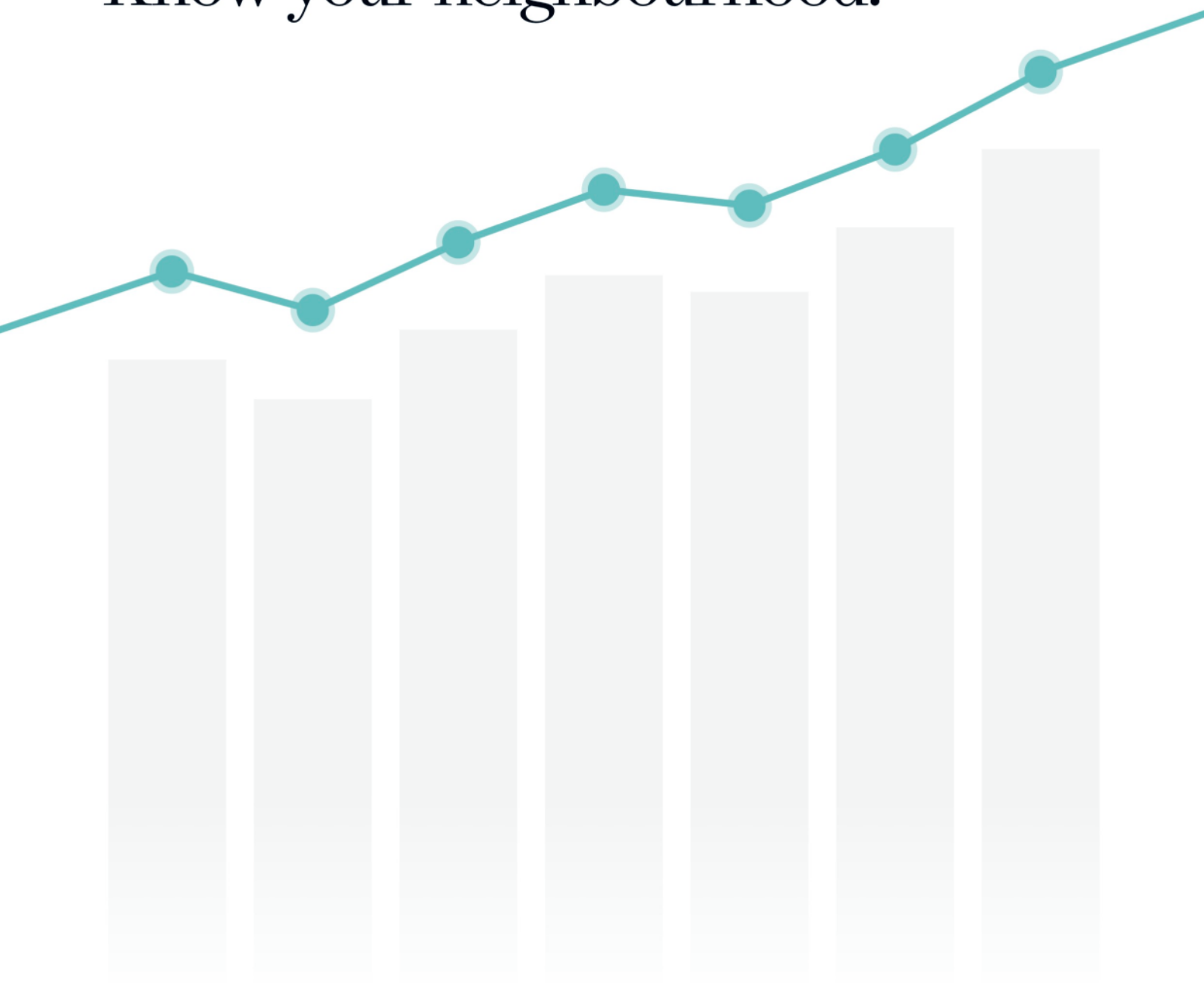


## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.61m**

Quarterly Price Change

**-2.43% ↓**

## Median Unit Price\*

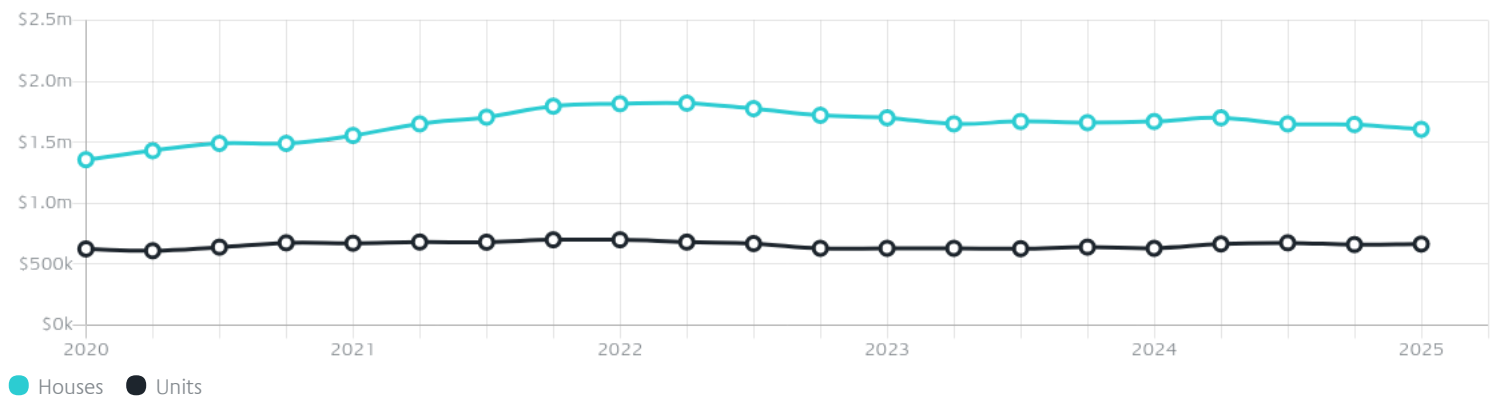
Median

**\$665k**

Quarterly Price Change

**0.60% ↑**

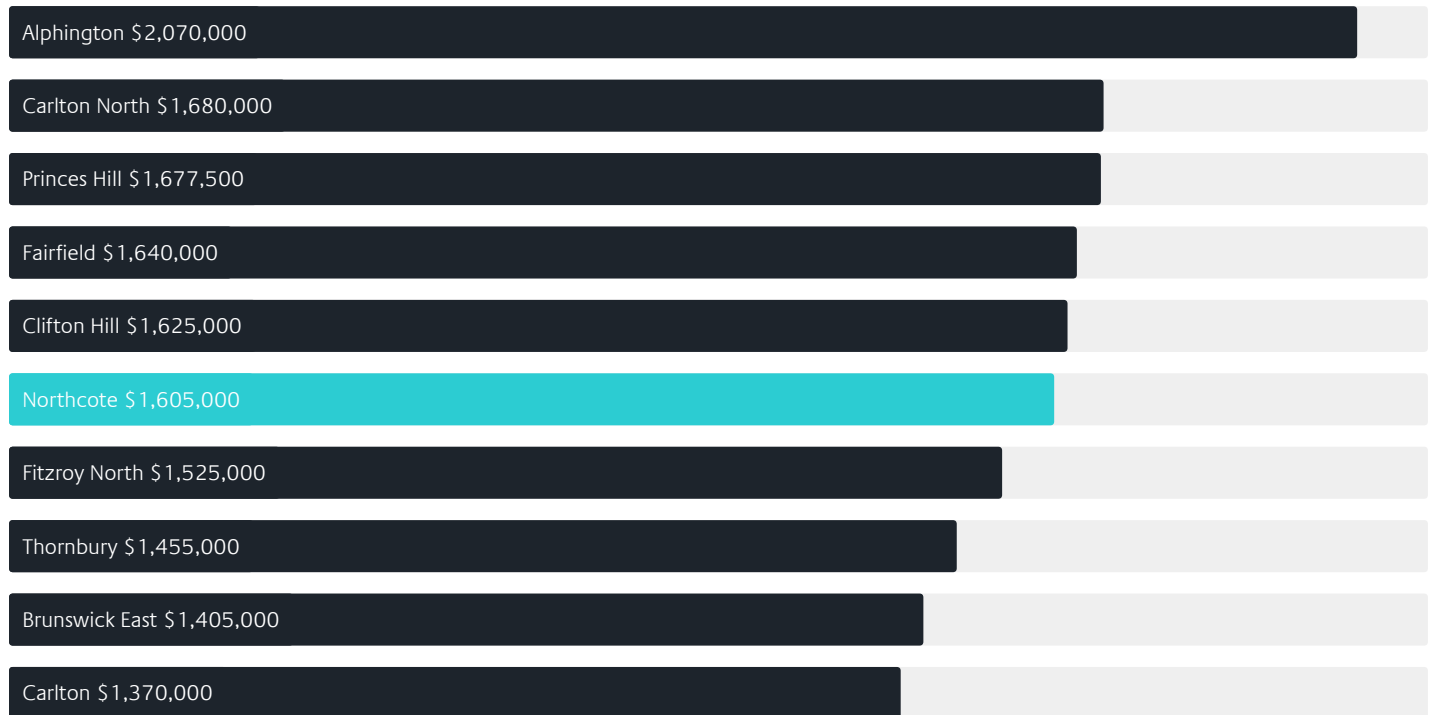
## Quarterly Price Change\*



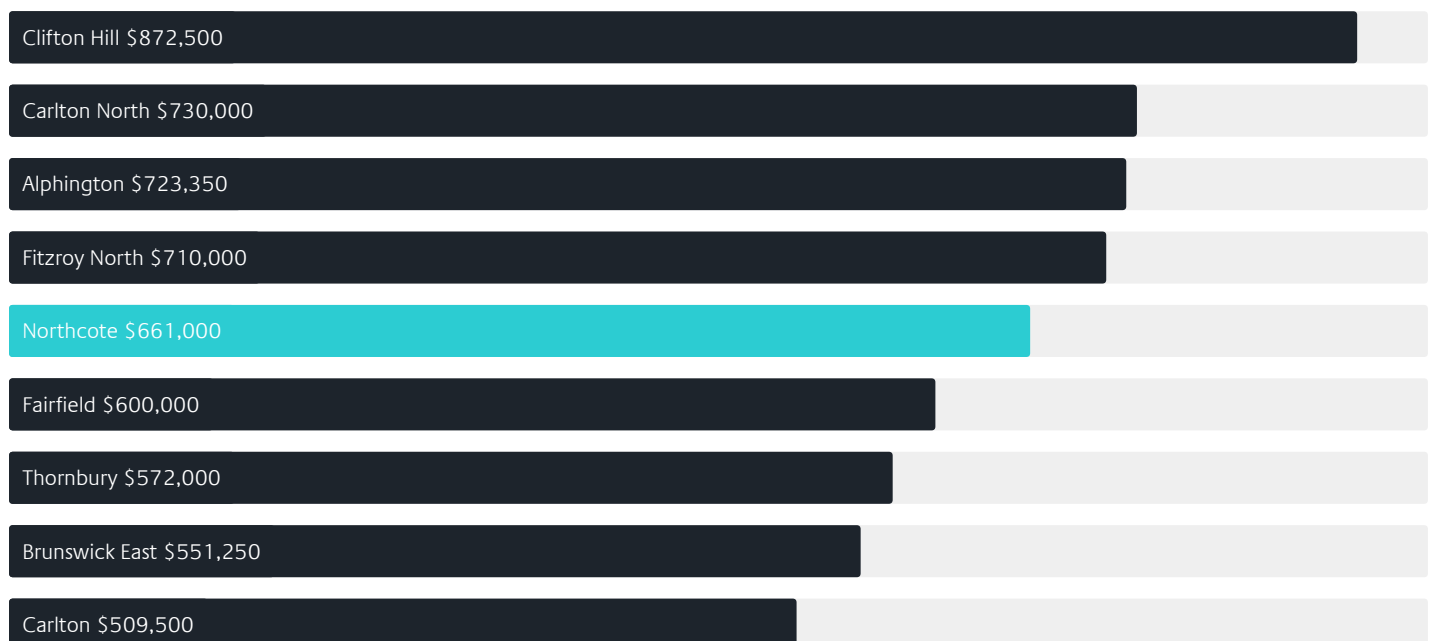
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 56%  
● Private 44%

Auction Clearance Rate<sup>\*</sup>

78.65%

Median Days on Market<sup>^</sup>

24 days

Average Hold Period<sup>\*</sup>

6.8 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 49% ● Units 51%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

25,276

Median Asking Rent per week<sup>\*</sup>

\$778

Population Growth<sup>^</sup>

2.91%

Rental Yield<sup>\*</sup>

2.45%

Median Age<sup>^</sup>









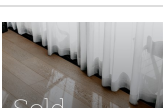


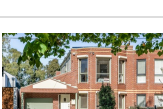
37 years

Median Household Size<sup>^</sup>













2.3 people

# Sold Properties~










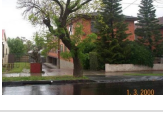
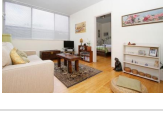

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  150 Westgarth St<br>Northcote   | 2        | House     | \$920,000   | 31 May 2025 |
|  5 Maxwell St<br>Northcote       | 4        | House     | \$2,075,000 | 31 May 2025 |
|  145 Separation St<br>Northcote  | 3        | House     | \$1,327,500 | 31 May 2025 |
|  65 Clarke St<br>Northcote       | 3        | House     | \$1,510,000 | 31 May 2025 |
|  57 Bastings St<br>Northcote   | 4        | House     | \$2,850,000 | 30 May 2025 |
|  105/2b Dennis St<br>Northcote | 2        | Apartment | \$681,000   | 28 May 2025 |
|  294 Clarke St<br>Northcote    | 2        | House     | \$1,290,000 | 27 May 2025 |
|  31 Park St<br>Northcote       | 2        | House     | \$1,240,000 | 26 May 2025 |
|  221 Mitchell St<br>Northcote  | 4        | House     | \$2,400,000 | 24 May 2025 |
|  72 Elm St<br>Northcote        | 3        | House     | \$1,775,500 | 24 May 2025 |
|  15 Henry St<br>Northcote      | 4        | House     | \$2,275,000 | 21 May 2025 |
|  14a Kellett St<br>Northcote   | 3        | House     | \$1,451,000 | 20 May 2025 |

# Sold Properties~

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  24 Mitchell St<br>Northcote            | 2        | House     | \$1,400,000 | 19 May 2025 |
|  62 Andrew St<br>Northcote              | 3        | House     | \$2,330,000 | 17 May 2025 |
|  4/9 Christmas St<br>Northcote          | 2        | Apartment | \$735,500   | 17 May 2025 |
|  19 Dally St<br>Northcote               | 3        | House     | \$1,270,000 | 17 May 2025 |
|  8 Knowles St<br>Northcote             | 4        | House     | \$3,285,000 | 17 May 2025 |
|  9/8 Short St<br>Northcote            | 2        | Apartment | \$790,000   | 14 May 2025 |
|  307/121-125 Victoria Rd<br>Northcote | 1        | Apartment | \$410,000   | 14 May 2025 |
|  4/69 Bent St<br>Northcote            | 1        | Apartment | \$429,500   | 13 May 2025 |
|  7/174A Clarke St<br>Northcote        | 2        | Apartment | \$565,000   | 13 May 2025 |
|  10/8 Short St<br>Northcote           | 2        | Apartment | \$776,000   | 09 May 2025 |
|  201/2b Dennis St<br>Northcote        | 2        | Apartment | \$740,000   | 09 May 2025 |
|  91 Arthurton Rd<br>NORTHCOTE         | 3        | House     | \$1,730,000 | 08 May 2025 |

# Sold Properties~

| Address  | Bedrooms | Type             | Price       | Sold        |
|--|----------|------------------|-------------|-------------|
|  5/22-24 Thomson St<br>Northcote     | 2        | Unit             | \$830,000   | 08 May 2025 |
|  4/57 Walker St<br>NORTHCOTE         | 2        | Unit             | \$650,000   | 07 May 2025 |
|  608/8 Breavington Way<br>Northcote  | 2        | Apartment        | \$620,000   | 05 May 2025 |
|  7/5 Emmaline St<br>NORTHCOTE        | 1        | Apartment        | \$366,050   | 05 May 2025 |
|  40/198 Beavers Rd<br>Northcote     | 3        | Townhouse        | \$1,285,000 | 03 May 2025 |
|  304/17 Robbs Pde<br>Northcote     | 2        | Apartment        | \$720,000   | 02 May 2025 |
|  8/22 Westgarth St<br>Northcote    | 1        | Apartment        | \$360,000   | 02 May 2025 |
|  7/5 Beavers Rd<br>Northcote       | 2        | Apartment        | \$800,000   | 02 May 2025 |
|  44/26-36 High St<br>Northcote     | 2        | Apartment        | \$670,000   | 01 May 2025 |
|  9/66 Waterloo Rd<br>Northcote     | 3        | Strata Unit/Flat | \$700,000   | 24 Apr 2025 |
|  11/247 Heidelberg Rd<br>Northcote | 1        | Unit             | \$275,000   | 23 Apr 2025 |
|  27/26-36 High St<br>NORTHCOTE     | 1        | Townhouse        | \$550,000   | 22 Apr 2025 |



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 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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