

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.63m

Quarterly Price Change

-1.12% ↓

Median Unit Price*

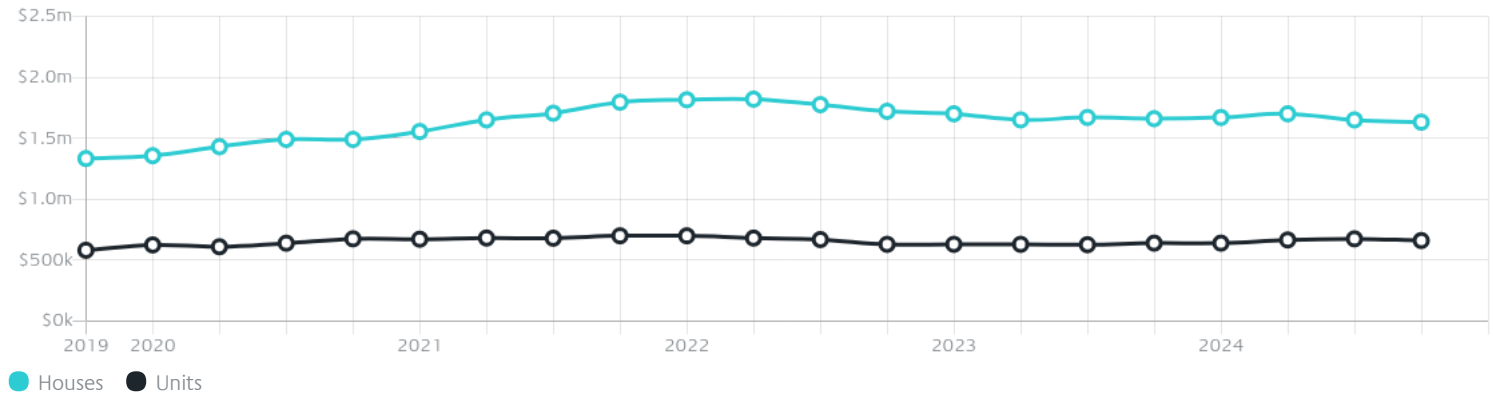
Median

\$661k

Quarterly Price Change

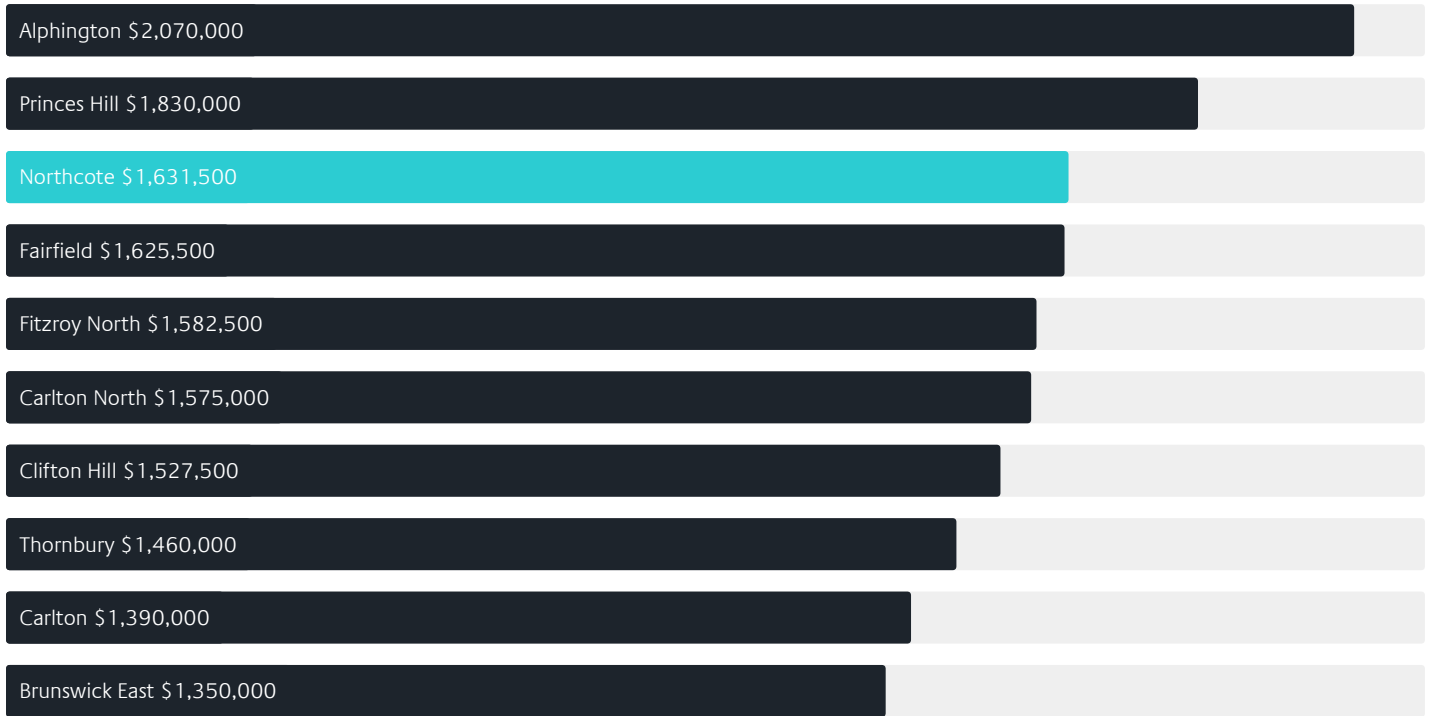
-2.07% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 50%
● Private 50%

Auction Clearance Rate*

86.21%

Median Days on Market^

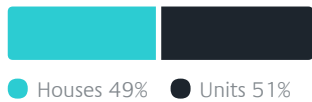
24 days

Average Hold Period*

6.8 years

Insights

Dwelling Type^



● Houses 49% ● Units 51%

Ownership^



● Owned Outright 33% ● Mortgaged 33% ● Rented 34%

Population^

25,276

Median Asking Rent per week*

\$765

Population Growth^

2.91%

Rental Yield*

2.45%

Median Age^













37 years

Median Household Size^










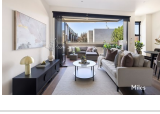
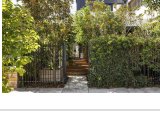

2.3 people

Sold Properties~









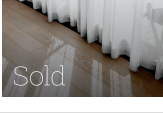



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 67 Clarke St Northcote	2	House	\$1,405,000	29 Mar 2025
 4/22-24 Thomson St Northcote	2	Apartment	\$670,000	29 Mar 2025
 9/412 High St Northcote	2	Apartment	\$750,000	27 Mar 2025
 26 Gladstone Av Northcote	3	House	\$2,205,000	27 Mar 2025
 302C/168 Victoria Rd Northcote	2	Apartment	\$468,750	24 Mar 2025
 10/52 Westgarth St Northcote	3	Townhouse	\$965,000	22 Mar 2025
 18 Gladstone Av Northcote	2	House	\$1,280,000	22 Mar 2025
 26 Leonard St Northcote	3	House	\$1,778,000	22 Mar 2025
 8/177-179 Westgarth St Northcote	2	Unit	\$862,000	22 Mar 2025
 3/4 Mccracken Av Northcote	2	Unit	\$570,000	21 Mar 2025
 26 Hayes St Northcote	4	House	\$1,730,000	21 Mar 2025
 23 Gladstone Av Northcote	3	House	\$1,560,000	20 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16/200 Westgarth St Northcote	2	Apartment	\$531,500	19 Mar 2025
 2/20 Westgarth St Northcote	2	Apartment	\$700,000	18 Mar 2025
 11/261-265 Heidelberg Rd Northcote	2	Apartment	\$570,000	17 Mar 2025
 175 Victoria Rd Northcote	2	House	\$1,211,000	15 Mar 2025
 8/111 Beaconsfield Pde Northcote	2	Apartment	\$650,000	11 Mar 2025
 14/55 Gadd St Northcote	2	Townhouse	\$760,000	08 Mar 2025
 10/69 Bent St Northcote	3	Apartment	\$330,000	08 Mar 2025
 8/239 St Georges Rd Northcote	1	Apartment	\$400,000	07 Mar 2025
 101/114 Helen St Northcote	2	Apartment	\$720,000	07 Mar 2025
 4/73 Gadd St Northcote	2	Townhouse	\$700,000	06 Mar 2025
 2/4 Beavers Rd Northcote	2	Townhouse	\$868,000	05 Mar 2025
 19/54 Gadd St Northcote	2	Townhouse	\$750,000	05 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 89 Jenkins St Northcote	4	House	\$2,310,000	04 Mar 2025
 35/26-36 High St Northcote	2	Apartment	\$698,000	01 Mar 2025
 86 Helen St Northcote	4	House	\$3,600,000	01 Mar 2025
 84a South Cr Northcote	2	House	\$1,015,000	01 Mar 2025
 14 Sharp St Northcote	0	House	\$3,265,000	01 Mar 2025
 26a Wales St Northcote	4	House	\$2,905,000	01 Mar 2025
 21a Victoria Rd Northcote	3	Unit	\$890,100	28 Feb 2025
 14/46 Westgarth St Northcote	3	Townhouse	\$1,026,000	27 Feb 2025
 276 Clarke St Northcote	3	House	\$1,920,000	26 Feb 2025
 77 Dennis St Northcote	3	House	\$1,400,000	26 Feb 2025
 164 Separation St Northcote	3	House	\$1,210,000	25 Feb 2025
 3/182 Westgarth St Northcote	2	House	\$990,000	22 Feb 2025



Northcote Office
427-431 High Street, Northcote
03 9403 9300

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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