



Caulfield

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD SUBURB REPORT

Median house price¹

Median

\$1.91m

Quarterly price change

6.85% ↑

Median unit price¹

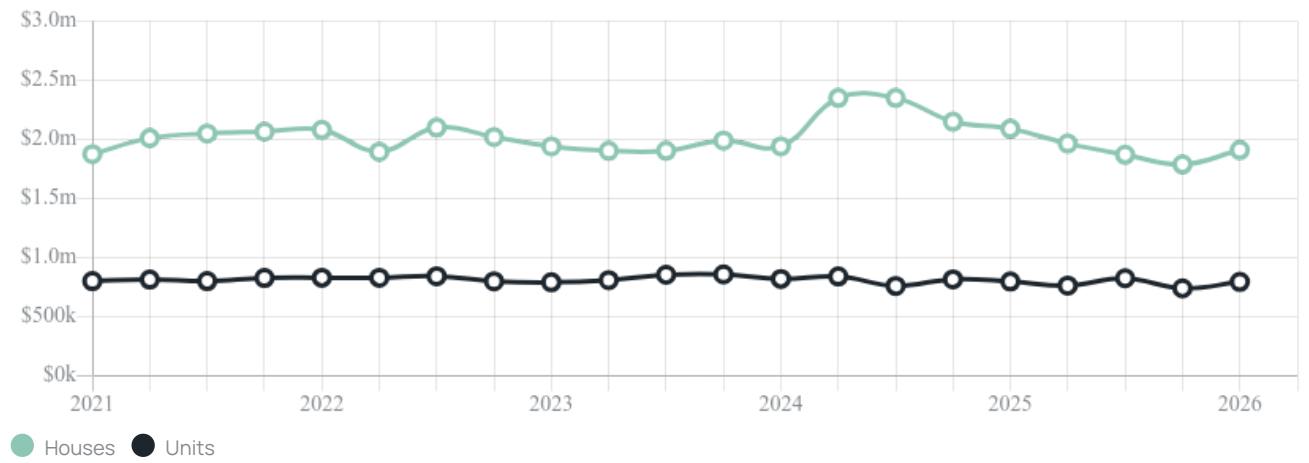
Median

\$795k

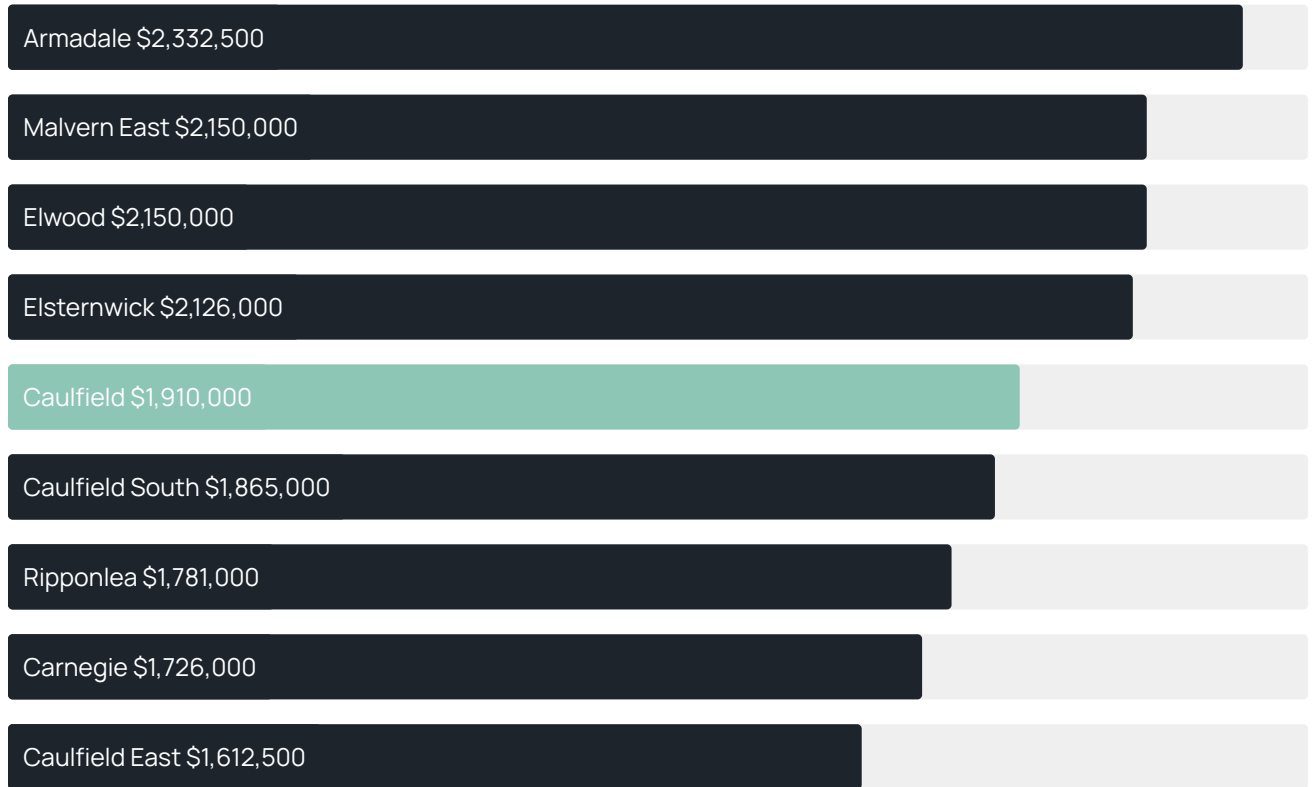
Quarterly price change

7.43% ↑

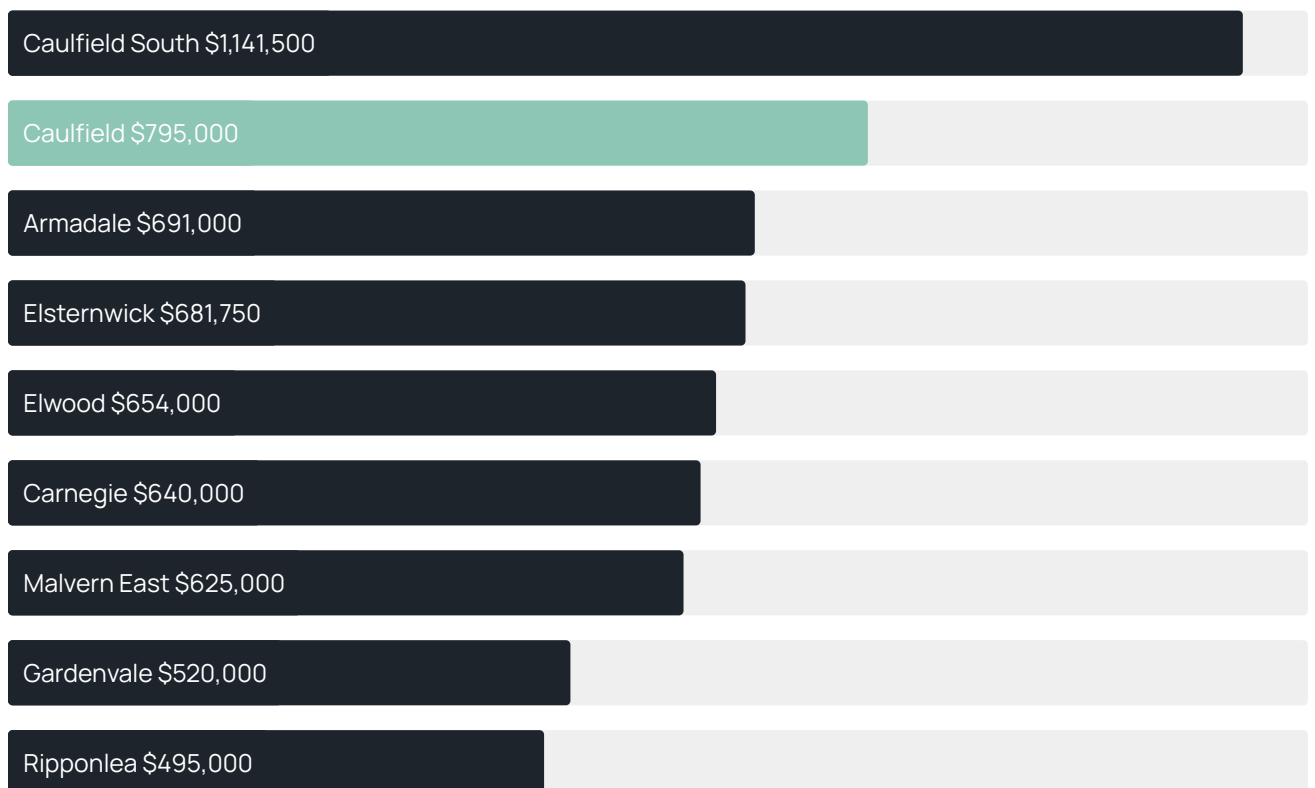
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 54%
● Private 46%

Auction clearance rate³

95%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

\$1,075 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
 4/169-171 Bambra Rd Caulfield	2	Flat/Unit/Apartment	\$1,405,000	23 Apr 2026
 104/286 Hawthorn Rd Caulfield	1	Apartment	\$389,000	30 Mar 2026
 132 Murray St CAULFIELD	4	House	\$2,000,000	27 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
 8/21-23 Newlyn St Caulfield	3	Unit	\$840,000	12 Mar 2026
 1/113 Murray St Caulfield	3	Flat/Unit/Apartment	\$1,395,000	12 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 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
 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
 20/214 Kambrook Rd Caulfield	1	Strata Unit/Flat	\$310,000	09 Feb 2026
 8/156 Bambra Rd Caulfield	1	Apartment	\$375,000	04 Feb 2026
 76 Murray St Caulfield	4	House	\$1,530,000	28 Jan 2026
 1/24 Newlyn St Caulfield	3	Flat/Unit/Apartment	\$1,400,000	22 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 303/687 Glen Huntly Rd Caulfield	2	Apartment	\$685,000	16 Jan 2026
 119 Bambra Rd Caulfield	4	House	\$2,300,000	21 Dec 2025
 4/1011 Glen Huntly Rd Caulfield	2	Strata Unit/Flat	\$535,000	20 Dec 2025
 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
 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



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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 01/05/2026

- 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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