

JellisCraig

NORTHCOTE

Suburb Report

Know your neighbourhood.



NORTHCOTE SUBURB REPORT

Median House Price*

Median

\$1.68m

Quarterly Price Change

4.00% ↑

Median Unit Price*

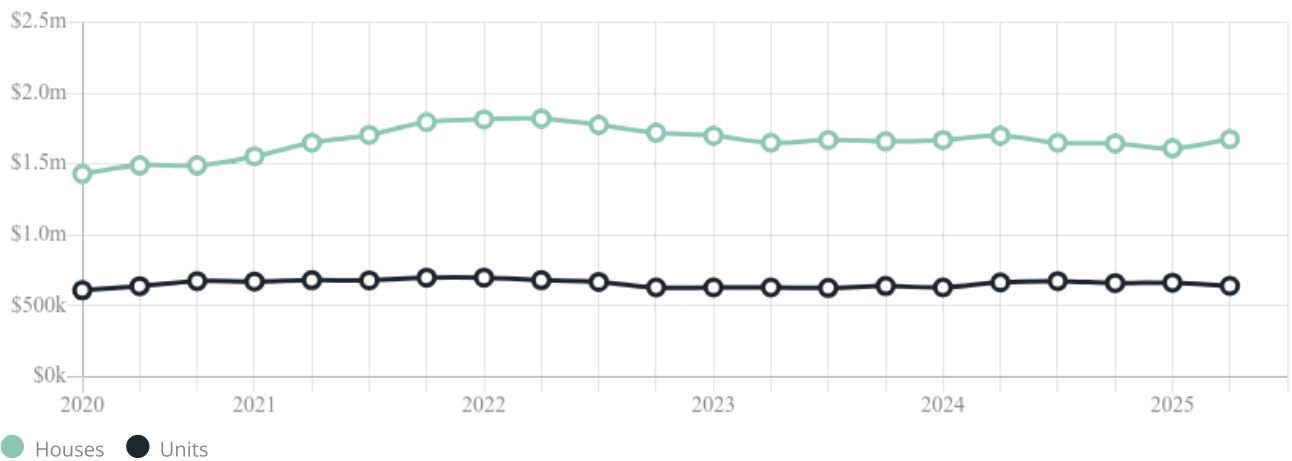
Median

\$641k

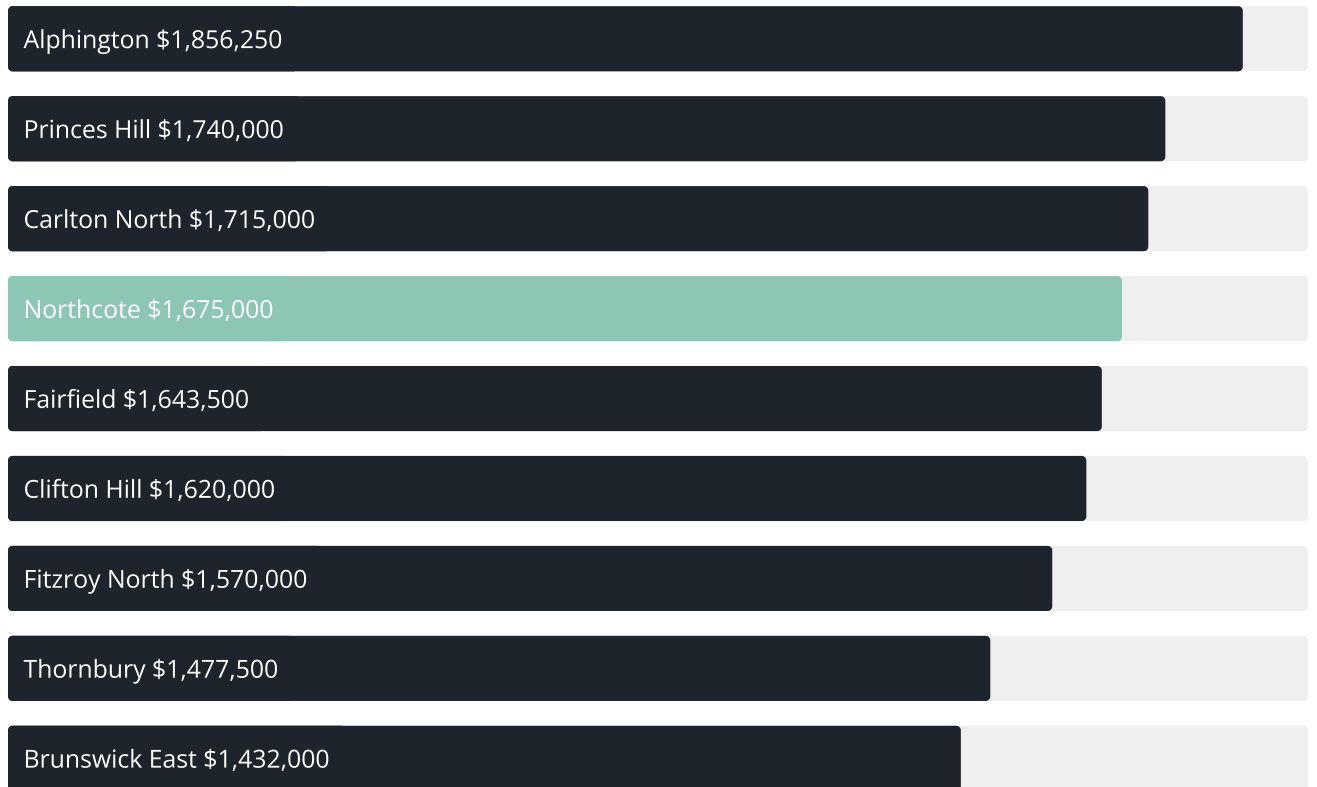
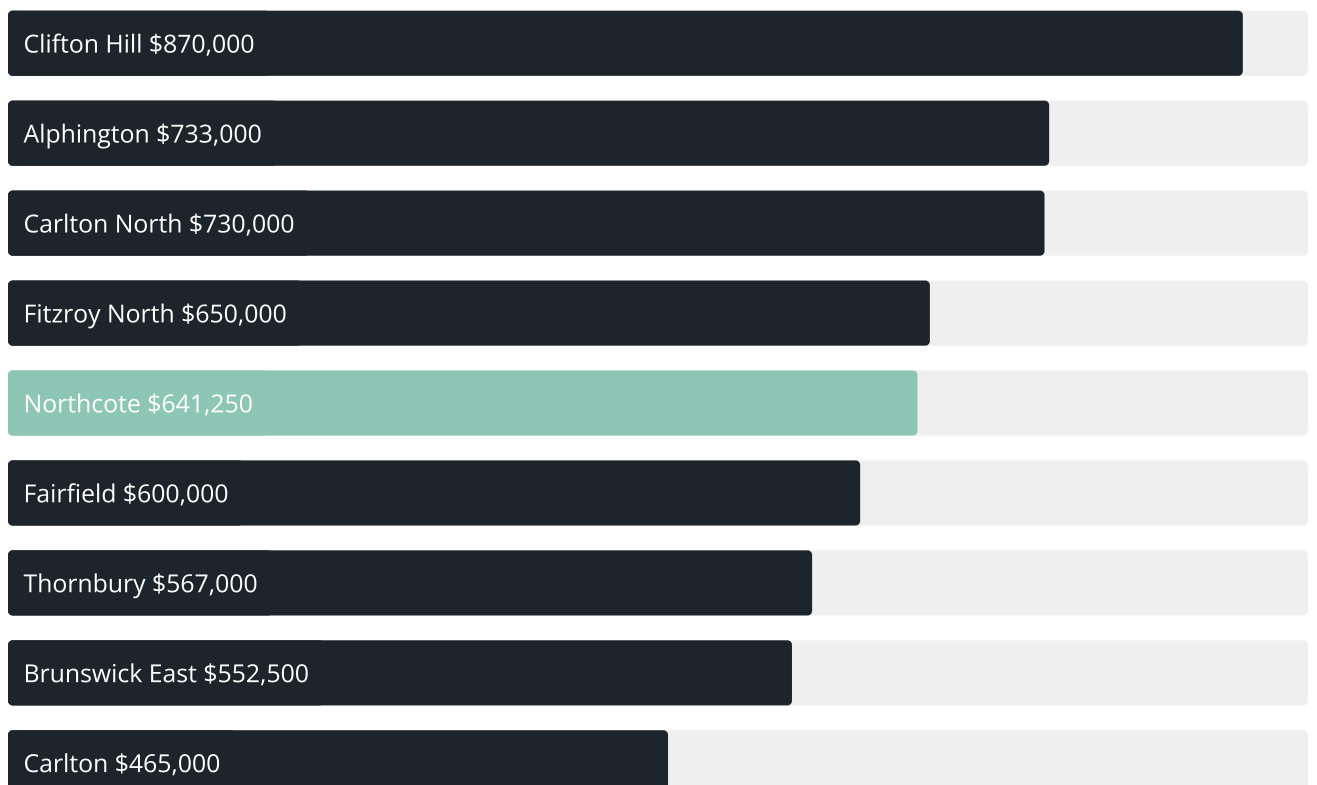
Quarterly Price Change

-3.35% ↓

Quarterly Price Change*



NORTHCOTE SUBURB REPORT

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

NORTHCOTE SUBURB REPORT

Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

81.36%

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^

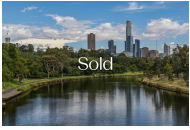









2.3 people

NORTHCOTE SUBURB REPORT








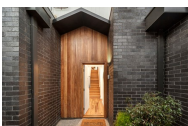


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 204/66-68 St Georges Rd Northcote	1	Apartment	\$430,000	20 Aug 2025
 1/241 Heidelberg Rd Northcote	3	Townhouse	\$1,250,000	20 Aug 2025
 26 Dennis St Northcote	2	House	\$995,000	19 Aug 2025
 2/58 Westgarth St Northcote	2	Unit	\$700,500	16 Aug 2025
 81 Roberts St Northcote	4	House	\$2,558,000	16 Aug 2025
 806/8 Breavington Way Northcote	2	Apartment	\$570,000	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
 3/4 Garden St Northcote	3	Townhouse	\$1,310,000	07 Aug 2025

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/137 Westgarth St Northcote	2	Apartment	\$645,000	06 Aug 2025
 4/28 Ross St Northcote	1	Unit	\$376,500	05 Aug 2025
 100 Darebin Rd Northcote	3	House	\$1,985,000	05 Aug 2025
 27/341 Heidelberg Rd Northcote	2	Townhouse	\$620,000	02 Aug 2025
 21 Tanner Gr Northcote	4	House	\$2,760,000	02 Aug 2025
 3/245 Heidelberg Rd Northcote	2	Townhouse	\$826,000	02 Aug 2025
 94 Beaconsfield Pde Northcote	5	House	\$2,050,000	28 Jul 2025
 307/227 St Georges Rd Northcote	2	Apartment	\$720,000	28 Jul 2025
 9 Hopetoun St NORTHCOTE	3	House	\$1,735,000	26 Jul 2025
 14/94 Union St NORTHCOTE	2	Apartment	\$590,000	26 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 5/14 Albert St Northcote	2	Townhouse	\$796,000	26 Jul 2025
 2/136 High St Northcote	2	Townhouse	\$827,000	25 Jul 2025
 19 Railway Pde Northcote	2	Townhouse	\$900,000	25 Jul 2025
 8/30 Urquhart St Northcote	1	Apartment	\$478,000	24 Jul 2025
 1/418 High St Northcote	3	Townhouse	\$926,000	24 Jul 2025
 1/133 Clarke St Northcote	1	Studio Apartment	\$315,000	23 Jul 2025
 14/210 Clarke St Northcote	1	Apartment	\$340,000	22 Jul 2025
 2/101 Victoria Rd Northcote	2	Townhouse	\$915,000	21 Jul 2025
 9/121 St Georges Rd Northcote	1	Unit	\$320,000	21 Jul 2025
 5 St Georges Rd Northcote	2	House	\$960,000	19 Jul 2025



Northcote Office
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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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