



Caulfield

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD SUBURB REPORT

Median house price¹

Median

\$1.77m

Quarterly price change

-5.34% ↓

Median unit price¹

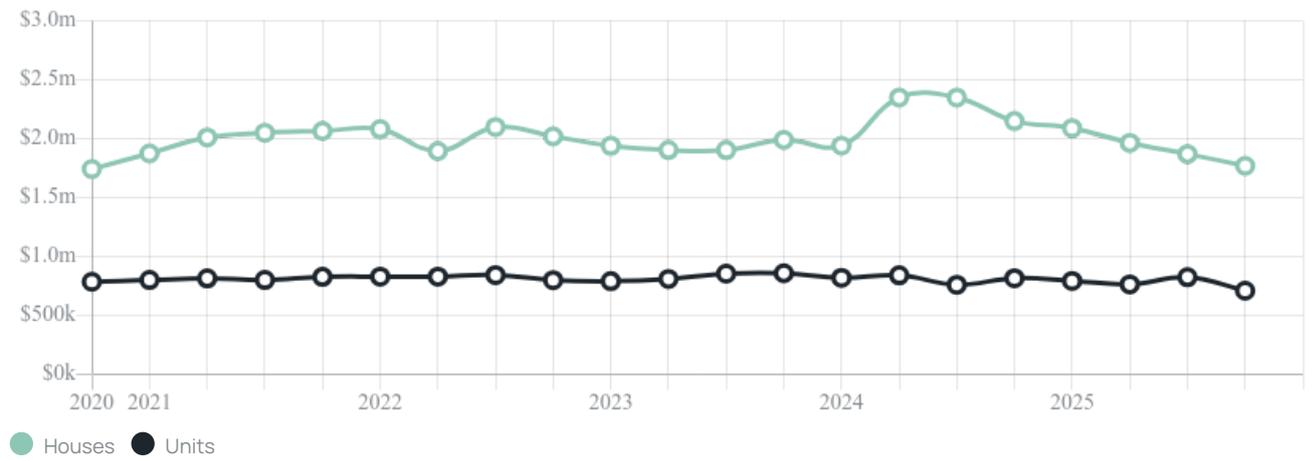
Median

\$710k

Quarterly price change

-13.93% ↓

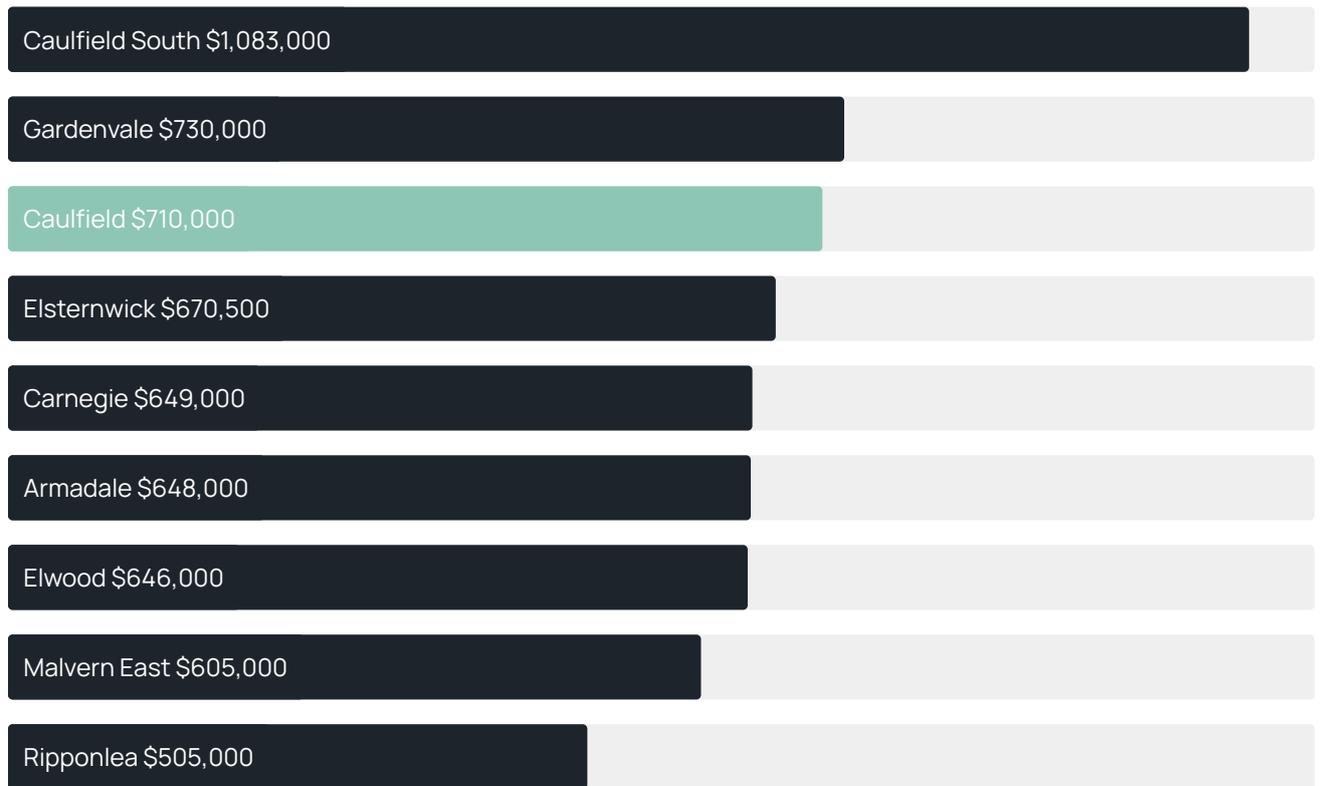
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 61%
- Private 39%

Auction clearance rate³

76.47%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

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

\$1,200 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
 43b Snowdon Av Caulfield	5	Townhouse	\$2,650,000	28 Feb 2026
 13 Farnham St Caulfield	4	House	\$3,030,000	25 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
 8/156 Bambra Rd Caulfield	1	Apartment	\$375,000	04 Feb 2026
 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
 3/1 Stephens St Caulfield	4	Townhouse	\$2,522,888	14 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

CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/31 Marriott St Caulfield	2	Strata Unit/Flat	\$630,000	07 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
 2/5 Marriott St Caulfield	3	House	\$1,610,000	23 Nov 2025
 132b Bambra Rd Caulfield	4	House	\$2,860,000	19 Nov 2025
 501/681 Glen Huntly Rd Caulfield	1	Strata Unit/Flat	\$1,995,000	18 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 2/55 Snowdon Av Caulfield	3	Villa	\$1,550,000	16 Nov 2025
 1/15 Newlyn St Caulfield	3	House	\$1,511,000	16 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
 3/299 Hawthorn Rd Caulfield	3	Flat/Unit/Apartment	\$1,500,000	30 Oct 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 01/03/2026

- 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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