

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.63m**

Quarterly Price Change

**-1.12% ↓**

## Median Unit Price\*

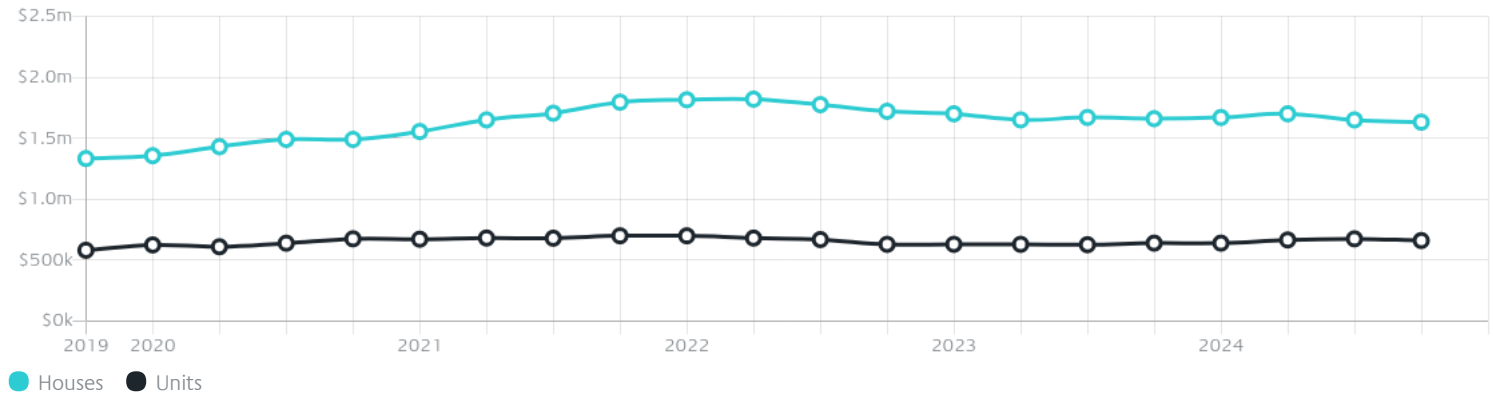
Median

**\$661k**

Quarterly Price Change

**-2.07% ↓**

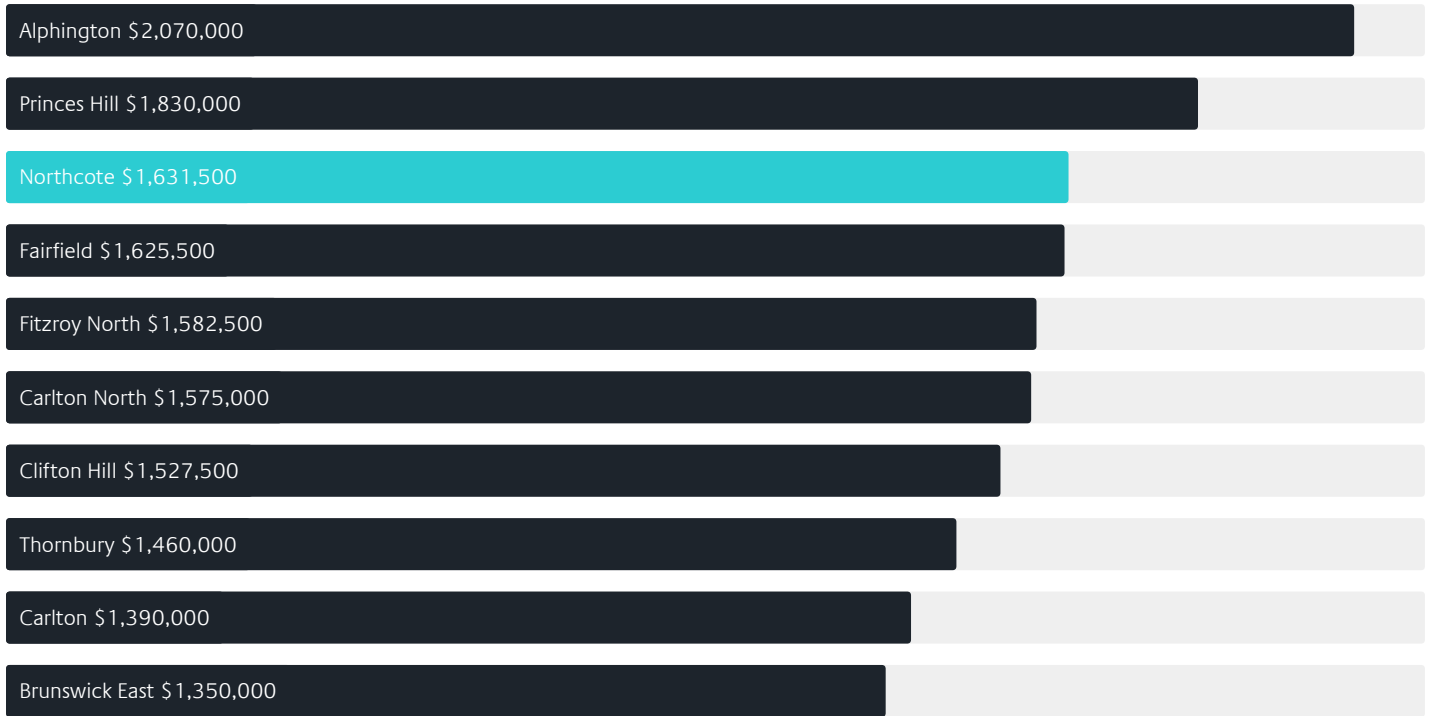
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 55%  
● Private 45%

## Auction Clearance Rate\*

83.58%

## Median Days on Market^

26 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^









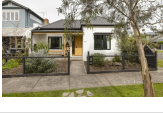
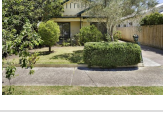


2.3 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 29/198 Beavers Rd Northcote	3	House	\$1,420,000	18 Jan 2025
 5/200 Westgarth St Northcote	1	Apartment	\$451,800	10 Jan 2025
 22 Hayes St Northcote	2	House	\$1,250,000	10 Jan 2025
 305/405 High St Northcote	4	Apartment	\$1,400,000	30 Dec 2024
 6/133 Clarke St Northcote	1	Unit	\$315,000	26 Dec 2024
 89 St Georges Rd Northcote	4	House	\$1,190,000	24 Dec 2024
 12B/168 Victoria Rd Northcote	2	Apartment	\$550,000	23 Dec 2024
 27 Howitt St Northcote	3	House	\$1,695,000	21 Dec 2024
 215/1 Bent St Northcote	1	Apartment	\$470,000	21 Dec 2024
 6/181 Westgarth St Northcote	2	Villa	\$820,000	21 Dec 2024
 3 Farnan St Northcote	3	House	\$2,250,000	20 Dec 2024
 33 Bird Av Northcote	3	House	\$1,432,000	19 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/52 Gadd St Northcote	1	Unit	\$460,000	16 Dec 2024
 2/202 Beavers Rd Northcote	3	Apartment	\$1,090,000	16 Dec 2024
 24 Dennis St Northcote	2	House	\$1,320,000	14 Dec 2024
 17 Latham St Northcote	2	House	\$1,301,000	14 Dec 2024
 15 Glanfield St Northcote	3	House	\$1,660,000	09 Dec 2024
 205 Westgarth St NORTHCOTE	4	House	\$2,130,000	09 Dec 2024
 11/157-159 Westgarth St Northcote	2	Unit	\$655,000	07 Dec 2024
 6/5 Emmaline St Northcote	2	Unit	\$600,000	05 Dec 2024
 47 Cain Av Northcote	3	House	\$1,580,000	04 Dec 2024
 11 Nash St Northcote	4	House	\$1,480,000	03 Dec 2024
 5 Urquhart St Northcote	3	House	\$1,385,000	02 Dec 2024
 110 Kellett St Northcote	3	House	\$1,650,000	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4b Johnson St Northcote	3	House	\$1,170,000	30 Nov 2024
 124a Mitchell St Northcote	3	House	\$1,380,000	30 Nov 2024
 22 Urquhart St Northcote	3	House	\$1,290,000	30 Nov 2024
 203 Bastings St Northcote	4	House	\$2,170,000	30 Nov 2024
 66c James St Northcote	3	House	\$1,670,000	30 Nov 2024
 306/550 High St Northcote	2	Apartment	\$599,000	29 Nov 2024
 3 Barry St Northcote	3	House	\$1,685,000	29 Nov 2024
 62 Beaconsfield Pde Northcote	3	House	\$1,265,000	27 Nov 2024
 111/121-125 Victoria Rd Northcote	1	Apartment	\$375,000	27 Nov 2024
 30/341 Heidelberg Rd Northcote	2	Unit	\$508,000	27 Nov 2024
 8/34 Mitchell St Northcote	2	Apartment	\$697,000	25 Nov 2024
 21 Latham St Northcote	4	House	\$2,500,000	23 Nov 2024

# Jellis Craig

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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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