



# Caulfield Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## CAULFIELD SUBURB REPORT

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

Median  
\$1.81m

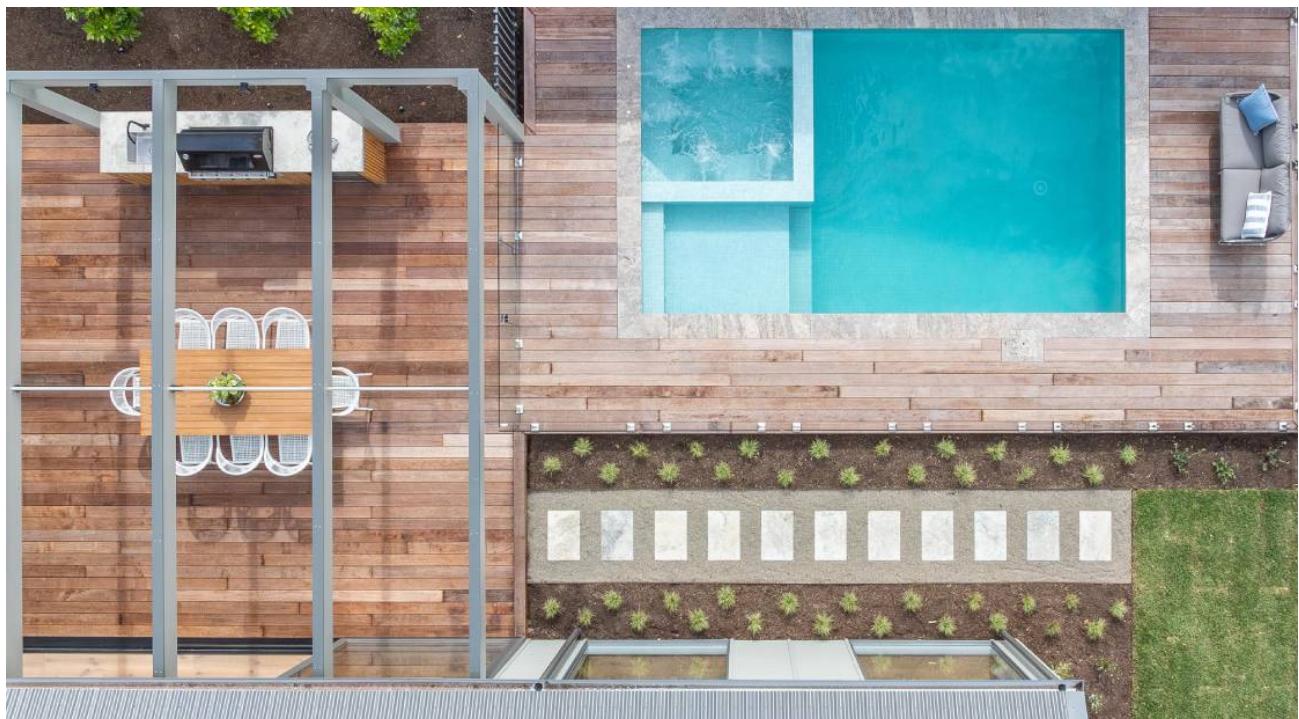
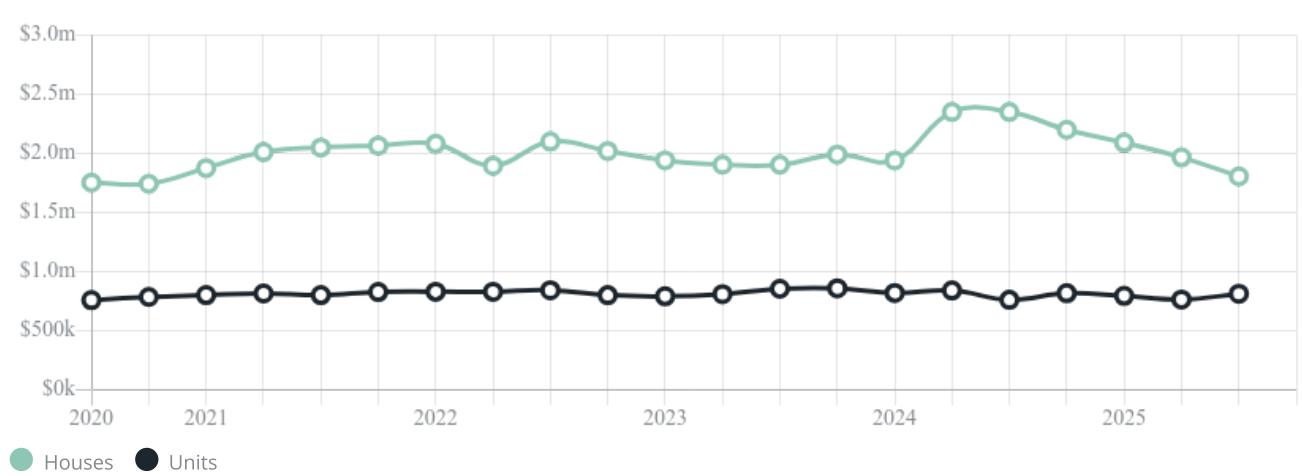
Quarterly price change  
-8.14% 

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

Median  
\$813k

Quarterly price change  
6.41% 

### Quarterly price change<sup>1</sup>



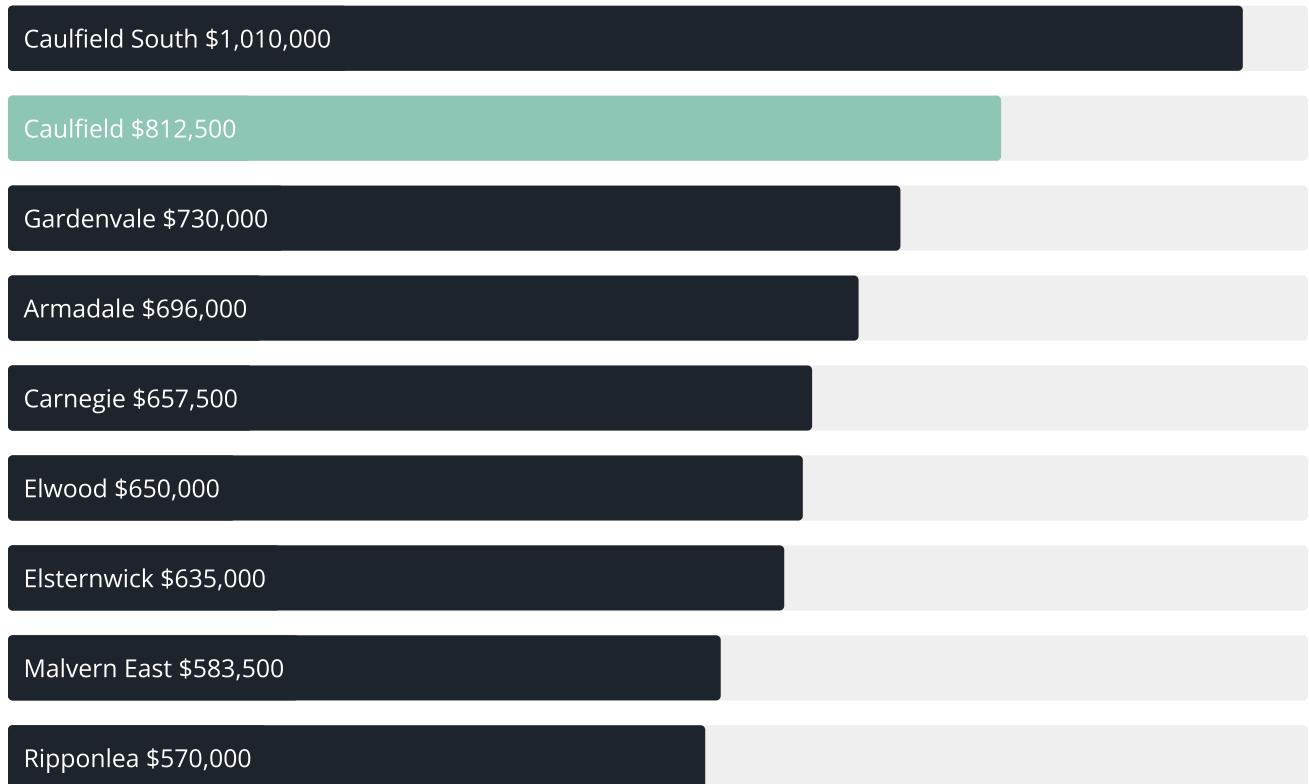
# Surrounding Suburbs

## CAULFIELD SUBURB REPORT

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



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



# Sales Snapshot

CAULFIELD SUBURB REPORT

Sale method<sup>2</sup>



● Auction 67%  
● Private 33%

Auction clearance rate<sup>3</sup>

83.33%

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Median days on market<sup>3</sup>

25 days

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Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

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Average hold period<sup>1</sup>

8.7 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 40% ● Units 60%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

5,748

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Median asking rent<sup>1</sup>

\$1,200 per week

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Population growth<sup>5</sup>

2.73%

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Rental yield<sup>1</sup>

1.89%

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Median age<sup>5</sup>

42 years

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Median household size<sup>5</sup>

2.4 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

| Address                                                                                                            | Bedrooms | Type             | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  28 Neerim Rd Caulfield           | 4        | House            | \$1,805,000 | 14 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 |
|  2/13 Currawa St Caulfield      | 2        | Unit             | \$857,500   | 03 Dec 2025 |
|  205/127 Murray St Caulfield    | 2        | Strata Unit/Flat | \$622,500   | 03 Dec 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 |

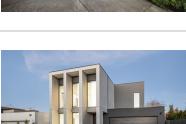
# Sold Properties

## CAULFIELD SUBURB REPORT

| Address                                                                                                                | Bedrooms | Type             | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  386 Glen Eira Rd<br>Caulfield        | 3        | House            | \$1,930,000 | 07 Nov 2025 |
|  2/398 Glen Eira Rd<br>Caulfield      | 3        | Townhouse        | \$1,360,000 | 06 Nov 2025 |
|  3/1013 Glen Huntly Rd<br>Caulfield   | 1        | Strata Unit/Flat | \$417,000   | 05 Nov 2025 |
|  975 Glen Huntly Rd<br>Caulfield      | 2        | House            | \$1,100,000 | 20 Oct 2025 |
|  7/21-23 Newlyn St<br>Caulfield      | 2        | Unit             | \$830,000   | 19 Oct 2025 |
|  5/1011 Glen Huntly Rd<br>Caulfield | 2        | Apartment        | \$605,000   | 18 Oct 2025 |
|  11 Harcourt Av<br>Caulfield        | 3        | House            | \$2,138,000 | 16 Oct 2025 |
|  1/15 Masters St<br>Caulfield       | 2        | Apartment        | \$500,000   | 14 Oct 2025 |
|  4/15 Masters St<br>Caulfield       | 2        | Apartment        | \$470,000   | 10 Oct 2025 |
|  28 Newstead St<br>Caulfield        | 4        | House            | \$1,850,000 | 02 Oct 2025 |

# Sold Properties

## CAULFIELD SUBURB REPORT

| Address                                                                                                            | Bedrooms | Type                | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  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 |
|  1 Gerard St Caulfield            | 4        | House               | \$2,640,000 | 14 Sep 2025 |
|  887 Glen Huntly Rd Caulfield    | 4        | House               | \$1,975,000 | 10 Sep 2025 |
|  7/687 Glen Huntly Rd Caulfield | 2        | Unit                | \$482,500   | 08 Sep 2025 |
|  12 Masters St CAULFIELD        | 4        | House               | \$1,611,500 | 07 Sep 2025 |
|  15a Maxwell Gr Caulfield       | 4        | Townhouse           | \$1,950,000 | 06 Sep 2025 |
|  211 Kambrook Rd Caulfield      | 5        | House               | \$2,750,000 | 05 Sep 2025 |
|  46 Anderson St Caulfield       | 4        | House               | \$4,125,000 | 02 Sep 2025 |



**Jellis Craig Armadale**  
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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 08/01/2026

- 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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