



Dion Besser

Suburb profile report Caulfield South



Caulfield South, postcode 3162 has seen prices increase steadily during the December 2019 quarter. The strongest growth has been from the sale housing market which is due to banks easing up on lending and low levels of stock. We expect stock to remain low over the next year with demand continuing to remain strong.

Recent sales and auction results

Address	Property	Price
1A Almond Street	House	\$955,000
238 Bambra Road	House	\$1,670,000
57 Burrindi Road	House	\$2,181,000
28 Cedar Street	House	\$1,100.00
670 Glen Huntly Road	Commercial	\$667,500
670 Glen Huntly Road	Commercial	\$625,000

Address	Property	Price
108/670 Glen Huntly Road	Unit	\$667,500
201/888 Glen Huntly Road	Unit	\$550,000
65 Ludbrook Avenue	House	\$1,605,000
34 Moore Street	House	\$1,720,000
27 Narrawong Road	House	\$1,750,000
107/2A Royal Parade	Unit	\$667,500

Houses Sales data

Median sale price \$1.71M Metro Melbourne \$860k	Quarterly price change 37.2% Metro Melbourne 3.7%
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Median price by bedrooms	Suburb	Metro
2 bedrooms	\$955,000	\$861,000
3 bedrooms	\$1,362,000	\$730,000
4 bedrooms	\$1,560,000	\$865,000

Units Sales data

Median sale price \$1.18M Metro Melbourne \$639k	Quarterly price change -15.8% Metro Melbourne 3.8%
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Median price by bedrooms	Suburb	Metro
1 bedroom	n/a	\$365,000
2 bedrooms	\$606,000	\$573,400
3 bedrooms	\$952,500	\$767,000

Insight (houses & units)	Suburb	Metro
Days on market	33	34

Rental data

Median rent \$598 Metro Melbourne \$460	Rental yield 2.1% Metro Melbourne 2.9%
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Median rent by bedrooms	Suburb	Metro
2 bedrooms	\$498	\$500
3 bedrooms	\$650	\$430
4 bedrooms	\$845	\$480

Rental data

Median rent \$445 Metro Melbourne \$430	Rental yield 2.8% Metro Melbourne 3.7%
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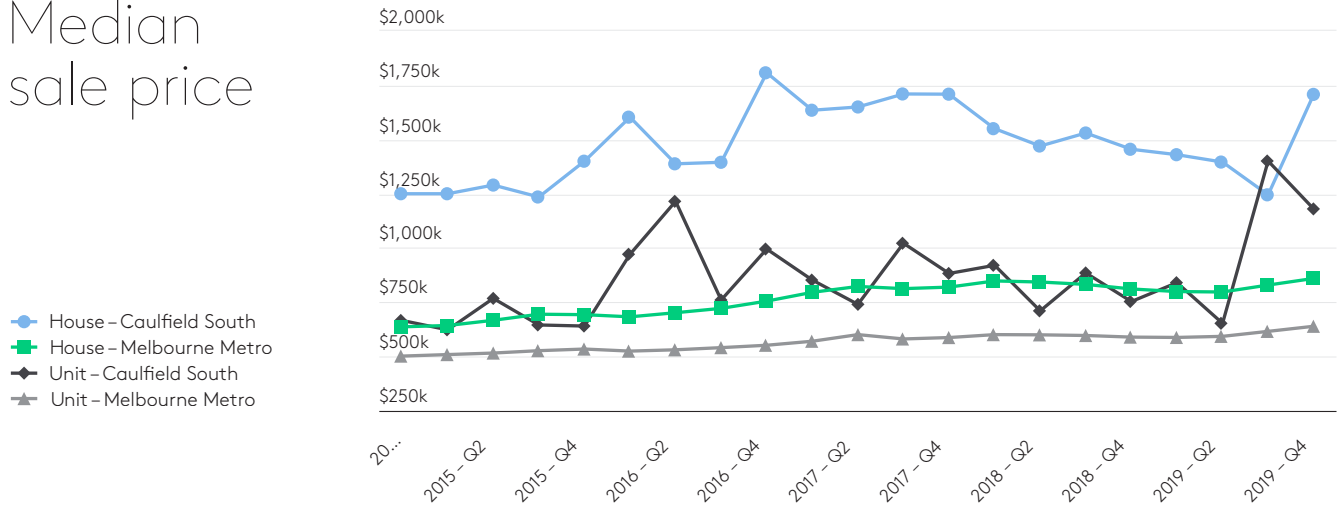
Median rent by bedrooms	Suburb	Metro
1 bedroom	\$340	\$370
2 bedrooms	\$430	\$450
3 bedrooms	\$625	\$530

Suburb profile report

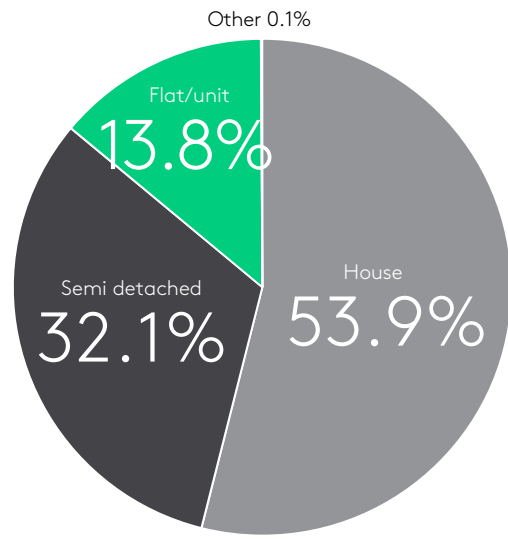
Caulfield South



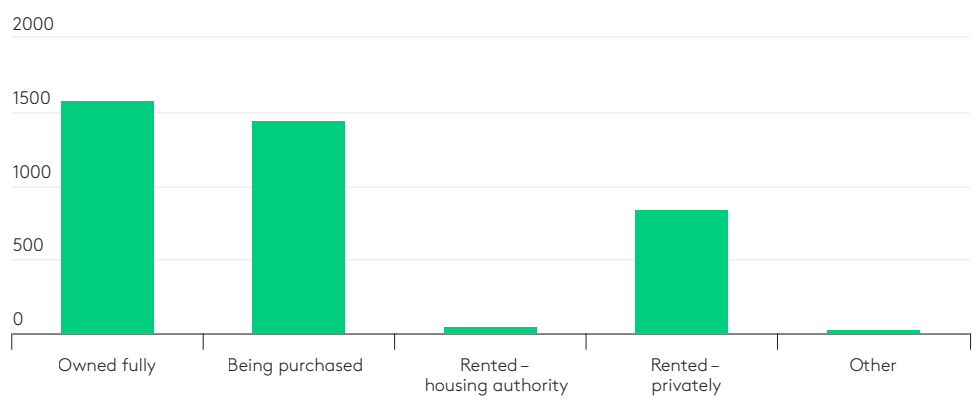
Median sale price



Dwelling types



Rent vs. own



Data supplied by reiv.com.au

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Postcode
3162