

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.63m

Quarterly Price Change

-1.12% ↓

Median Unit Price*

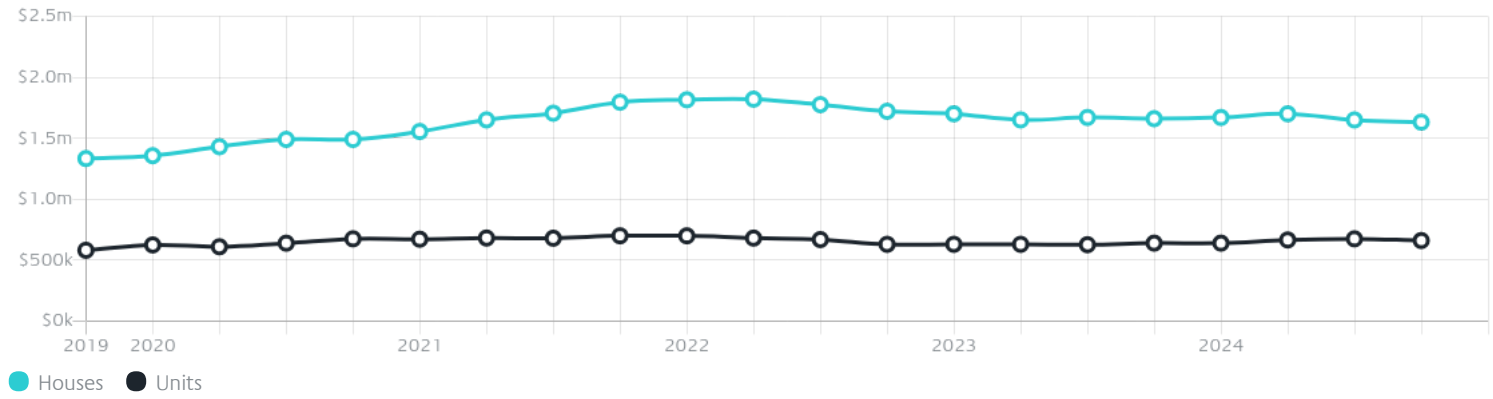
Median

\$661k

Quarterly Price Change

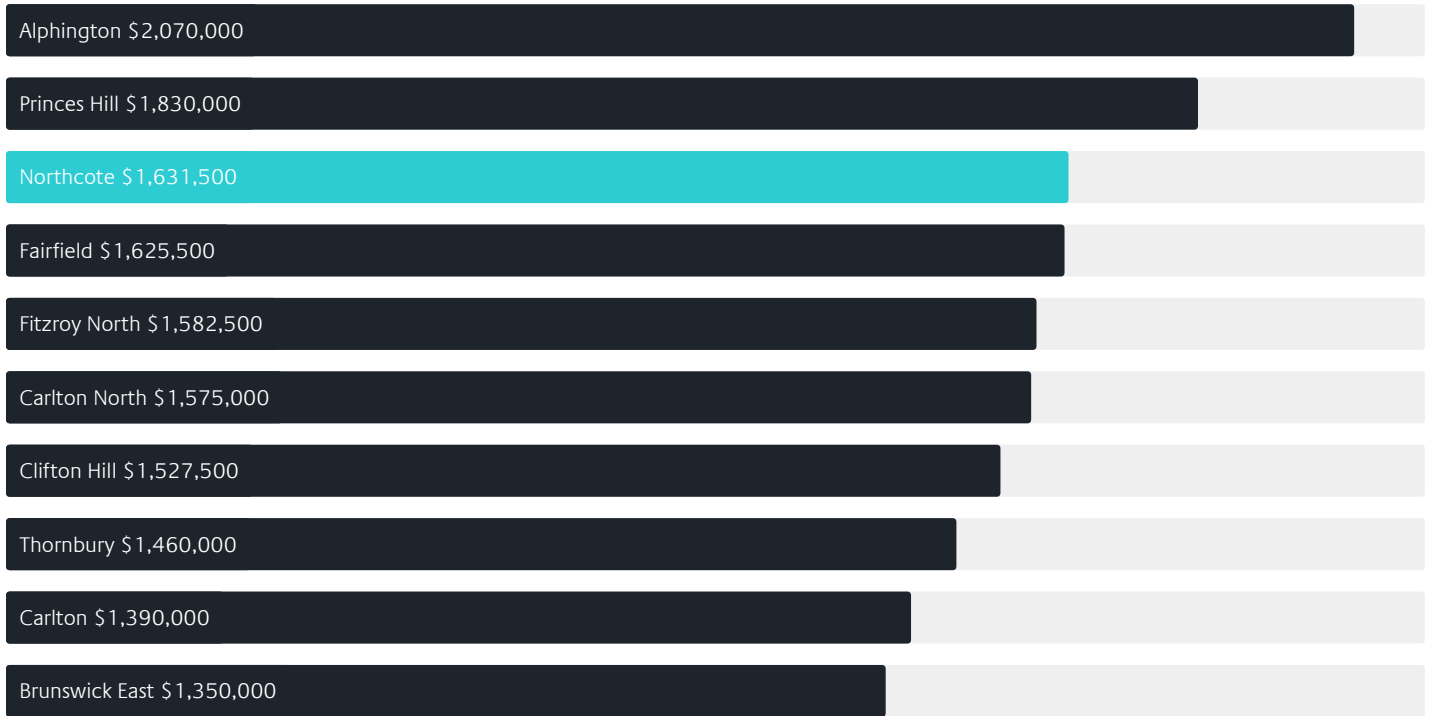
-2.07% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 46%
● Private 54%

Auction Clearance Rate*

85.71%

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^












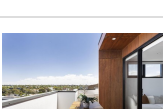
37 years

Median Household Size^













2.3 people

Sold Properties~










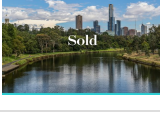


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 77 Dennis St Northcote	3	House	\$1,400,000	26 Feb 2025
 164 Separation St Northcote	3	House	\$1,210,000	25 Feb 2025
 122 Clarke St Northcote	4	House	\$1,820,000	22 Feb 2025
 3/182 Westgarth St Northcote	2	House	\$990,000	22 Feb 2025
 5/19 Glanfield St Northcote	2	Unit	\$795,000	22 Feb 2025
 18/116 Arthurton Rd Northcote	2	Unit	\$545,000	22 Feb 2025
 105 Charles St Northcote	3	House	\$1,550,000	22 Feb 2025
 1/55 Gadd St Northcote	2	Apartment	\$745,000	21 Feb 2025
 808/8 Breavington Way Northcote	2	Apartment	\$592,500	21 Feb 2025
 26 Bent St Northcote	4	House	\$1,860,000	21 Feb 2025
 2/12 Eastment St Northcote	2	Apartment	\$810,000	21 Feb 2025
 9/1a Campbell Gr Northcote	2	Townhouse	\$905,000	18 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 89 Mitchell St Northcote	3	House	\$1,750,000	17 Feb 2025
 9/414 High St Northcote	2	Apartment	\$700,000	16 Feb 2025
 31 Mclachlan St Northcote	4	House	\$1,730,000	15 Feb 2025
 49 Herbert St Northcote	3	House	\$1,655,000	15 Feb 2025
 17B/168 Victoria Rd Northcote	2	Townhouse	\$600,000	15 Feb 2025
 24 Victoria Rd Northcote	3	House	\$2,118,000	15 Feb 2025
 10/5 Emmaline St Northcote	1	Apartment	\$372,500	14 Feb 2025
 38 Gladstone Av Northcote	4	House	\$1,960,000	14 Feb 2025
 104/2-6 McCutcheon St Northcote	2	Apartment	\$711,700	13 Feb 2025
 3/239 St Georges Rd Northcote	1	Apartment	\$372,000	13 Feb 2025
 7/75 Gadd St Northcote	1	Townhouse	\$575,000	12 Feb 2025
 210/405 High St Northcote	2	Apartment	\$620,000	12 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 107/26 Merri Pde Northcote	1	Apartment	\$355,000	10 Feb 2025
 32 Stott St Northcote	4	House	\$1,375,000	08 Feb 2025
 2/197 Separation St Northcote	3	Townhouse	\$1,200,000	08 Feb 2025
 4 Wastell St Northcote	3	House	\$1,900,000	07 Feb 2025
 150 Mitchell St Northcote	3	House	\$1,570,000	06 Feb 2025
 101 / 1A Campbell Gr Northcote	2	Apartment	\$705,000	06 Feb 2025
 1 / 11 Christmas St NORTHCOTE	2	Unit	\$550,000	05 Feb 2025
 4/174a Clarke St Northcote	2	Apartment	\$560,000	03 Feb 2025
 7/412 High St Northcote	2	Apartment	\$718,000	24 Jan 2025
 117 Bastings St Northcote	3	House	\$1,100,000	24 Jan 2025
 18/200 Westgarth St Northcote	2	Strata Flat - Single OYO Flat	\$416,000	24 Jan 2025
 3/234 Victoria Rd Northcote	2	Unit	\$630,000	22 Jan 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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