



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

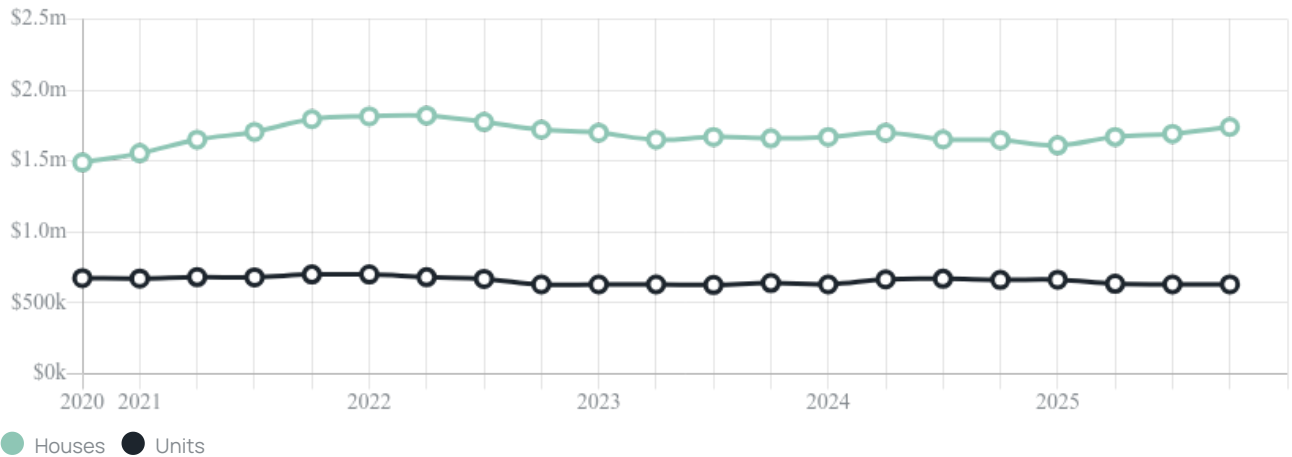
Median

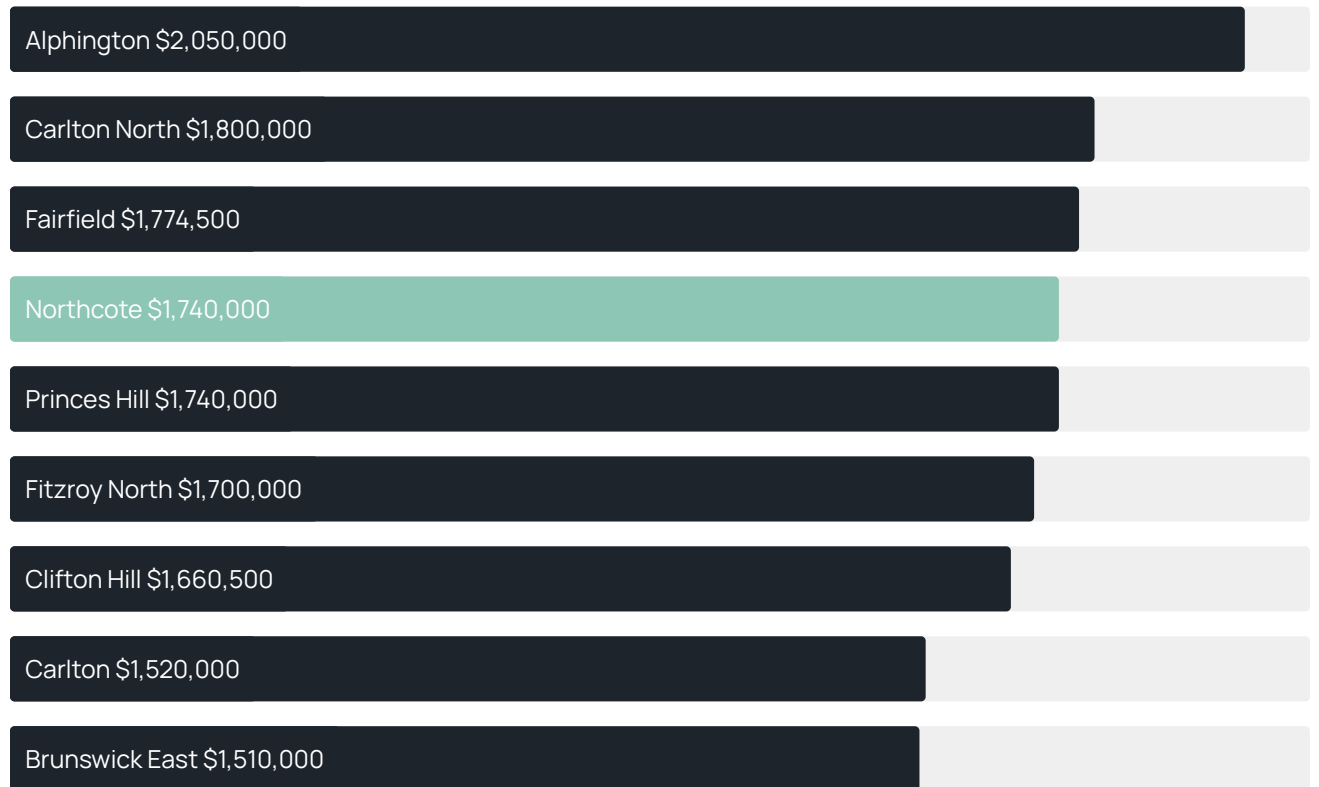
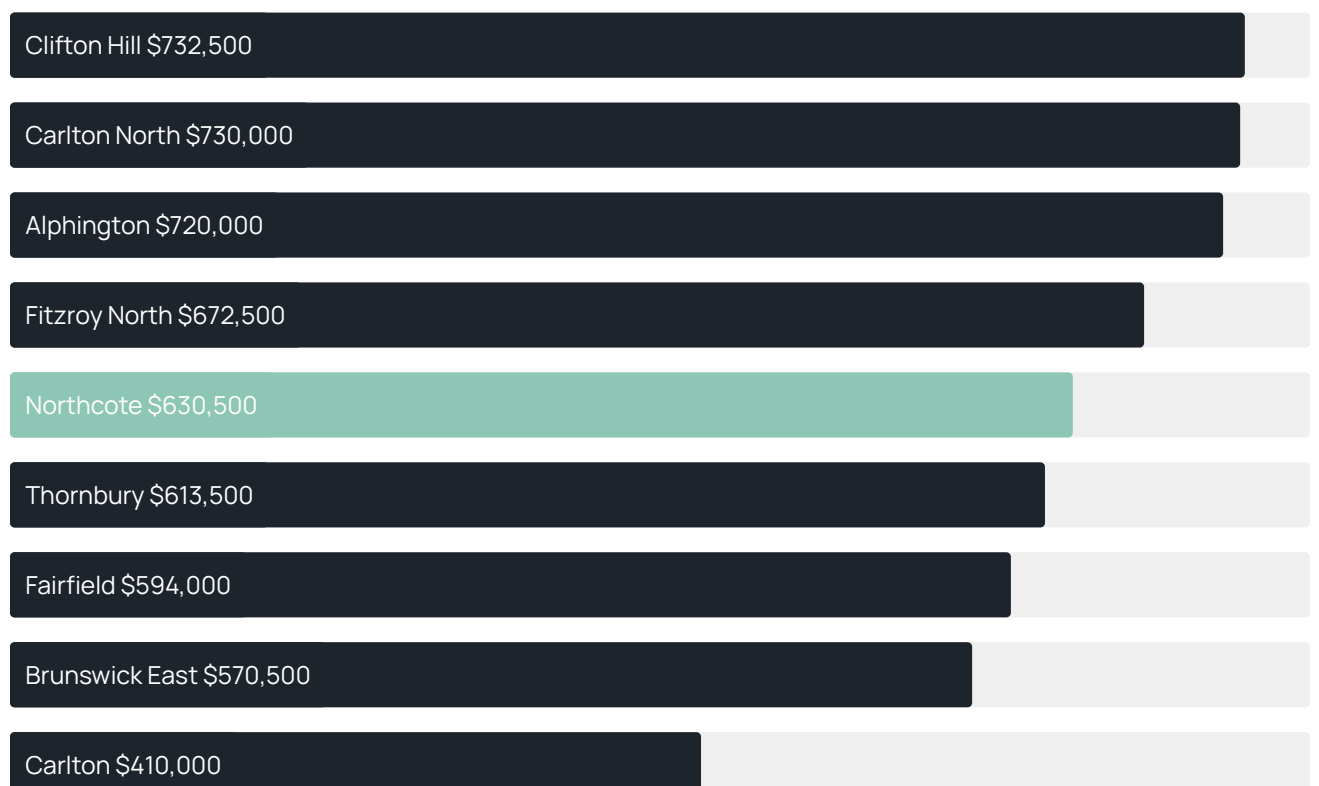
\$631k

Quarterly price change

0.07% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 56%
● Private 44%

Auction clearance rate³

79.75%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

\$850 per weekPopulation growth⁵

2.91%Rental yield¹

2.45%Median age⁵











37 yearsMedian household size⁵

2.3 people











NORTHCOTE SUBURB REPORT

Recent Northcote sales


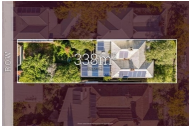








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 310/332 High St Northcote	1	Apartment	\$400,000	27 Jan 2026
 118/1 Bent St Northcote	2	Apartment	\$710,000	20 Jan 2026
 4 Bank St Northcote	2	House	\$1,750,000	19 Jan 2026
 9 Burt St Northcote	2	House	\$1,395,000	15 Jan 2026
 4/62 Cunningham St Northcote	1	Apartment	\$433,000	15 Jan 2026
 5/228 Victoria Rd Northcote	2	Townhouse	\$885,000	14 Jan 2026
 175 Arthurton Rd Northcote	2	House	\$1,330,000	10 Jan 2026
 222 Victoria Rd Northcote	4	House	\$1,335,000	06 Jan 2026
 220 Victoria Rd Northcote	4	House	\$2,150,000	06 Jan 2026
 170 Separation St Northcote	2	House	\$1,300,000	03 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 37 Dennis St Northcote	6	House	\$1,650,000	23 Dec 2025
 224 Beavers Rd Northcote	3	House	\$2,300,000	23 Dec 2025
 103/2b Dennis St Northcote	2	Apartment	\$660,000	21 Dec 2025
 10/107 Herbert St Northcote	2	Townhouse	\$825,000	20 Dec 2025
 24 Gordon Gr Northcote	2	House	\$1,230,000	17 Dec 2025
 106 Helen St Northcote	2	House	\$1,265,000	15 Dec 2025
 16 Harper St Northcote	3	House	\$2,310,000	13 Dec 2025
 9/33 Cain Av Northcote	1	Apartment	\$380,000	13 Dec 2025
 2 Brooke St Northcote	2	House	\$930,000	13 Dec 2025
 110 Helen St Northcote	2	House	\$1,300,000	13 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 12 Howitt St Northcote	2	House	\$1,231,000	13 Dec 2025
 65 Bridge St Northcote	3	House	\$1,715,000	13 Dec 2025
 411/1 Bent St Northcote	2	Apartment	\$620,000	12 Dec 2025
 32 Gladstone Av Northcote	2	House	\$1,500,000	12 Dec 2025
 136a Separation St Northcote	2	House	\$1,590,000	11 Dec 2025
 701/1 Bent St Northcote	3	Apartment	\$1,370,000	11 Dec 2025
 4 Ilma Gr Northcote	4	House	\$3,020,000	10 Dec 2025
 21/26 Merri Pde Northcote	1	Strata Flat - Single OYO Flat	\$347,000	09 Dec 2025
 32 Claude St NORTHCOTE	2	House	\$1,080,000	09 Dec 2025
 1/29 Hayes St Northcote	3	Townhouse	\$1,400,000	09 Dec 2025



Jellis Craig Northcote
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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 01/02/2026

- 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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