



Northcote

Suburb Report



Your connection to property insights



JellisCraig

NORTHCOTE SUBURB REPORT

Median house price¹

Median

\$1.75m

Quarterly price change

-0.73% ↓

Median unit price¹

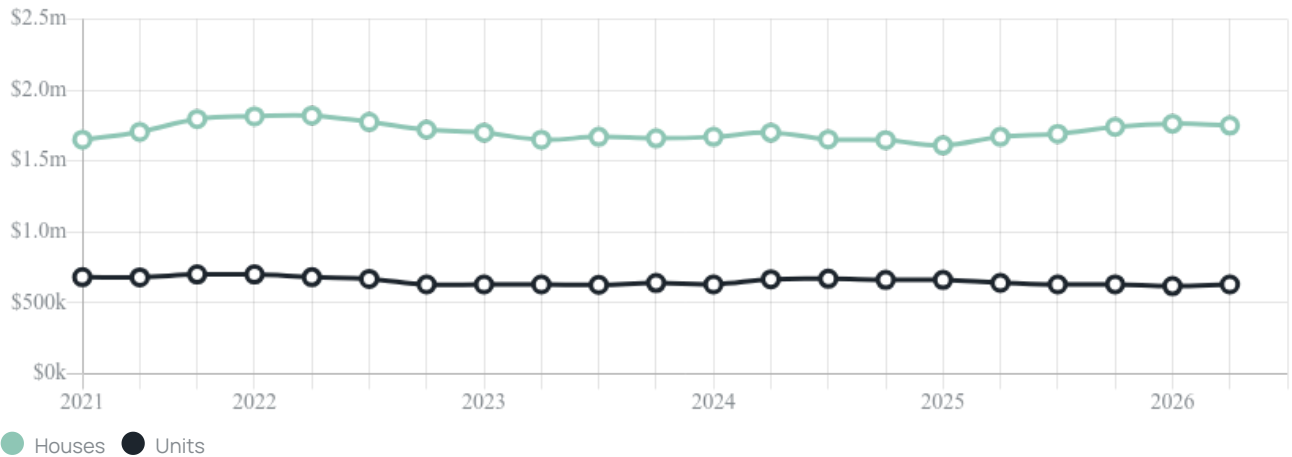
Median

\$630k

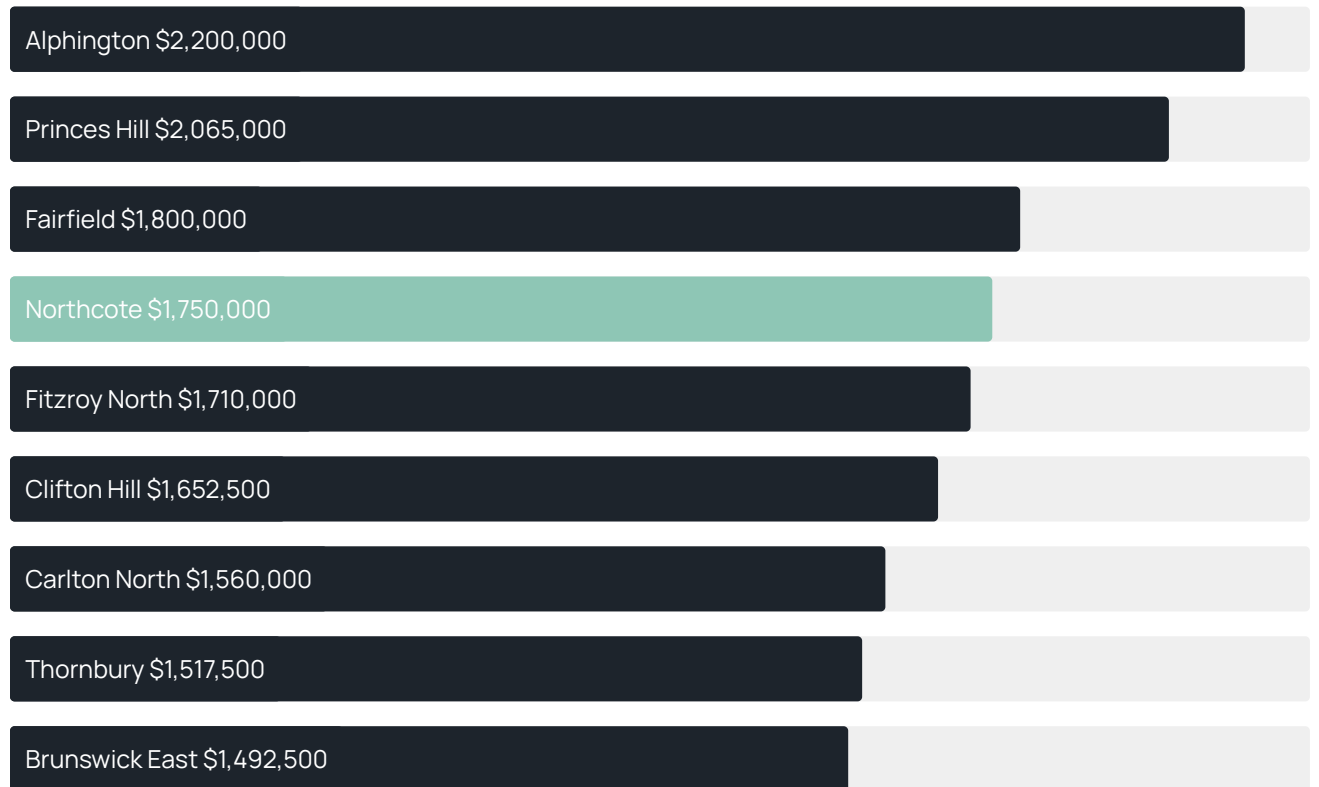
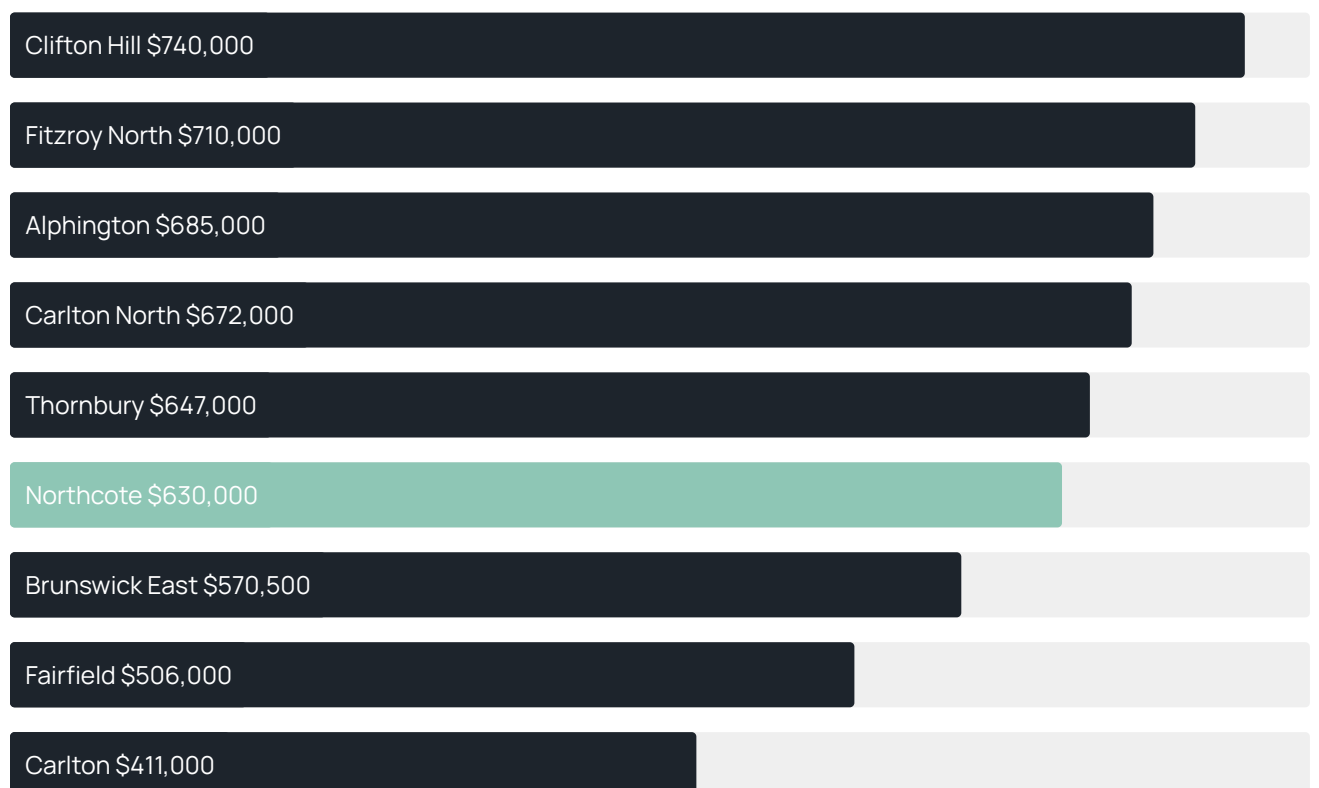
Quarterly price change

1.85% ↑

Quarterly price change¹



NORTHCOTE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 38%
● Private 62%

Auction clearance rate³

80.95%Median days on market³

24 daysJellis Craig average inspection attendance per listing⁴

24 groupsAverage hold period¹

6.8 yearsDwelling type⁵

● Houses 49% ● Units 51%

Ownership⁵

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

Population⁵

25,276Median asking rent¹

\$878 per weekPopulation growth⁵

2.91%Rental yield¹

2.45%Median age⁵

37 yearsMedian 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 38 Salisbury Gr Northcote	4	House	\$1,800,000	25 Jul 2026
 24/133 Clarke St NORTHCOTE	1	Unit	\$315,000	25 Jul 2026
 2/27 Leonard St Northcote	2	Unit	\$865,000	25 Jul 2026
 3/27 Jessie St NORTHCOTE	1	Apartment	\$375,000	24 Jul 2026
 1/113 Mitchell St Northcote	2	Apartment	\$795,000	20 Jul 2026
 204/332 High St Northcote	2	Unit	\$490,000	17 Jul 2026
 88 Beaconsfield Pde Northcote	2	Townhouse	\$935,000	15 Jul 2026
 124 Bent St NORTHCOTE	2	House	\$1,401,000	15 Jul 2026
 306/5 Beavers Rd Northcote	2	Apartment	\$675,000	15 Jul 2026
 112 Jenkins St Northcote	4	House	\$1,920,000	15 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 2/31 Emmaline St Northcote	1	Unit	\$372,500	12 Jul 2026
 4/2 Mccracken Av Northcote	3	Townhouse	\$1,215,000	11 Jul 2026
 16 Dennis St Northcote	2	House	\$1,075,000	06 Jul 2026
 49 Cain Av Northcote	3	House	\$1,620,000	04 Jul 2026
 2/78 James St Northcote	1	Apartment	\$394,000	30 Jun 2026
 108/332 High St Northcote	1	Apartment	\$382,000	26 Jun 2026
 12/55 Gadd St Northcote	2	Townhouse	\$770,000	26 Jun 2026
 5/70 Gadd St Northcote	3	Townhouse	\$832,000	23 Jun 2026
 65/26-36 High St Northcote	2	Apartment	\$650,000	23 Jun 2026
 133a Elm St Northcote	2	House	\$1,225,000	16 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 403/245 St Georges Rd Northcote	2	Strata Unit/Flat	\$820,010	14 Jun 2026
 88 Thomson St Northcote	2	House	\$1,490,000	14 Jun 2026
 125 Roberts St Northcote	4	House	\$2,300,000	13 Jun 2026
 9 Tobin Av Northcote	3	House	\$2,000,000	13 Jun 2026
 31 Gladstone Av Northcote	4	House	\$1,590,000	13 Jun 2026
 306/26 Merri Pde Northcote	2	Strata Flat - Single OYO Flat	\$385,000	12 Jun 2026
 205/195 Clarke St Northcote	1	Apartment	\$492,500	11 Jun 2026
 2.05/195 Clarke St Northcote	1	Apartment	\$492,500	11 Jun 2026
 306/8 Breavington Way Northcote	2	Apartment	\$600,000	10 Jun 2026
 36 Henry St Northcote	1	House	\$150,000	10 Jun 2026



Jellis Craig Northcote
427-431 High Street, Northcote
03 9403 9300

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 01/08/2026

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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