Caulfield

Suburb Report

Your connection to property insights

JellisCraig

CAULFIELD SUBURB REPORT

Median house price

Median[1]

$1.90m

Monthly median price change[2]

-2.06% ↓

Median unit price

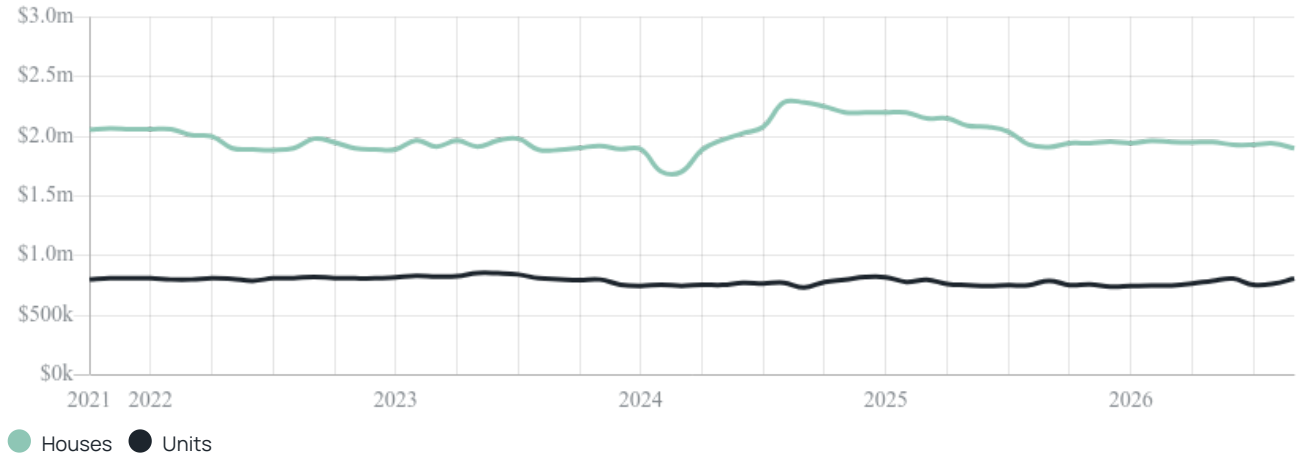
Median[1]

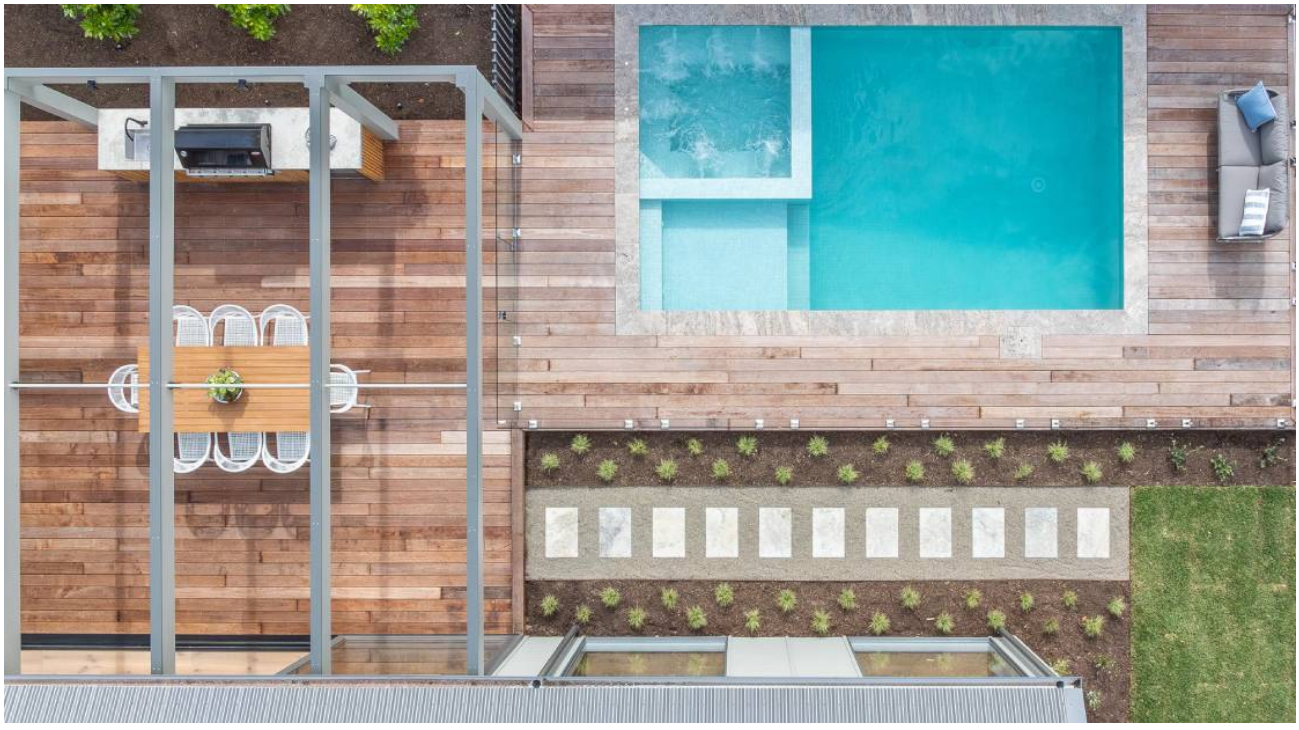
$808k

Monthly median price change[2]

5.56% ↑

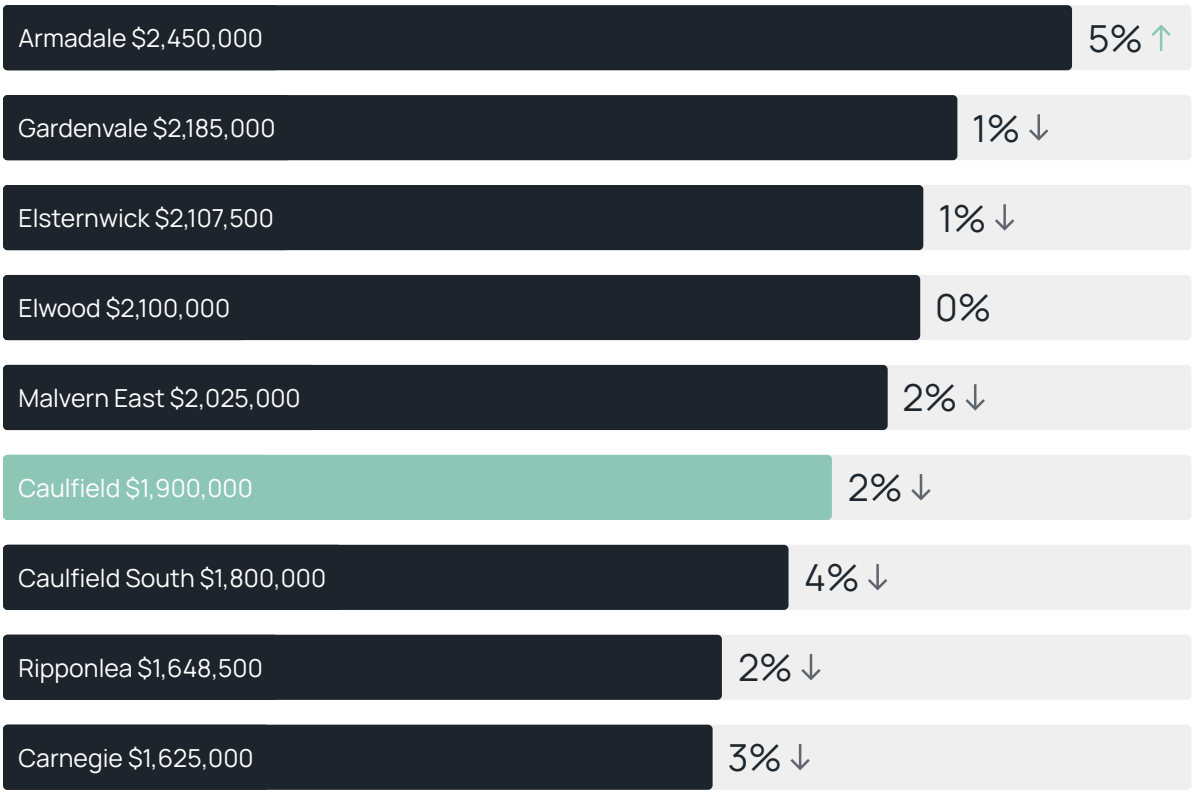
Caulfield monthly median property prices[3]



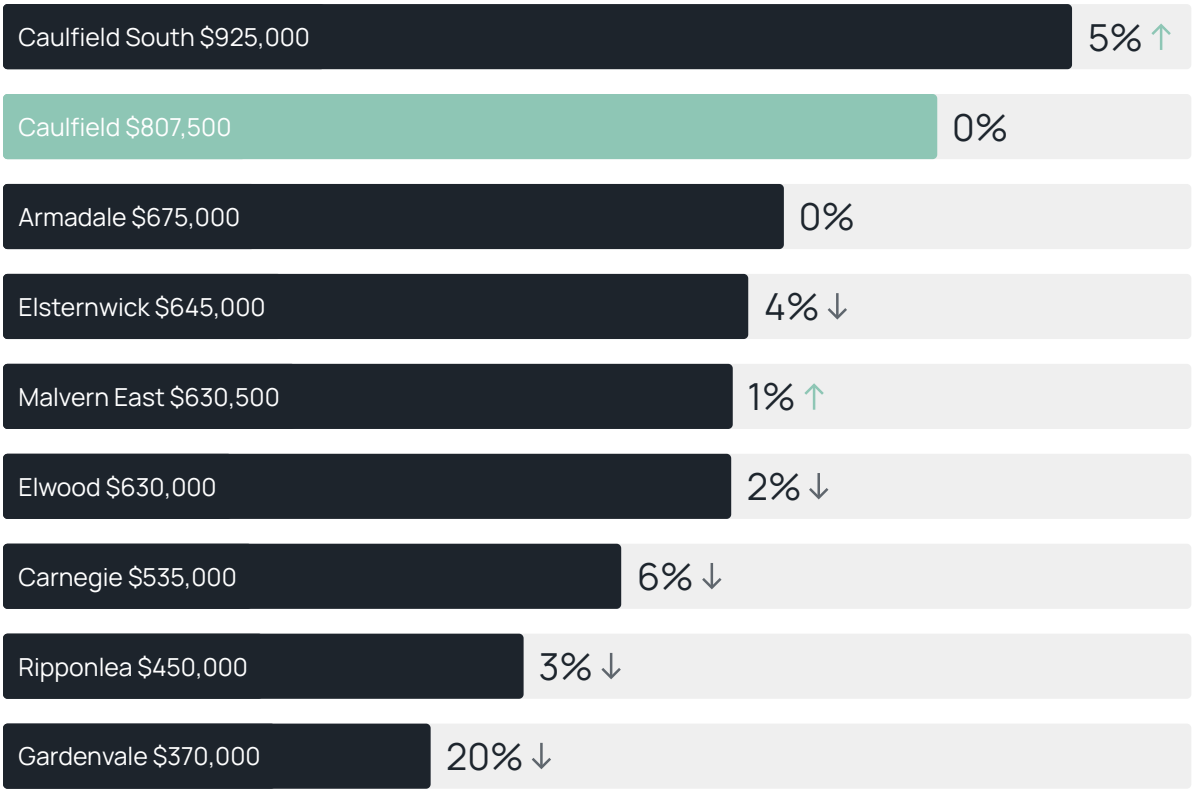


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]

Auction clearance rate[4]

66%

Median days on market[5]

House	Unit
27 days	27 days

Average hold period[1]

House	Unit
18.1 years	15.5 years

Insights

Dwelling type[7]

Ownership[7]

Population[7]

5,748

Population growth[7]

2.73%

Median age[7]

42 years

Median household size[7]

2.4 people

Median asking rent per week[1]

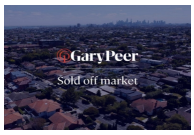
House	Unit
$850	$628

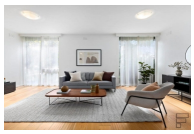
Rental yield[8]

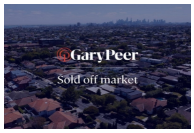
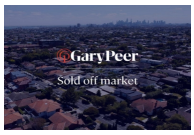
House	Unit
3.06%	4.48%

Recent Caulfield sales[5]

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**

	Address	Bedrooms	Type	Price	Sold
	2/39 Snowdon Avenue Caulfield	3	Townhouse	$1,225,000	28 Oct 2026
	4/305 Hawthorn Road Caulfield	2	Unit	$823,000	25 Oct 2026
	5/3-5 Newlyn Street Caulfield	3	Townhouse	$975,000	17 Oct 2026
	2/3-5 Newlyn Street Caulfield	3	Townhouse	$1,165,000	14 Oct 2026
	12B Webb Street Caulfield	2	Unit	$1,353,000	11 Oct 2026
	28 Pyne Street Caulfield	4	House	$1,870,000	11 Oct 2026
	5/16 Newlyn Street Caulfield	1	Apartment	$350,000	01 Oct 2026
	2/283 Hawthorn Road Caulfield	2	Townhouse	$800,000	24 Sep 2026
	305/681 Glen Huntly Road Caulfield	2	Apartment	Undisclosed	22 Sep 2026
	101/687 Glen Huntly Road Caulfield	2	Apartment	$547,000	18 Sep 2026

Address	Bedrooms	Type	Price	Sold
102/751 Glen Huntly Road Caulfield	3	Apartment	Undisclosed	13 Sep 2026
 1/44 Snowdon Avenue Caulfield	3	Unit	Undisclosed	08 Sep 2026
3/15 Hartley Avenue Caulfield	2	Unit	Undisclosed	02 Sep 2026
9A Hartley Avenue Caulfield	3	Unit	Undisclosed	31 Aug 2026
41 Masters Street Caulfield	4	House	Undisclosed	30 Aug 2026
6/3-5 Newlyn Street Caulfield	3	Townhouse	Undisclosed	30 Aug 2026
10/123-125 Murray Street Caulfield	2	Apartment	Undisclosed	28 Aug 2026
2/18 Lockhart Street Caulfield	2	House	Undisclosed	27 Aug 2026
3 Lamellah Street Caulfield	4	House	Undisclosed	23 Aug 2026
2/15 Bramerton Road Caulfield	3	Unit	Undisclosed	23 Aug 2026

Address	Bedrooms	Type	Price	Sold
2/32 Marriott Street Caulfield	3	Unit	$1,300,000	22 Aug 2026
105/687 Glen Huntly Road Caulfield	1	Apartment	Undisclosed	14 Aug 2026
 7/16 Newlyn Street Caulfield	1	Apartment	$330,000	13 Aug 2026
1/1015 Glen Huntly Road Caulfield	2	Apartment	Undisclosed	31 Jul 2026
12 Lockhart Street Caulfield	4	House	Undisclosed	26 Jul 2026
 9/17 Masters Street Caulfield	1	Apartment	$410,000	23 Jul 2026
4/2 Ash Grove Caulfield	2	Apartment	$542,000	08 Jul 2026
8/17-19 Newlyn Street Caulfield	2	Unit	$785,000	07 Jul 2026
10A Miriam Street Caulfield	4	Townhouse	$1,700,000	06 Jul 2026
1/302 Hawthorn Road Caulfield	2	Townhouse	$935,000	03 Jul 2026

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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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