



Dion Besser

Suburb profile report Caulfield North



Caulfield North, postcode 3161 has seen prices increase steadily during the December 2019 quarter. We have seen most of this growth come from the sale of houses and land which is due to banks easing up on lending and low levels of stock. Units prices have remained relatively flat since 2015. We expect stock to remain low over the next 12 months with demand continuing to remain strong.

Recent sales and auction results

Address	Property	Price
22 Alma Road	House	\$2,350,000
401/8 Bond Street	Unit	\$475,000
7/11 Bond Street	Unit	\$485,000
16 Hawthorn Road	House	\$3,030,000
7/635 Inkerman Road	House	\$950,000
2/663 Inkerman Road	Unit	\$736,000
22 Kelburn Street	House	\$2,410,000

Address	Property	Price
5/51 Khartoum Street	Unit	\$685,000
4/33 Narong Road	Unit	\$898,000
7/101-103 Orrong Crescent	Unit	\$595,000
5/13 Wanda Road	Unit	\$655,000
116/1 Wilks Street	Unit	\$800,000
18/3 Wilks Street	Unit	\$1,200,000
3/12 Wyuna Road	Unit	\$660,000



Houses Sales data

Median sale price	Quarterly price change
\$2.86M	27.2%
Metro Melbourne	Metro Melbourne
\$860k	3.7%



Units Sales data

Median sale price	Quarterly price change
\$660k	-1.6%
Metro Melbourne	Metro Melbourne
\$639k	3.8%

Median price by bedrooms	Suburb	Metro
2 bedrooms	n/a	\$861,000
3 bedrooms	\$1,750,000	\$730,000
4 bedrooms	\$2,396,000	\$865,000

Median price by bedrooms	Suburb	Metro
1 bedroom	\$360,500	\$365,000
2 bedrooms	\$627,500	\$573,400
3 bedrooms	\$1,070,000	\$767,000

Insight (houses & units)	Suburb	Metro
Days on market	35	34

Rental data

Median rent	Rental yield
\$690	1.6%
Metro Melbourne	Metro Melbourne
\$460	2.9%

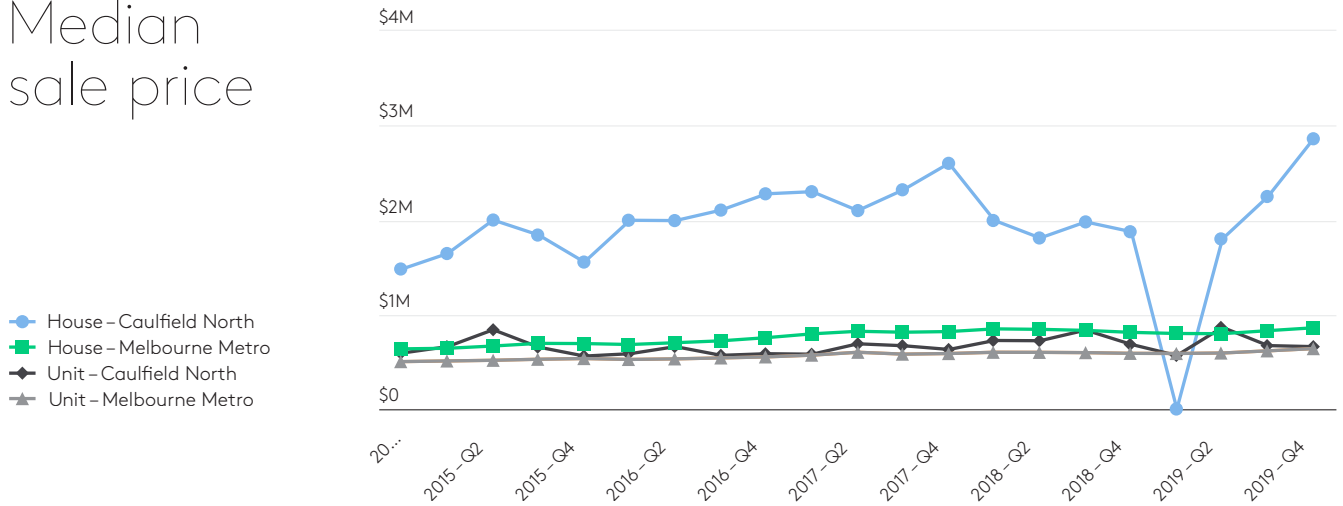
Rental data

Median rent	Rental yield
\$450	3.4%
Metro Melbourne	Metro Melbourne
\$430	3.7%

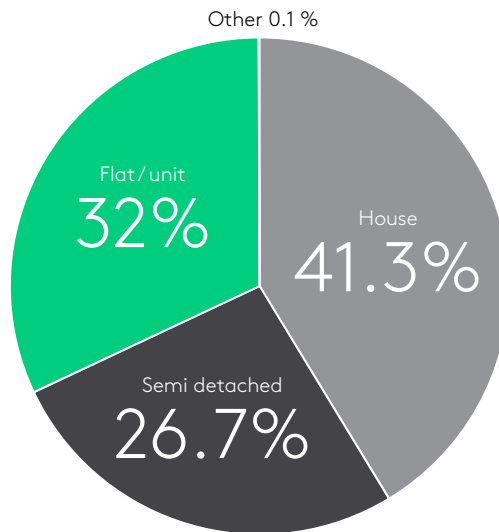
Median rent by bedrooms	Suburb	Metro
2 bedrooms	\$520	\$500
3 bedrooms	\$700	\$430
4 bedrooms	\$925	\$480

Median rent by bedrooms	Suburb	Metro
1 bedroom	\$330	\$370
2 bedrooms	\$475	\$450
3 bedrooms	\$650	\$530

Median sale price



Dwelling types



Rent vs. own

