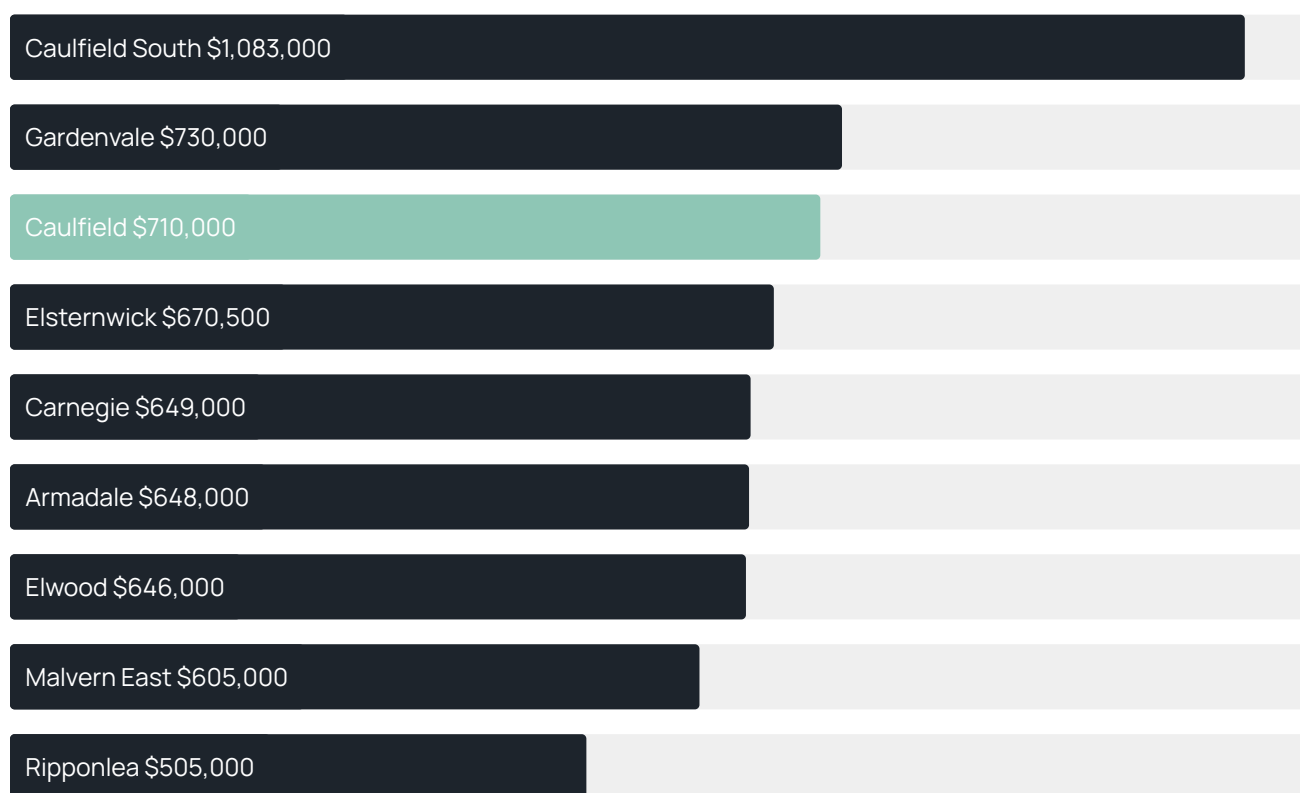
Quarterly price change

-13.93% ↓

Quarterly price change<sup>1</sup>



## CAULFIELD SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 65%  
● Private 35%

Auction clearance rate<sup>3</sup>

80%

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>

8.7 years

Dwelling type<sup>5</sup>

● Houses 40% ● Units 60%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

5,748

Median asking rent<sup>1</sup>

\$1,200 per week

Population growth<sup>5</sup>

2.73%

Rental yield<sup>1</sup>

1.89%

Median age<sup>5</sup>

42 years











Median household size<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)











Address	Bedrooms	Type	Price	Sold
 7/124 Murray St Caulfield	2	Townhouse	\$950,000	16 Dec 2025
 2/1 Stephens St Caulfield	4	Townhouse	\$2,475,000	16 Dec 2025
 28 Neerim Rd Caulfield	4	House	\$1,805,000	14 Dec 2025
 2/118 Murray St CAULFIELD	1	Apartment	\$392,500	09 Dec 2025
 9/1011 Glen Huntly Rd Caulfield	3	Apartment	\$690,000	06 Dec 2025
 201/687 Glen Huntly Rd Caulfield	2	Apartment	\$505,000	05 Dec 2025
 2/5 Anderson St Caulfield	2	Unit	\$615,000	05 Dec 2025
 74 Murray St Caulfield	4	House	\$1,580,000	03 Dec 2025
 205/127 Murray St Caulfield	2	Strata Unit/Flat	\$622,500	03 Dec 2025
 2/13 Currawa St Caulfield	2	Unit	\$857,500	03 Dec 2025

## CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/5 Marriott St Caulfield	3	House	\$1,610,000	23 Nov 2025
 501/681 Glen Huntly Rd Caulfield	1	Strata Unit/Flat	\$1,995,000	18 Nov 2025
 2/123 Murray St Caulfield	2	Apartment	\$710,000	15 Nov 2025
 9/118a Murray St Caulfield	1	Apartment	\$430,000	11 Nov 2025
 536 Glen Eira Rd Caulfield	5	House	\$2,015,000	11 Nov 2025
 386 Glen Eira Rd Caulfield	3	House	\$1,930,000	07 Nov 2025
 2/398 Glen Eira Rd Caulfield	3	Townhouse	\$1,360,000	06 Nov 2025
 3/1013 Glen Huntly Rd Caulfield	1	Strata Unit/Flat	\$417,000	05 Nov 2025
 7b Snowdon Av Caulfield	4	Townhouse	\$2,342,500	31 Oct 2025
 975 Glen Huntly Rd Caulfield	2	House	\$1,100,000	20 Oct 2025



## CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/21-23 Newlyn St Caulfield	2	Unit	\$830,000	19 Oct 2025
 5/1011 Glen Huntly Rd Caulfield	2	Apartment	\$605,000	18 Oct 2025
 6 Mcgrath St Caulfield	2	Strata Unit/Townhouse	\$250,000	16 Oct 2025
 11 Harcourt Av Caulfield	3	House	\$2,138,000	16 Oct 2025
 1/15 Masters St Caulfield	2	Apartment	\$500,000	14 Oct 2025
 4/15 Masters St Caulfield	2	Apartment	\$470,000	10 Oct 2025
 28 Newstead St Caulfield	4	House	\$1,850,000	02 Oct 2025
 1/6 Stephens St Caulfield	3	Townhouse	\$1,260,000	14 Sep 2025
 201/677 Glen Huntly Rd Caulfield	3	Apartment	\$1,000,000	14 Sep 2025
 1/482 Glen Eira Rd Caulfield	3	Flat/Unit/Apartment	\$1,700,000	14 Sep 2025



**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.

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Data is current as of PDF generation date 01/02/2026

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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