



Northcote

Suburb Report



Your connection to property insights



JellisCraig

NORTHCOTE SUBURB REPORT

Median house price¹

Median

\$1.74m

Quarterly price change

2.88% ↑

Median unit price¹

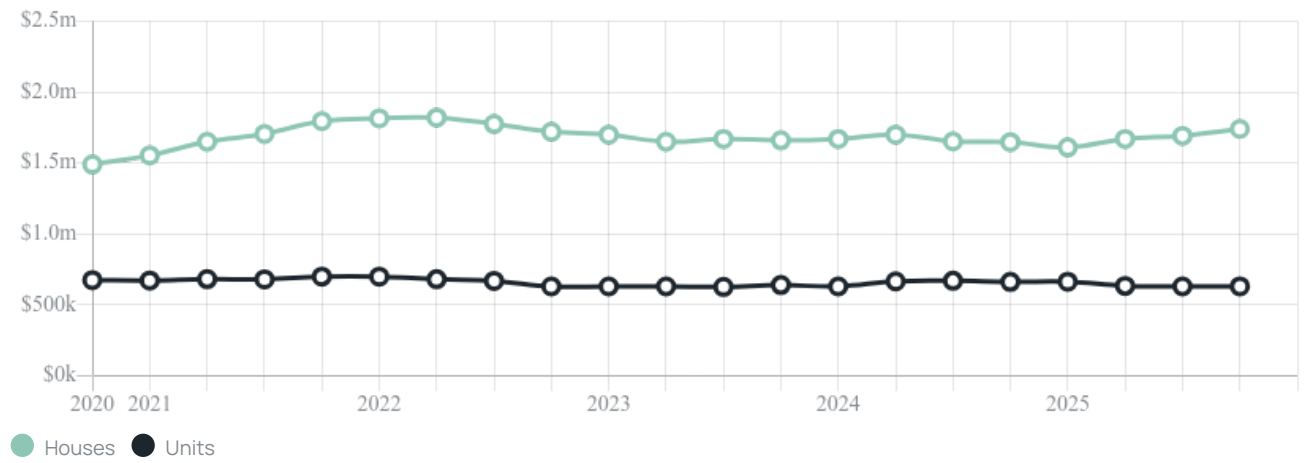
Median

\$631k

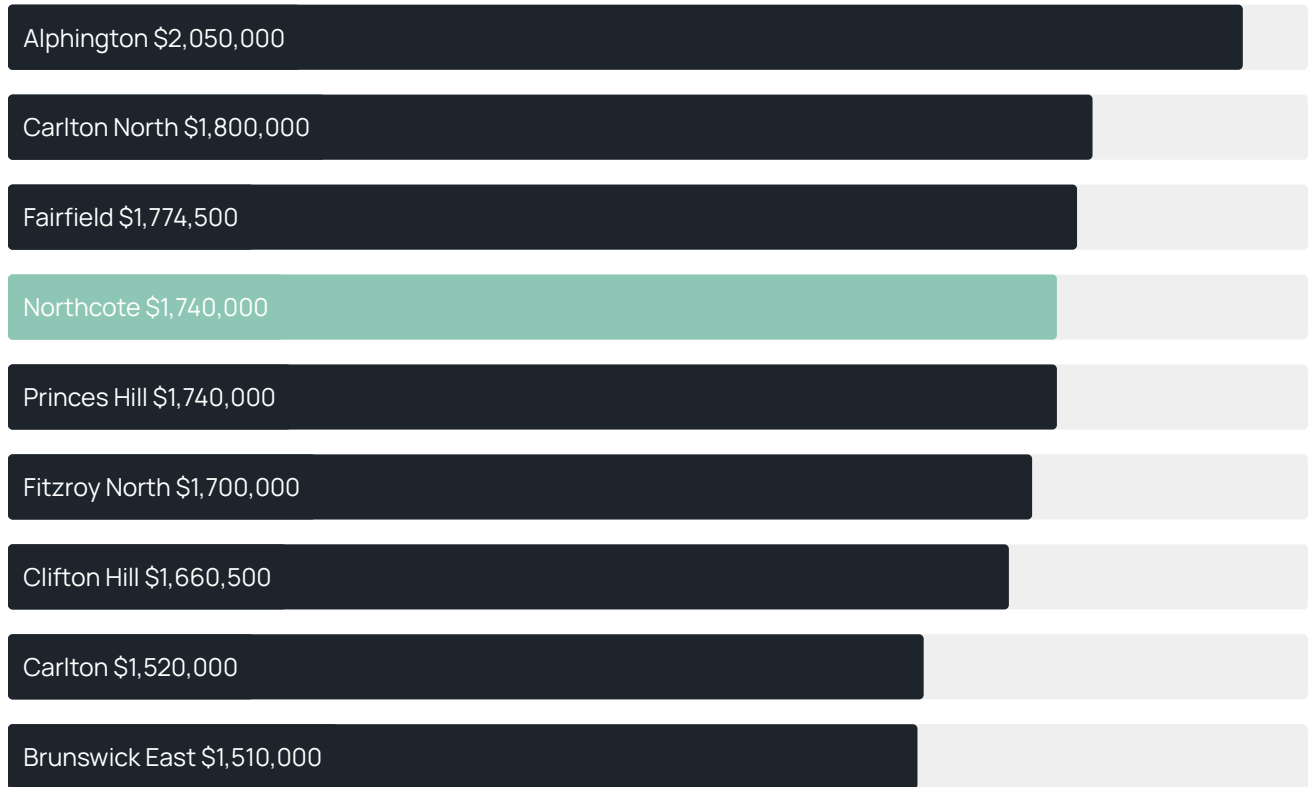
Quarterly price change

0.07% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 49%
● Private 51%

Auction clearance rate³

79.1%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

6.8 years

Dwelling type⁵



● Houses 49% ● Units 51%

Ownership⁵



● Owned outright 33% ● Mortgaged 33% ● Rented 34%

Population⁵

25,276

Median asking rent¹

\$850 per week

Population growth⁵

2.91%

Rental yield¹

2.45%

Median age⁵

37 years











Median household size⁵

2.3 people











NORTHCOTE SUBURB REPORT

Recent Northcote sales











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/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  39 Westgarth St Northcote | 4 | House | \$1,370,000 | 28 Mar 2026 |
|  8 Thames St Northcote | 3 | House | \$1,825,000 | 28 Mar 2026 |
|  18 Gordon Gr Northcote | 3 | House | \$1,487,500 | 28 Mar 2026 |
|  27 Cunningham St Northcote | 4 | House | \$3,360,000 | 28 Mar 2026 |
|  251 Clarke St Northcote | 3 | House | \$2,102,000 | 28 Mar 2026 |
|  133 Beavers Rd Northcote | 2 | House | \$1,270,000 | 25 Mar 2026 |
|  103/227 St Georges Rd Northcote | 1 | Apartment | \$455,000 | 24 Mar 2026 |
|  25 Thomson St Northcote | 3 | House | \$1,750,000 | 23 Mar 2026 |
|  1/70 Gadd St Northcote | 2 | Townhouse | \$765,000 | 22 Mar 2026 |
|  37 Charles St Northcote | 3 | House | \$1,645,000 | 21 Mar 2026 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  8 Muriel St Northcote | 6 | House | \$2,000,000 | 21 Mar 2026 |
|  12/1a Campbell Gr Northcote | 2 | Townhouse | \$920,000 | 19 Mar 2026 |
|  5/261-265 Heidelberg Rd Northcote | 2 | Apartment | \$555,000 | 18 Mar 2026 |
|  212C/168 Victoria Rd Northcote | 2 | Apartment | \$630,000 | 16 Mar 2026 |
|  310/114 Helen St Northcote | 1 | Apartment | \$450,000 | 16 Mar 2026 |
|  48 Bridge St Northcote | 4 | House | \$2,520,000 | 14 Mar 2026 |
|  10/22 Westgarth St Northcote | 2 | Apartment | \$636,000 | 14 Mar 2026 |
|  68 Bent St Northcote | 3 | House | \$1,756,000 | 14 Mar 2026 |
|  318/26 Merri Pde Northcote | 1 | Apartment | \$352,000 | 12 Mar 2026 |
|  3/41-43 Cunningham St Northcote | 3 | Townhouse | \$1,270,000 | 11 Mar 2026 |

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| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  3/218 St Georges Rd Northcote | 2 | Apartment | \$580,100 | 11 Mar 2026 |
|  75 Brickworks La Northcote | 4 | House | \$1,690,000 | 04 Mar 2026 |
|  14-16 Eastment St Northcote | 3 | House | \$3,550,000 | 04 Mar 2026 |
|  64b Gadd St Northcote | 3 | Townhouse | \$865,000 | 04 Mar 2026 |
|  46 Charles St Northcote | 3 | House | \$1,670,000 | 28 Feb 2026 |
|  28 Newmarket St Northcote | 4 | House | \$1,650,000 | 28 Feb 2026 |
|  50 Bastings St Northcote | 5 | House | \$3,050,000 | 28 Feb 2026 |
|  44 Darebin Rd Northcote | 3 | House | \$1,560,000 | 28 Feb 2026 |
|  43 Union St Northcote | 3 | House | \$2,027,000 | 28 Feb 2026 |
|  14 Hakatere St Northcote | 3 | House | \$1,650,000 | 28 Feb 2026 |



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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