



# Northcote Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## NORTHCOTE SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.74m

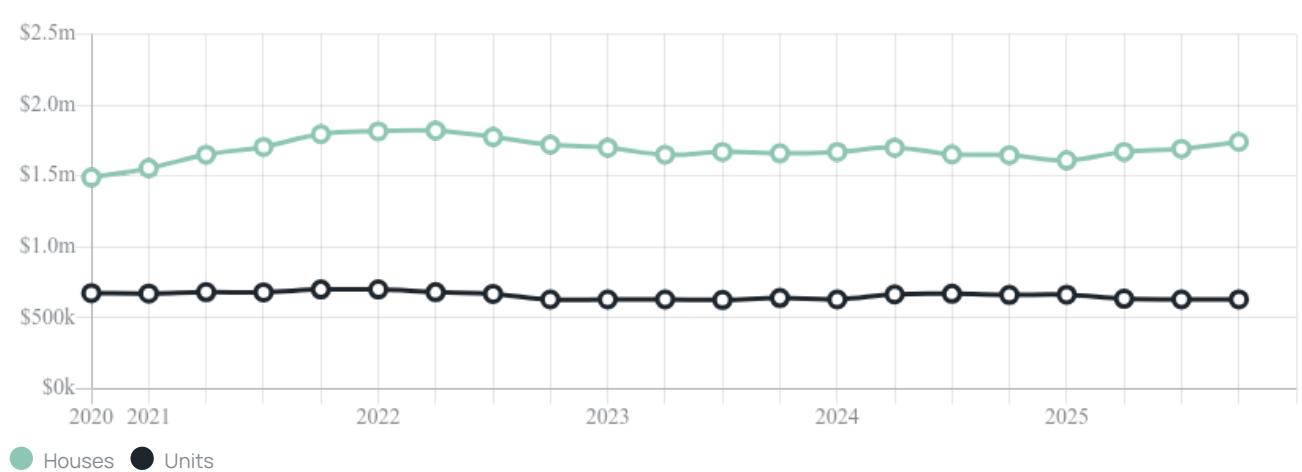
Quarterly price change  
2.88% 

### Median unit price<sup>1</sup>

Median  
\$631k

Quarterly price change  
0.07% 

### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## NORTHCOTE SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

## NORTHCOTE SUBURB REPORT

### Sale method<sup>2</sup>



### Auction clearance rate<sup>3</sup>

79.75%

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### Median days on market<sup>3</sup>

24 days

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### Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

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### Average hold period<sup>1</sup>

6.8 years

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# Insights

### Dwelling type<sup>5</sup>



### Population<sup>5</sup>

25,276

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### Population growth<sup>5</sup>

2.91%

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### Median age<sup>5</sup>

37 years

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### Ownership<sup>5</sup>



### Median asking rent<sup>1</sup>

\$850 per week

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### Rental yield<sup>1</sup>

2.45%

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### Median household size<sup>5</sup>

2.3 people

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## 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](http://jelliscraig.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

# Sold Properties

## NORTHCOTE SUBURB REPORT

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

# Sold Properties

## NORTHCOTE SUBURB REPORT

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**  
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.

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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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