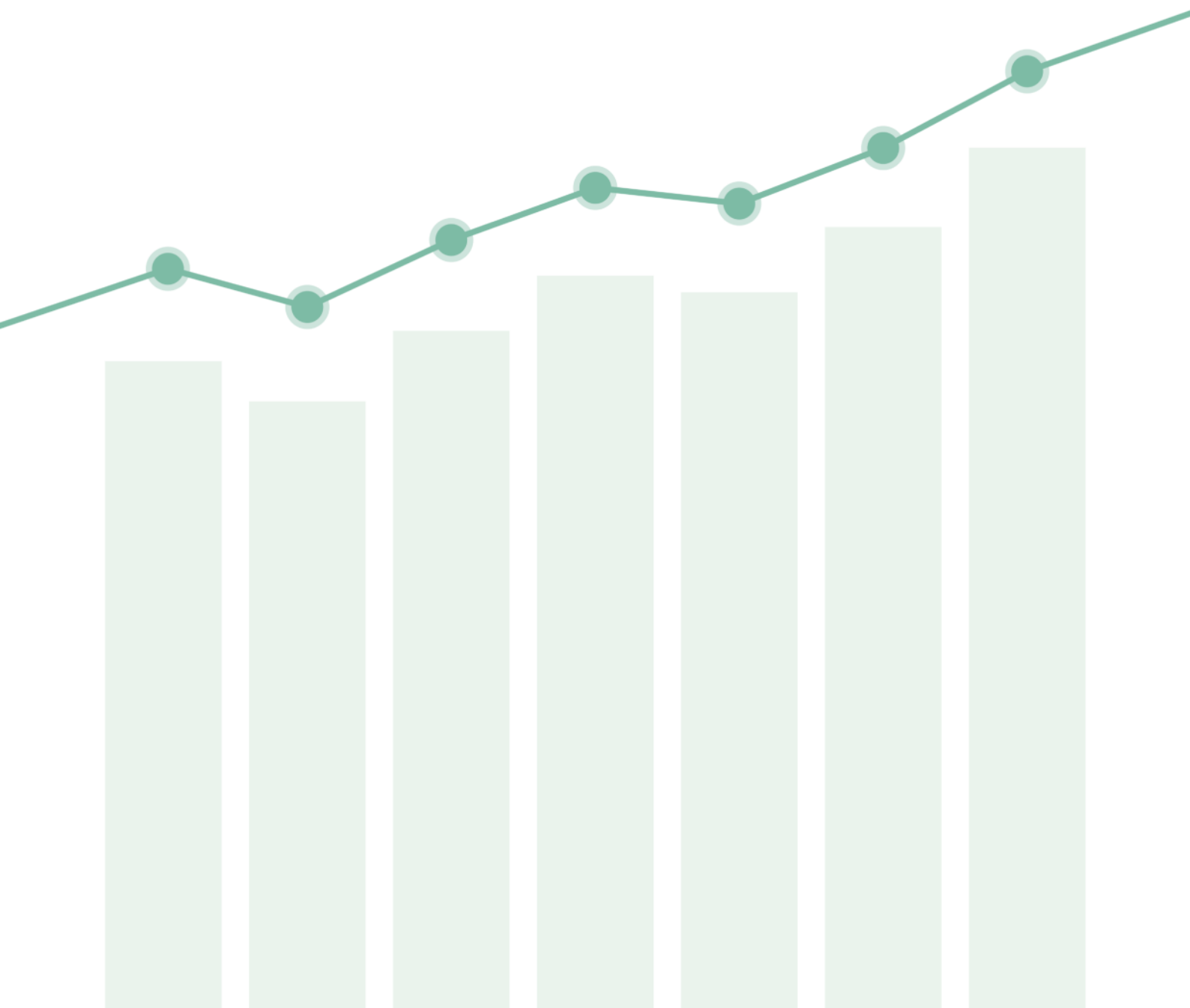


JellisCraig

NORTHCOTE

Suburb Report

Know your neighbourhood.



NORTHCOTE SUBURB REPORT

Median House Price*

Median

\$1.69m

Quarterly Price Change

0.97% ↑

Median Unit Price*

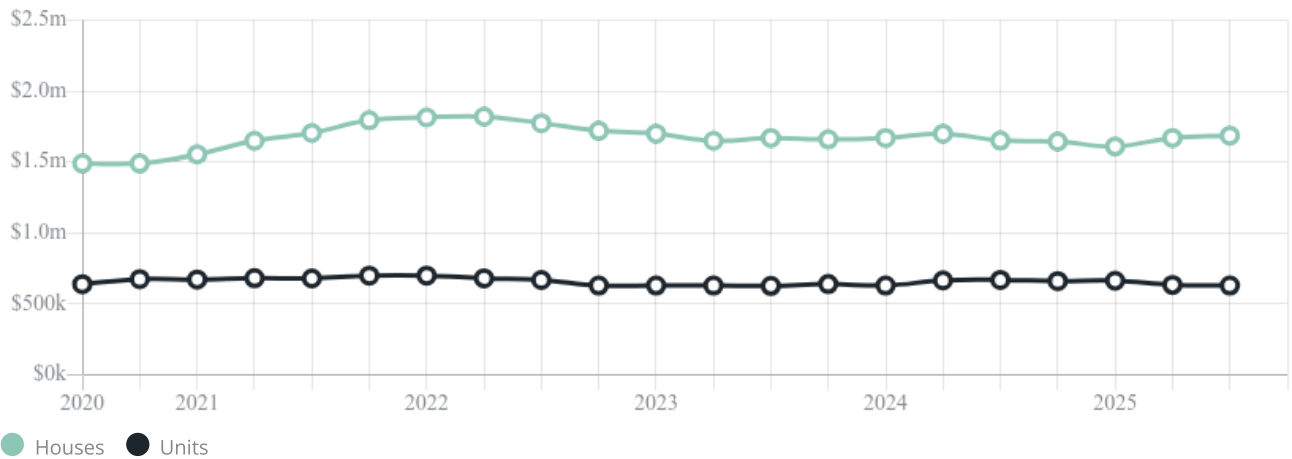
Median

\$630k

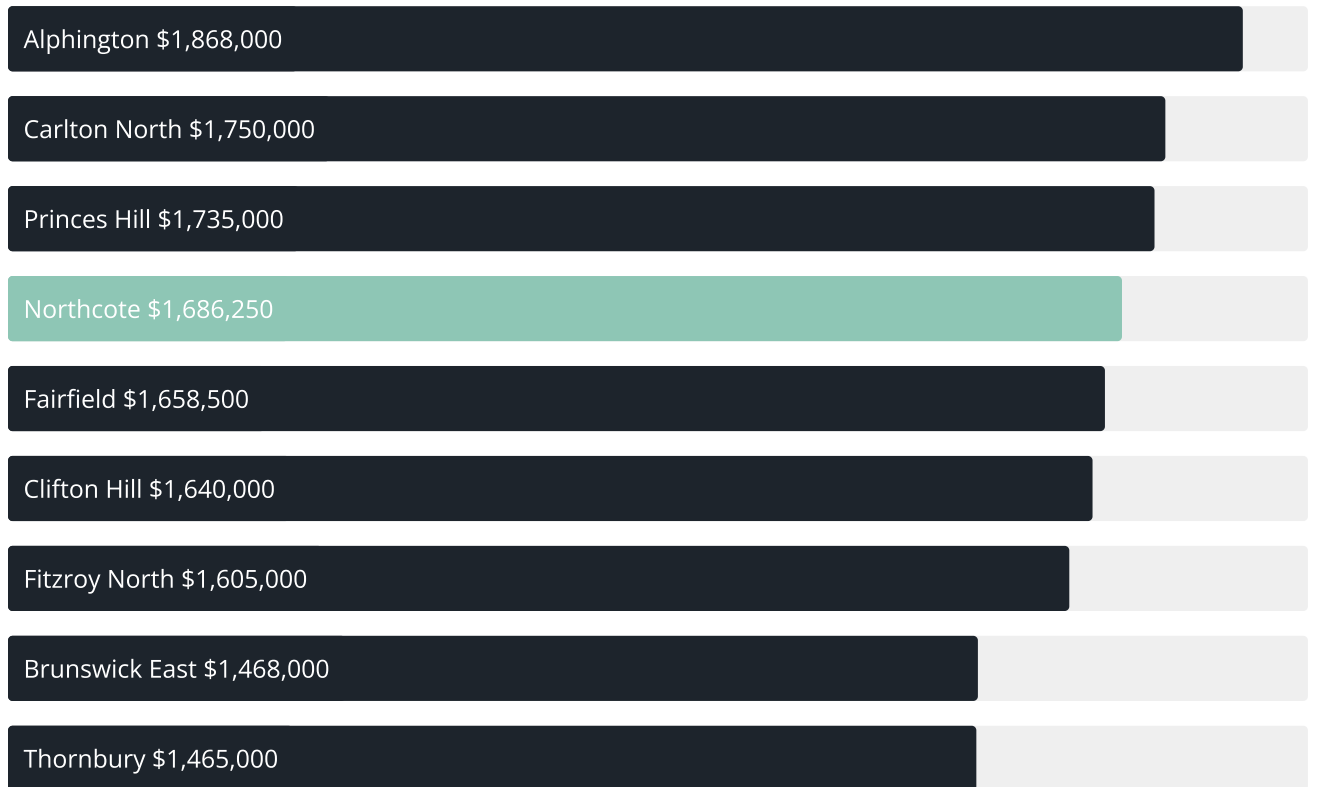
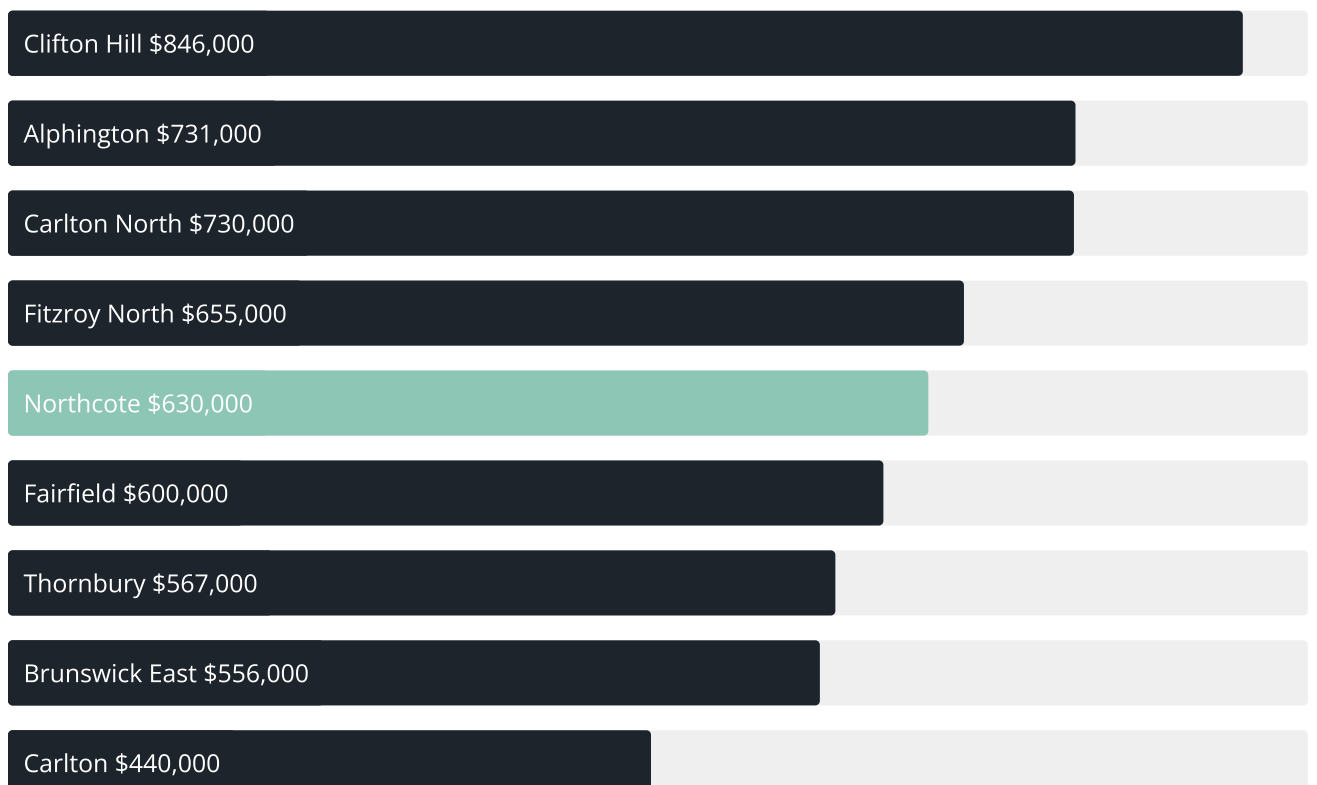
Quarterly Price Change

-0.67% ↓

Quarterly Price Change*



NORTHCOTE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

NORTHCOTE SUBURB REPORT

Sale Method*



● Auction 52%

● Private 48%

Auction Clearance Rate*

84.21%

Median Days on Market^

24 days

Average Hold Period*

6.8 years

Dwelling Type^



● Houses 49%

● Units 51%

Ownership^



● Owned Outright 33%

● Mortgaged 33%

● Rented 34%

Population^

25,276

Median Asking Rent per week*

\$850

Population Growth^

2.91%

Rental Yield*

2.45%

Median Age^

37 years

Median Household Size^

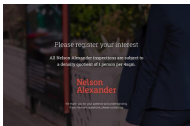
2.3 people

NORTHCOTE SUBURB REPORT

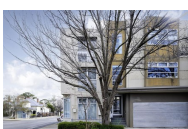
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 115 Roberts St Northcote	4	House	\$4,250,000	29 Oct 2025
 6 Traill St Northcote	4	House	\$2,390,000	25 Oct 2025
 140 Separation St Northcote	3	House	\$1,240,000	25 Oct 2025
 8/26 Merri Pde Northcote	1	Apartment	\$395,000	24 Oct 2025
 5/247 Heidelberg Rd Northcote	1	Apartment	\$308,500	23 Oct 2025
 378 Clarke St Northcote	3	House	\$1,300,000	23 Oct 2025
 1/9 Hayes St Northcote	2	Townhouse	\$1,020,000	23 Oct 2025
 22 Harper St NORTHCOTE	4	House	\$2,000,000	22 Oct 2025
 4/116 Arthurton Rd Northcote	2	Apartment	\$592,500	20 Oct 2025
 8/20 Westgarth St Northcote	2	Apartment	\$729,500	19 Oct 2025

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 39 Brickworks La Northcote	3	House	\$1,670,000	18 Oct 2025
 5 Bird Av Northcote	3	House	\$1,571,000	18 Oct 2025
 12 Mitchell St Northcote	2	House	\$950,000	18 Oct 2025
 105/1a Campbell Gr Northcote	1	Apartment	\$570,000	18 Oct 2025
 13/55 Gadd St Northcote	3	Townhouse	\$960,000	17 Oct 2025
 105A/168 Victoria Rd Northcote	2	Apartment	\$445,000	17 Oct 2025
 14/62 Cunningham St Northcote	1	Apartment	\$400,000	16 Oct 2025
 2/266 St Georges Rd Northcote	3	Townhouse	\$1,125,000	12 Oct 2025
 15 Gordon Gr Northcote	2	House	\$1,475,000	11 Oct 2025
 13 Dally St Northcote	2	House	\$1,554,000	11 Oct 2025

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 201/17 Robbs Pde Northcote	2	Apartment	\$716,000	11 Oct 2025
 28 Langston St Northcote	3	House	\$1,330,000	11 Oct 2025
 8 Dally St Northcote	4	House	\$2,045,000	11 Oct 2025
 85 Christmas St Northcote	4	House	\$2,920,000	11 Oct 2025
 1a Lees St Northcote	2	House	\$1,410,000	09 Oct 2025
 305/26 Merri Pde Northcote	1	Apartment	\$395,000	08 Oct 2025
 12/158 Separation St Northcote	1	Apartment	\$364,500	08 Oct 2025
 1/14 Glanfield St Northcote	2	Strata Unit/Flat	\$580,000	08 Oct 2025
 118 St Georges Rd Northcote	5	House	\$915,000	07 Oct 2025
 1a Scott St Northcote	1	Apartment	\$410,000	07 Oct 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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