

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.61m

Quarterly Price Change

-2.43% ↓

Median Unit Price*

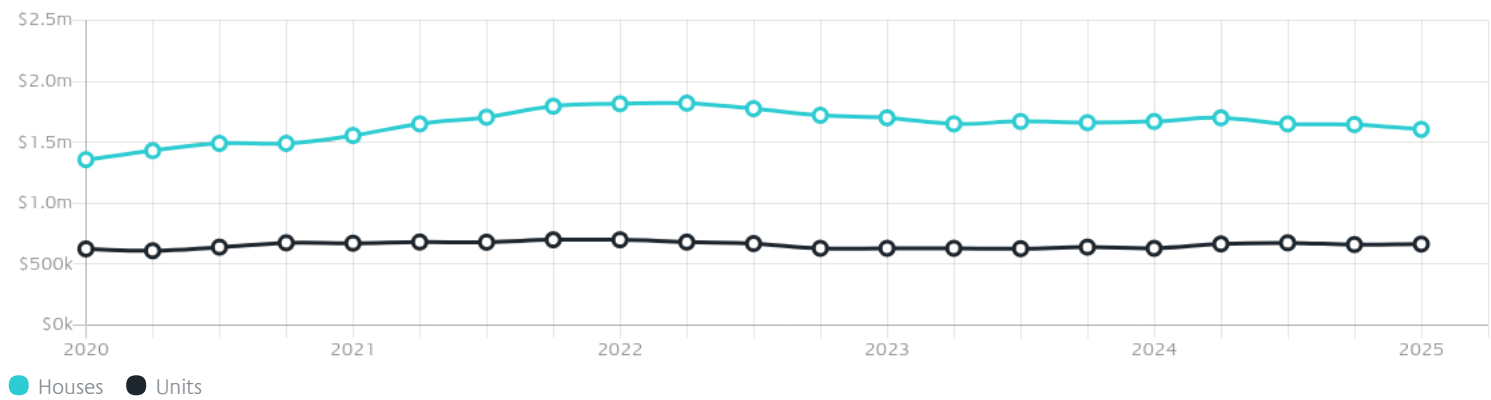
Median

\$665k

Quarterly Price Change

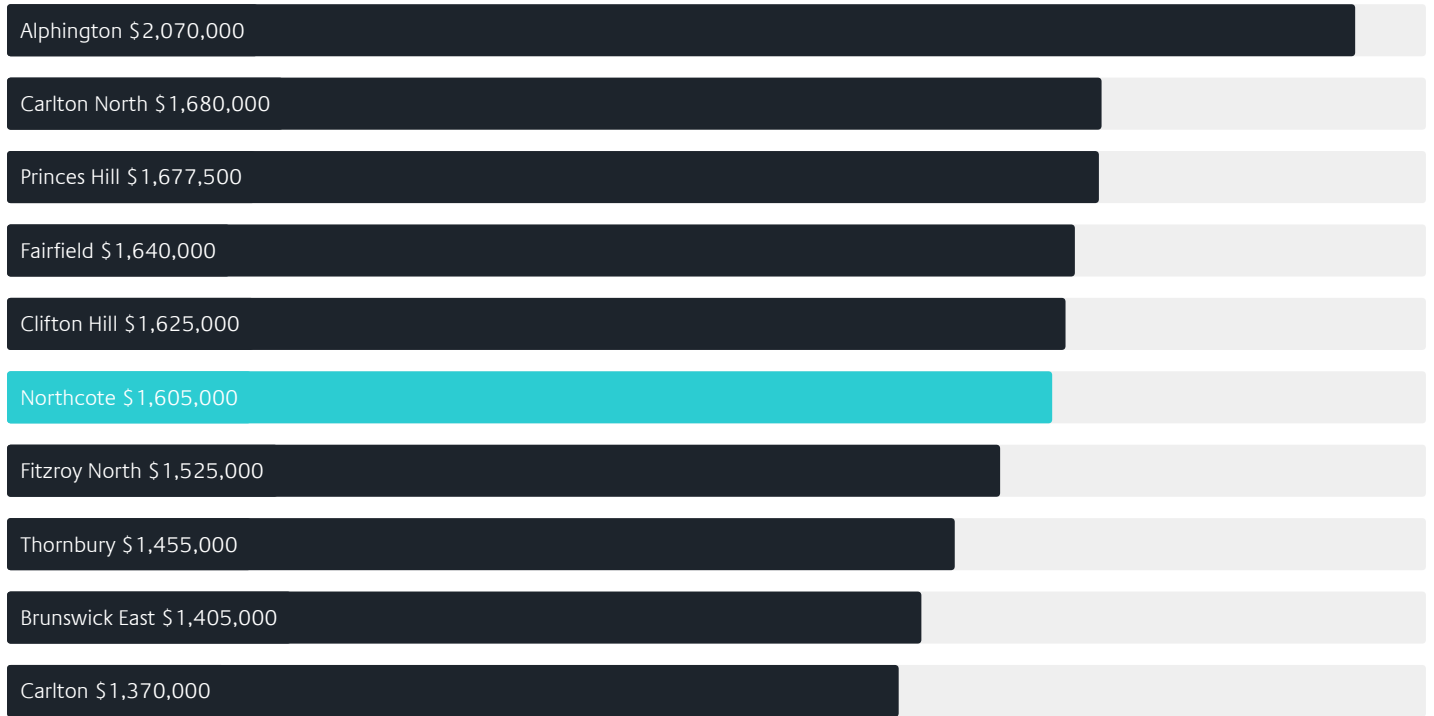
0.60% ↑

Quarterly Price Change*

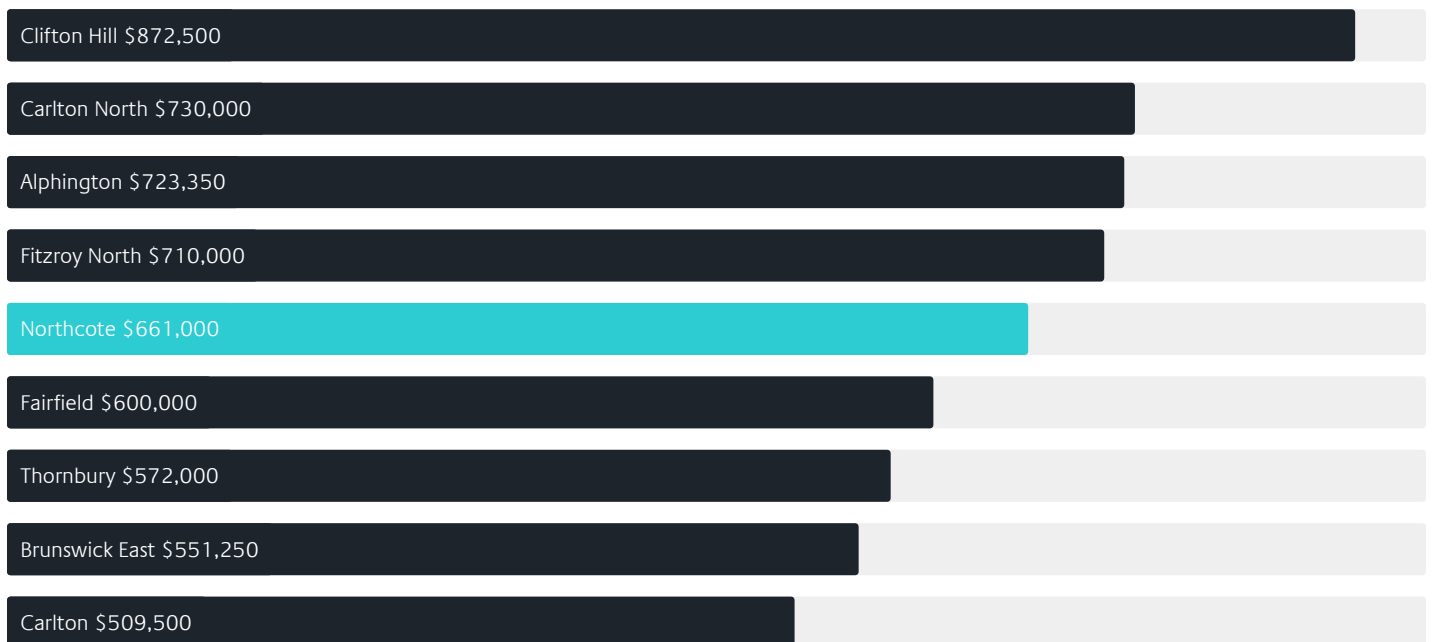


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 51%
● Private 49%

Auction Clearance Rate*

86.67%

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*

\$778

Population Growth^

2.91%

Rental Yield*

2.45%

Median Age^













37 years

Median Household Size^











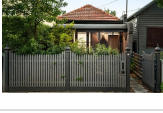

2.3 people

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
 302/114 Helen St Northcote	1	Apartment	\$410,000	22 Apr 2025
 212/332 High St Northcote	2	Apartment	\$469,000	22 Apr 2025
 36 Ross St Northcote	2	House	\$1,100,000	16 Apr 2025
 208/8 Breavington Way Northcote	2	Apartment	\$606,000	16 Apr 2025
 4/2 Johnson St Northcote	1	Apartment	\$375,000	15 Apr 2025
 141 Beaconsfield Pde Northcote	3	House	\$1,731,000	12 Apr 2025
 60 South Cr Northcote	3	House	\$1,535,000	12 Apr 2025
 38 Derby St Northcote	3	House	\$2,000,000	12 Apr 2025
 43 Gadd St Northcote	4	House	\$1,333,000	12 Apr 2025
 2 Mclachlan St Northcote	3	House	\$1,900,000	12 Apr 2025
 107/550 High St Northcote	2	Apartment	\$650,000	10 Apr 2025
 3/44 South Cr Northcote	1	Unit	\$460,000	08 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 112/227 St Georges Rd Northcote	2	Apartment	\$710,000	06 Apr 2025
 304/68 Gadd St Northcote	1	Apartment	\$375,000	05 Apr 2025
 3/5 Union St Northcote	3	Townhouse	\$1,305,000	05 Apr 2025
 85 Cunningham St Northcote	5	House	\$3,950,000	05 Apr 2025
 76 Andrew St Northcote	3	House	\$2,000,000	04 Apr 2025
 56b Gadd St Northcote	3	Townhouse	\$825,000	04 Apr 2025
 3/133 Clarke St Northcote	1	Unit	\$346,000	03 Apr 2025
 16 Waterloo Rd Northcote	3	House - Duplex (Semi-detached)	\$750,000	03 Apr 2025
 412/469-481 High St Northcote	1	Unit	\$283,000	01 Apr 2025
 272 Clarke St Northcote	4	House	\$3,275,000	31 Mar 2025
 16 Thomson St Northcote	3	House	\$1,600,000	31 Mar 2025
 4/22-24 Thomson St Northcote	2	Apartment	\$670,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 67 Clarke St Northcote	2	House	\$1,405,000	29 Mar 2025
 107b South Cr Northcote	2	Townhouse	\$1,120,000	27 Mar 2025
 26 Gladstone Av Northcote	3	House	\$2,205,000	27 Mar 2025
 1b Walker St NORTHCOTE	4	House	\$1,911,500	27 Mar 2025
 302C/168 Victoria Rd Northcote	2	Apartment	\$468,750	24 Mar 2025
 9/412 High St Northcote	2	Apartment	\$750,000	22 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



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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