



Caulfield

# Suburb Report



Your connection to property insights



**JellisCraig**

CAULFIELD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.91m

Quarterly price change

6.85% ↑

Median unit price<sup>1</sup>

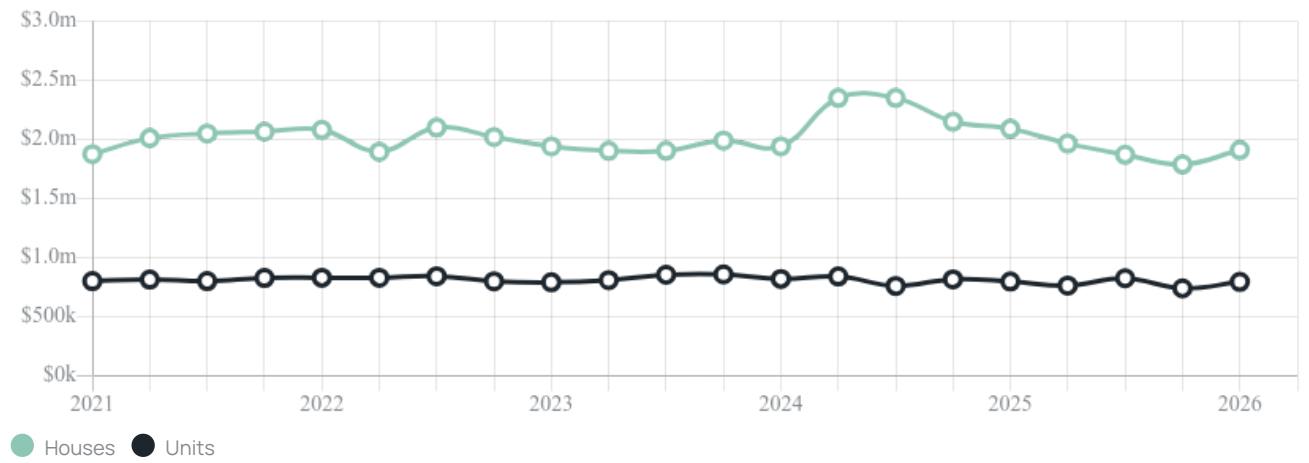
Median

\$795k

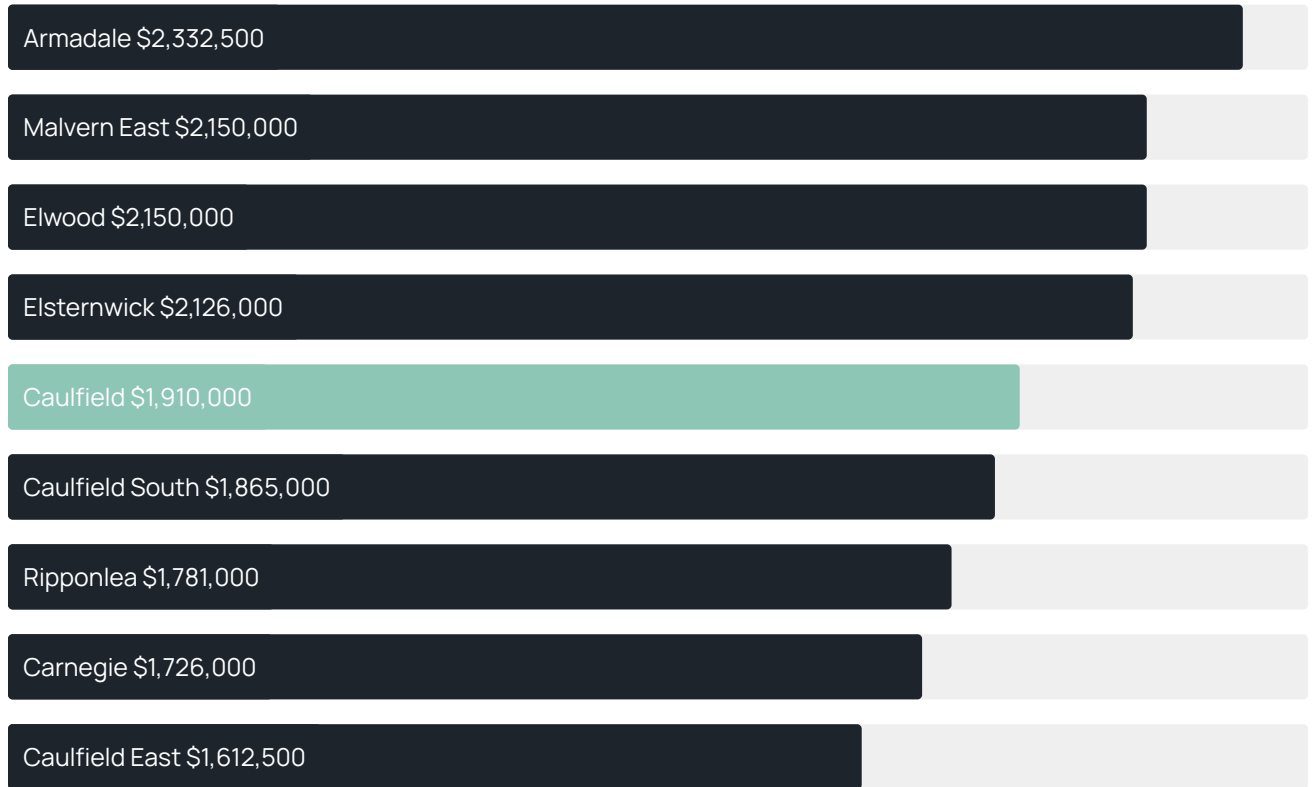
Quarterly price change

7.43% ↑

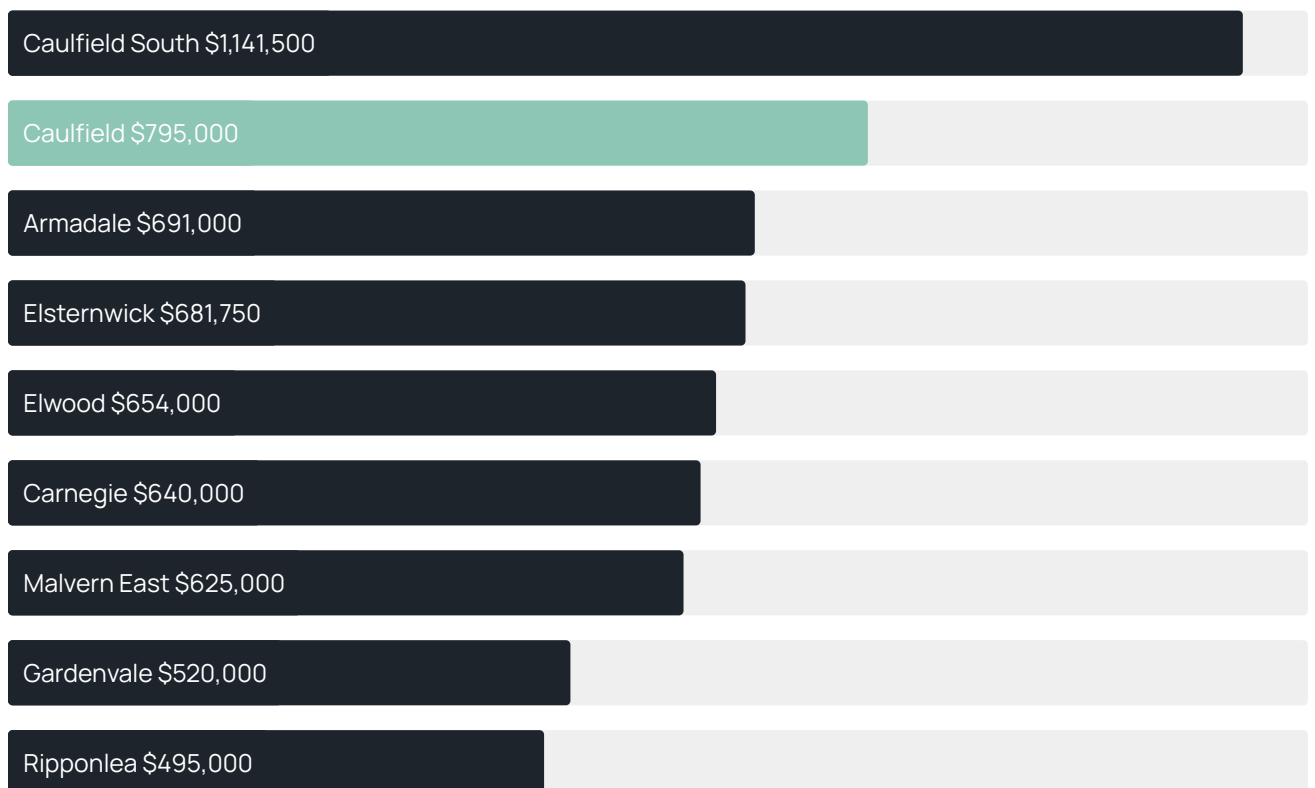
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 71%  
● Private 29%

Auction clearance rate<sup>3</sup>

74.07%

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

26 days

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

26 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>

\$1,075 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





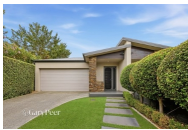





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 1/60 Snowdon Av Caulfield	3	Unit	\$1,250,000	01 May 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
 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
 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
 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
 46 Neerim Rd Caulfield	3	Townhouse	\$1,750,000	14 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

## CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/113 Murray St Caulfield	3	Flat/Unit/Apartment	\$1,395,000	12 Mar 2026
 101/127 Murray St Caulfield	2	Apartment	\$738,000	04 Mar 2026
 1/1 Stephens St Caulfield	4	House	\$3,125,000	03 Mar 2026
 1 Wilgra Cr Caulfield	4	House	\$1,890,000	01 Mar 2026
 8b Sylverly Gr Caulfield	4	House	\$2,100,000	27 Feb 2026
 13 Farnham St Caulfield	4	House	\$3,030,000	25 Feb 2026
 3/13 Neerim Rd Caulfield	3	Flat/Unit/Apartment	\$291,045	19 Feb 2026
 2/41 Snowdon Av Caulfield	3	Unit	\$1,360,000	15 Feb 2026
 13 Anderson St Caulfield	3	House	\$2,360,000	15 Feb 2026
 104/288 Hawthorn Rd Caulfield	2	Apartment	\$590,000	11 Feb 2026



**Jellis Craig Armadale**  
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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 01/06/2026

- 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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