

JellisCraig

NORTHCOTE

Suburb Report

Know your neighbourhood.



NORTHCOTE SUBURB REPORT

Median House Price*

Median

\$1.68m

Quarterly Price Change

4.00% ↑

Median Unit Price*

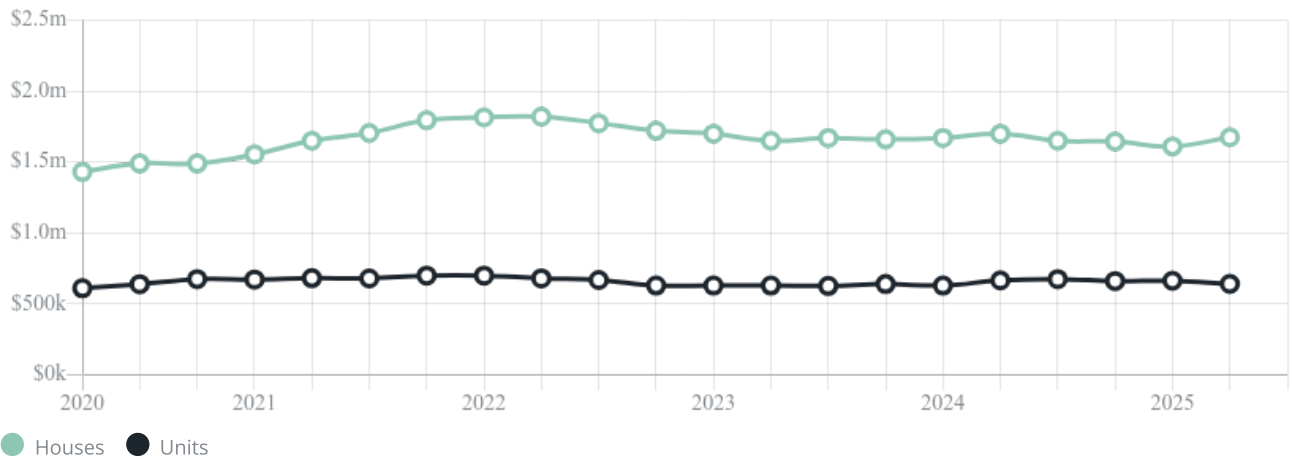
Median

\$641k

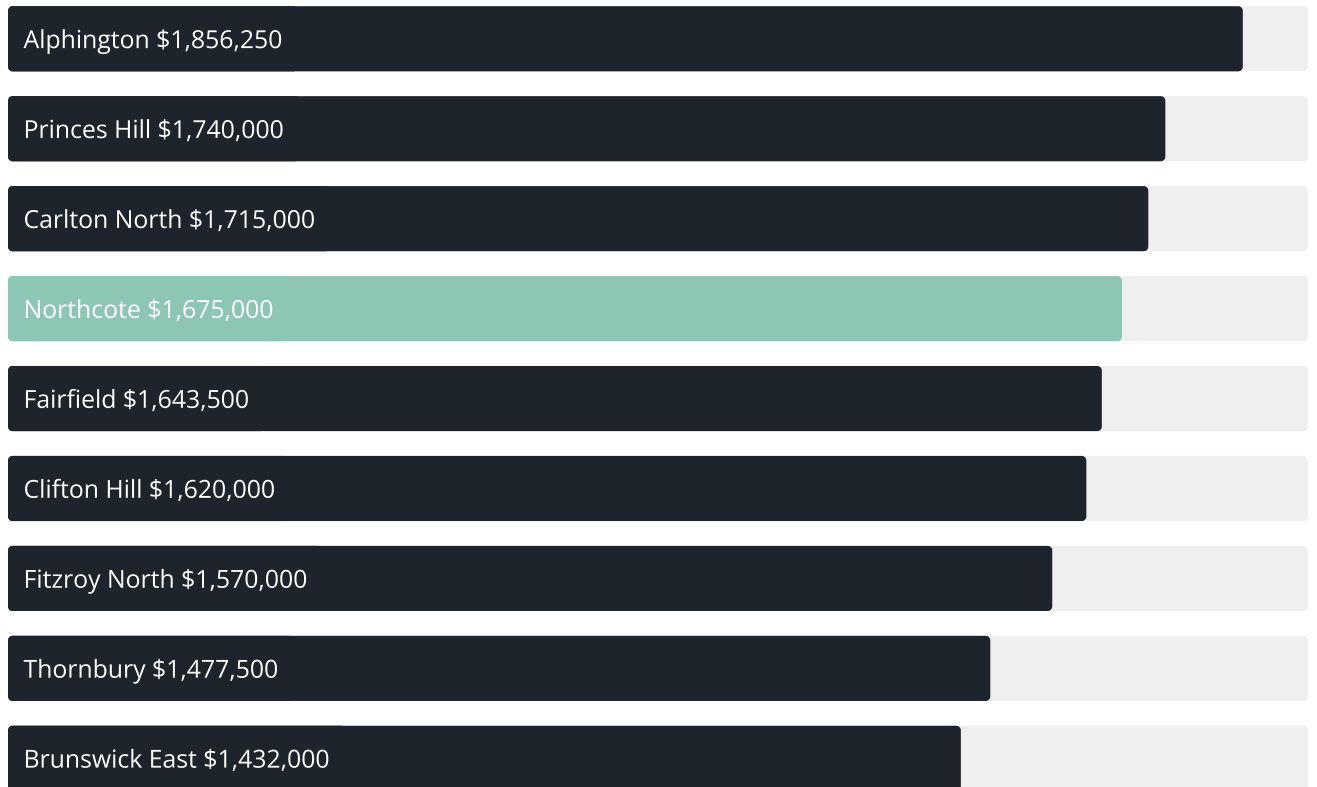
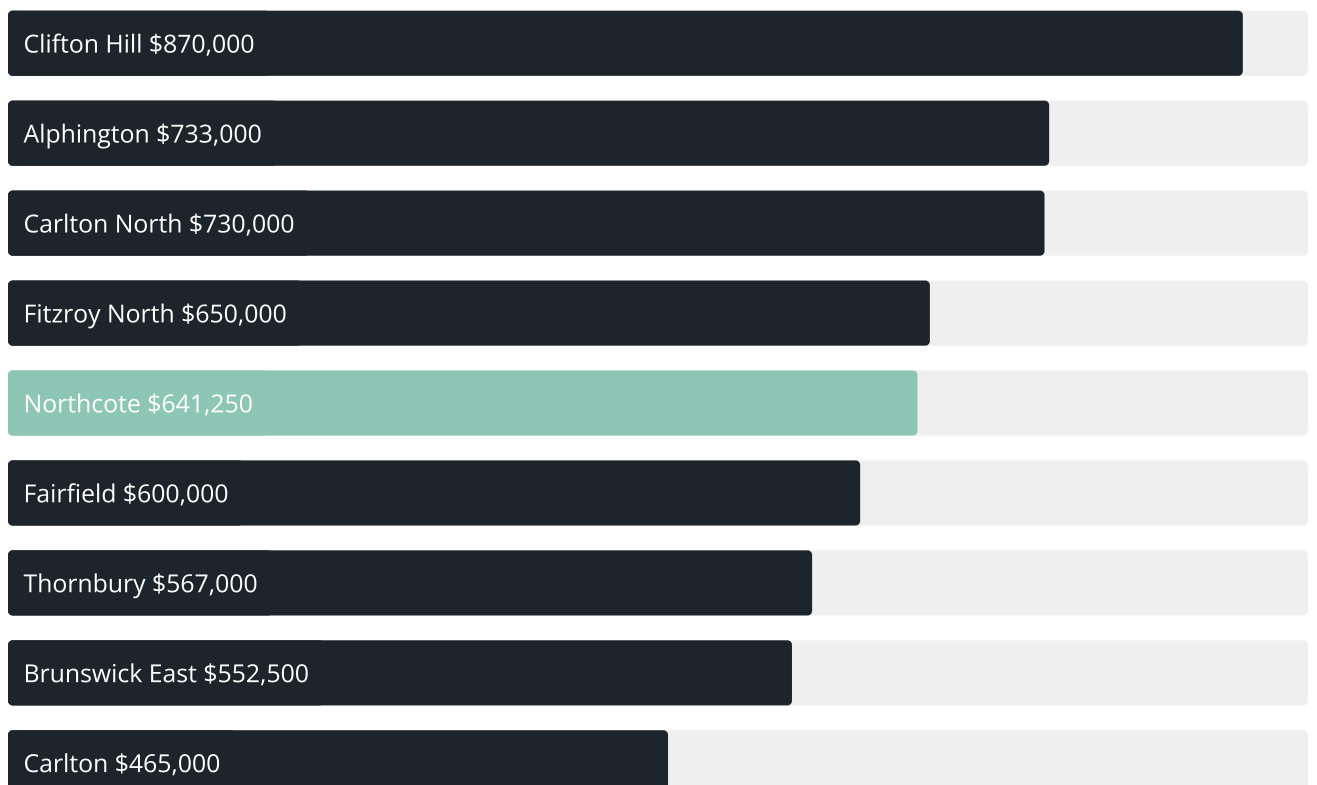
Quarterly Price Change

-3.35% ↓

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*

84.13%

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*

\$785

Population Growth^

2.91%

Rental Yield*

2.45%

Median Age^











37 years

Median Household Size^









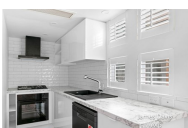

2.3 people

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
 108 Emmaline St Northcote	3	House	\$1,465,000	20 Sep 2025
 18 Slater St Northcote	3	House	\$2,375,000	20 Sep 2025
 24 Oldis Av Northcote	4	House	\$2,711,000	20 Sep 2025
 74 Andrew St Northcote	4	House	\$3,029,000	20 Sep 2025
 11 South Park St Northcote	2	Townhouse	\$920,000	18 Sep 2025
 20/412 High St Northcote	2	Apartment	\$730,000	16 Sep 2025
 27 Westgarth St Northcote	4	House	\$2,200,000	14 Sep 2025
 80a Helen St Northcote	3	House	\$1,280,000	13 Sep 2025
 16 Gladstone Av Northcote	3	House	\$1,447,500	13 Sep 2025
 72 Kellett St Northcote	5	House	\$3,150,000	12 Sep 2025

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/5 Union St Northcote	3	House	\$1,340,000	11 Sep 2025
 1/49 James St Northcote	3	Townhouse (Conjoined)	\$1,848,000	09 Sep 2025
 248 Clarke St Northcote	3	House	\$1,920,000	08 Sep 2025
 504/8 Breavington Way Northcote	2	Apartment	\$594,000	08 Sep 2025
 27 Kellett St Northcote	4	House	\$2,840,000	06 Sep 2025
 104/2-6 McCutcheon St Northcote	2	Apartment	\$750,000	06 Sep 2025
 3/3 Jessie St Northcote	1	Apartment	\$456,789	01 Sep 2025
 1/30 Ross St Northcote	1	Apartment	\$467,000	28 Aug 2025
 7/136 High St Northcote	1	Strata Flat - Single OYO Flat	\$420,000	22 Aug 2025
 204/66-68 St Georges Rd Northcote	1	Apartment	\$430,000	20 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 1/241 Heidelberg Rd Northcote	3	Townhouse	\$1,250,000	20 Aug 2025
 306/66 St Georges Rd Northcote	1	Strata Flat - Single OYO Flat	\$428,000	20 Aug 2025
 204/66 St Georges Rd Northcote	2	Strata Flat - Single OYO Flat	\$430,000	20 Aug 2025
 2/550 High St Northcote	2	Apartment	\$715,000	16 Aug 2025
 81 Roberts St Northcote	4	House	\$2,558,000	16 Aug 2025
 2/58 Westgarth St Northcote	2	Unit	\$700,500	16 Aug 2025
 102/5 Beavers Rd Northcote	1	Strata Flat - Single OYO Flat	\$450,000	15 Aug 2025
 30 Darebin Rd Northcote	3	House	\$1,660,000	10 Aug 2025
 14/442-446 High St Northcote	2	Apartment	\$650,000	08 Aug 2025
 5 Langston St Northcote	3	House	\$1,780,000	08 Aug 2025



Northcote Office
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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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