



Caulfield

Suburb Report



Your connection to property insights



JellisCraig

CAULFIELD SUBURB REPORT

Median house price¹

Median

\$1.93m

Quarterly price change

0.78% ↑

Median unit price¹

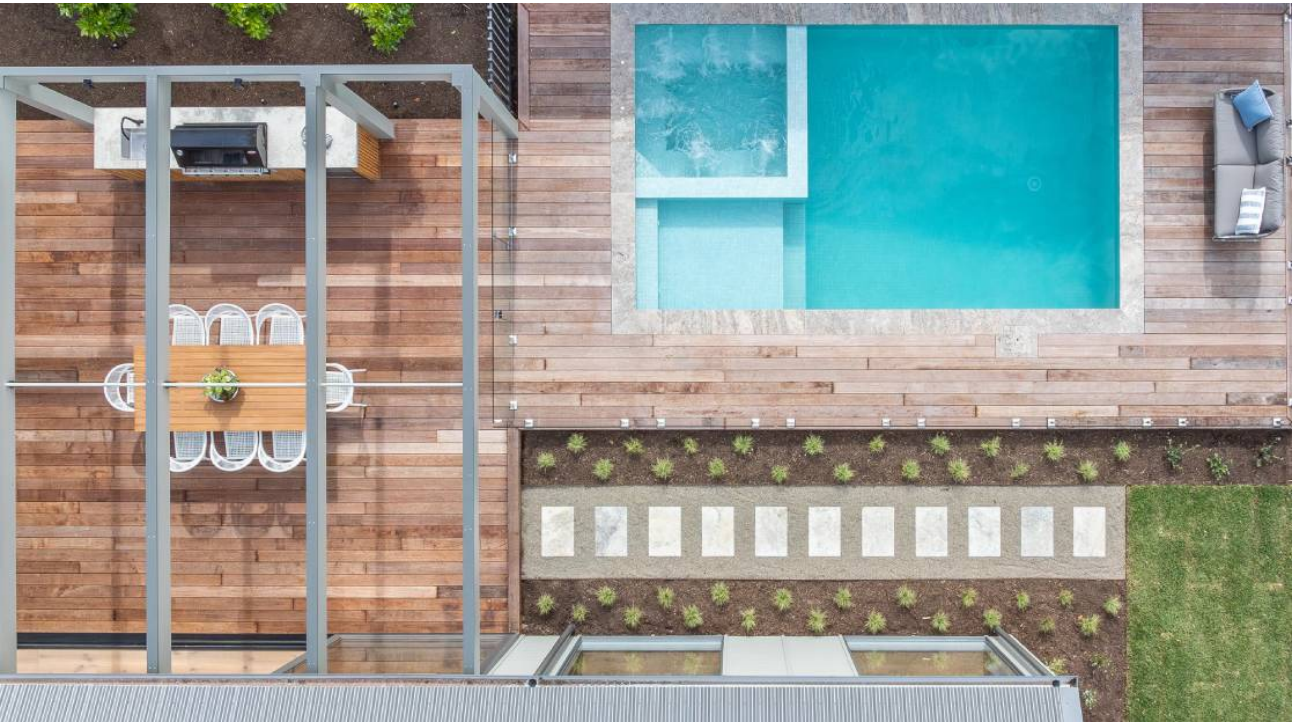
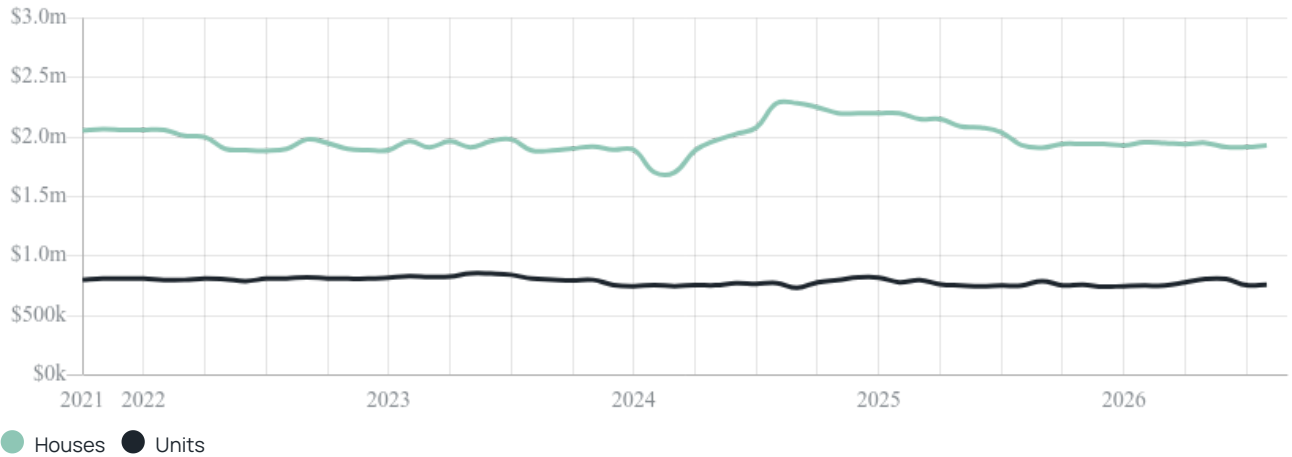
Median

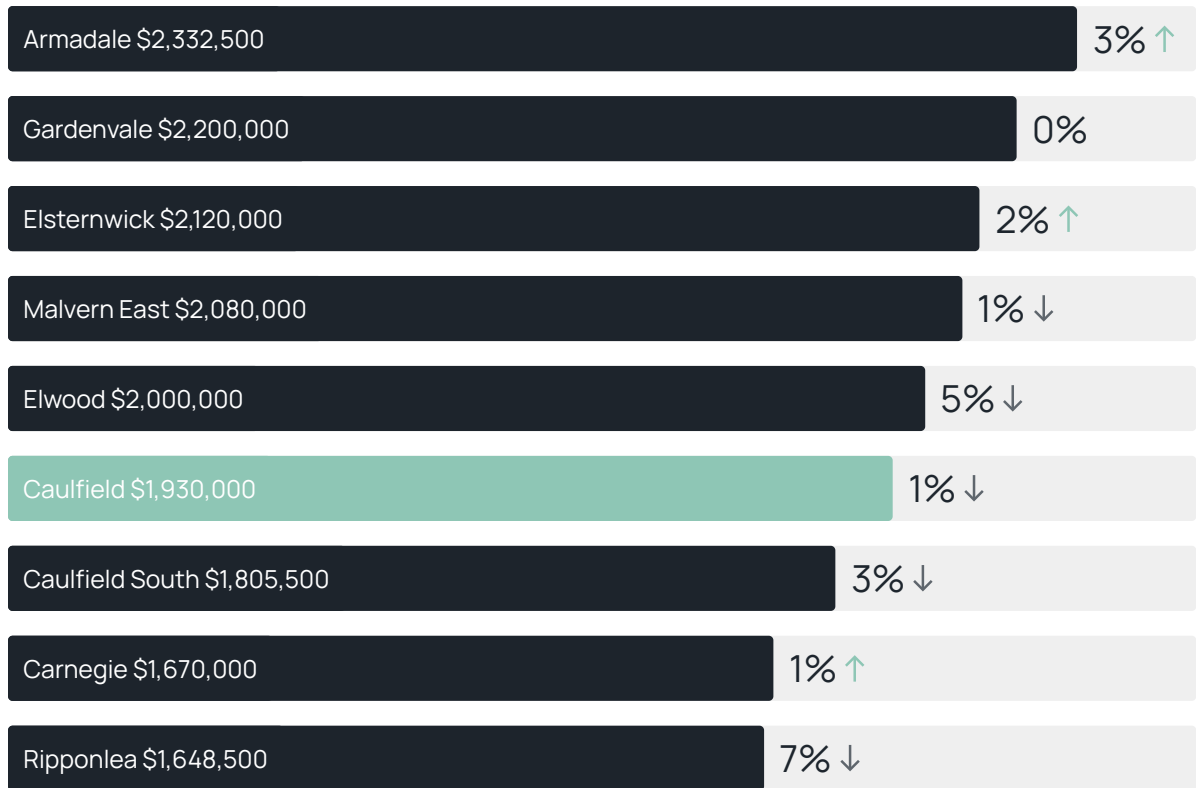
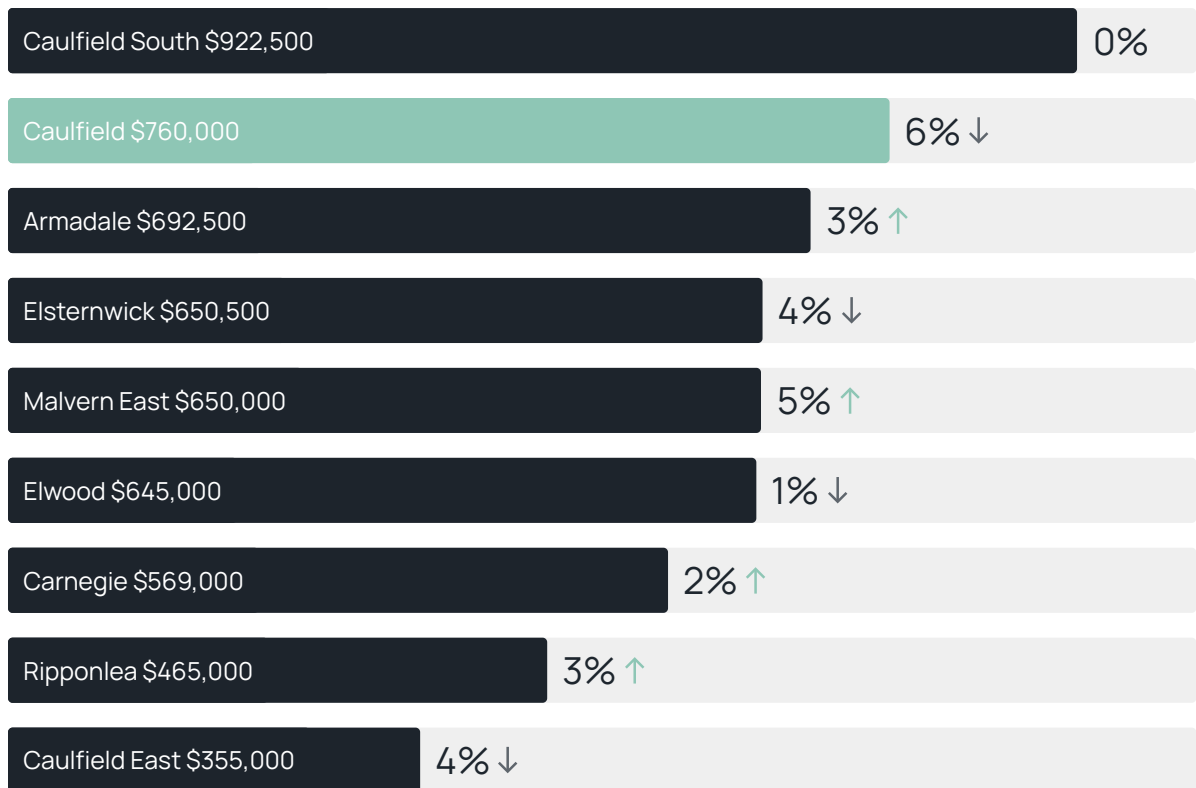
\$760k

Quarterly price change

0.66% ↑

Caulfield quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 58%
● Private 42%

Auction clearance rate³

68.42%

Median days on market³

House

Unit

27 days

27 days

Average hold period¹

House

Unit

17.5 years

15.4 years

Dwelling type⁵

● Houses 65% ● Units 35%

Ownership⁵

● Owned outright 39% ● Mortgaged 29% ● Rented 33%

Population⁵

5,748

Median asking rent per week¹

Unit

\$850

\$625

Population growth⁵

2.73%

Rental yield¹

House

Unit

3.11%

4.5%

Median age⁵

42 years

Median household size⁵

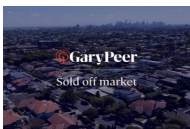
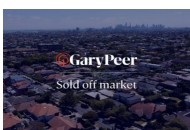
2.4 people

Recent Caulfield sales²

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
 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
 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

CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

CAULFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	03 Jul 2026
 3B Daniell Crescent Caulfield	4	Townhouse	\$1,650,000	02 Jul 2026
 12A Snowdon Avenue Caulfield	4	Unit	Undisclosed	28 Jun 2026
 300 Kooyong Road Caulfield	3	House	\$1,110,000	24 Jun 2026
 220 Kooyong Road Caulfield	3	House	Undisclosed	18 Jun 2026
 170 Kambrook Road Caulfield	3	House	\$1,405,000	02 Jun 2026
 281 Hawthorn Road Caulfield	0	Residential_land	Undisclosed	01 Jun 2026
 1B/212 Kambrook Road Caulfield	2	Unit	Undisclosed	31 May 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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