

JellisCraig

NORTHCOTE

Suburb Report

Know your neighbourhood.



NORTHCOTE SUBURB REPORT

Median House Price*

Median

\$1.69m

Quarterly Price Change

0.97% ↑

Median Unit Price*

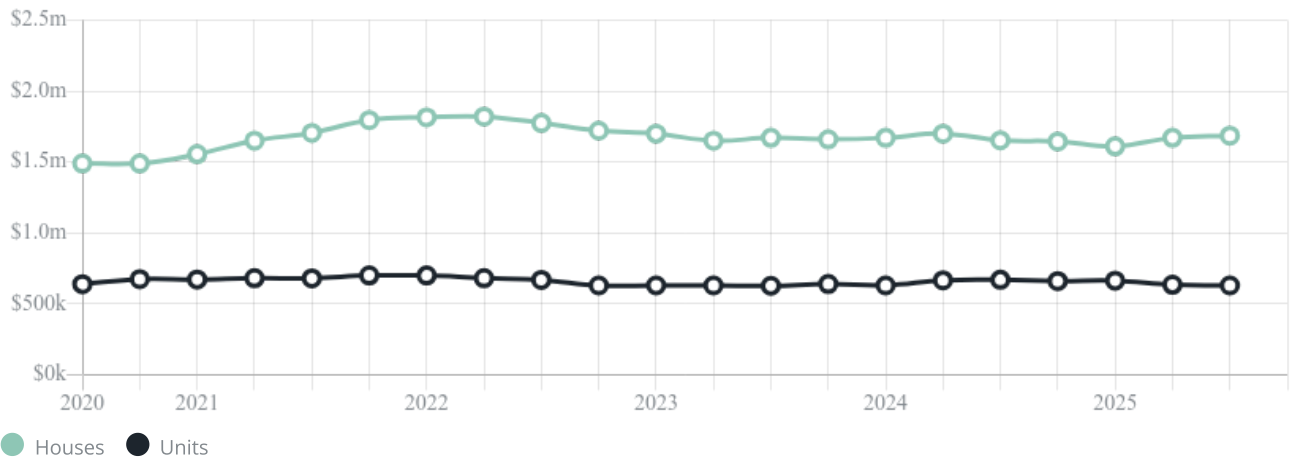
Median

\$630k

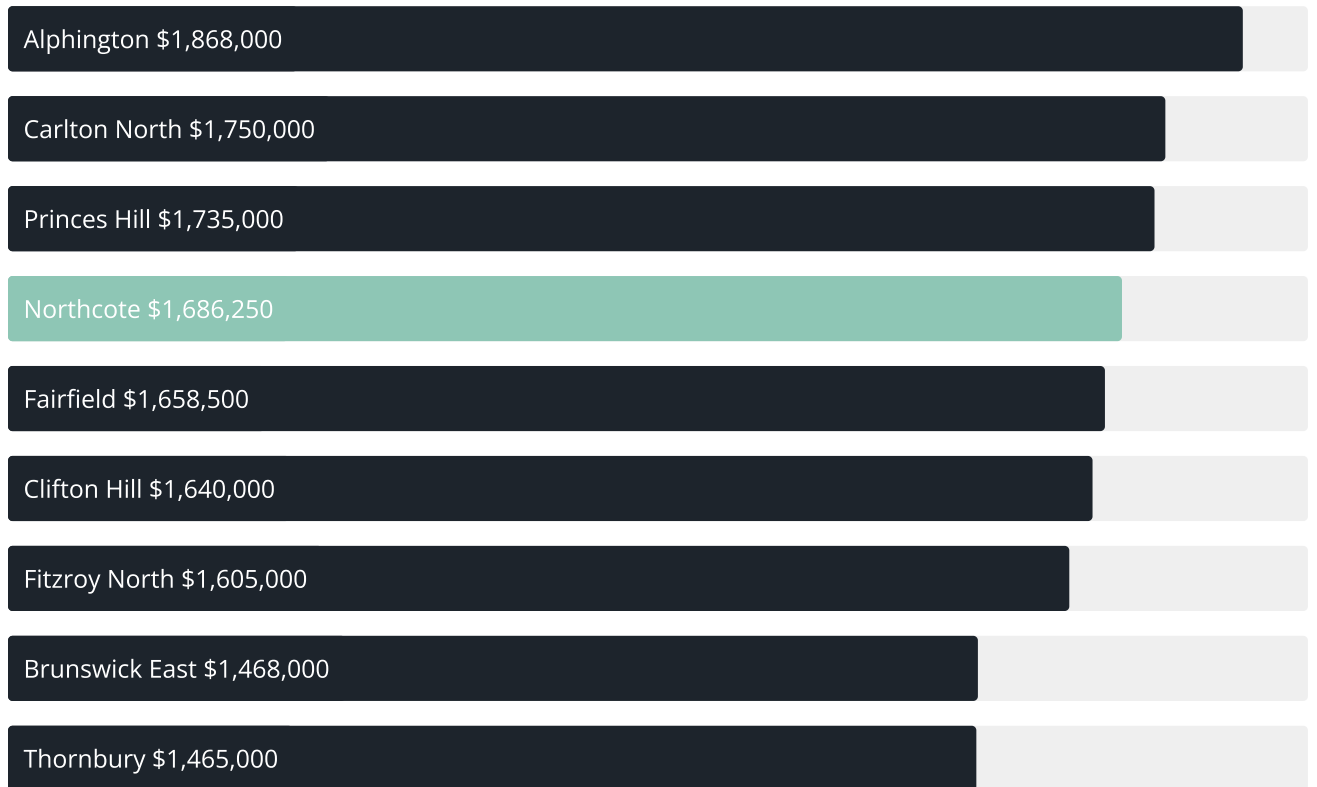
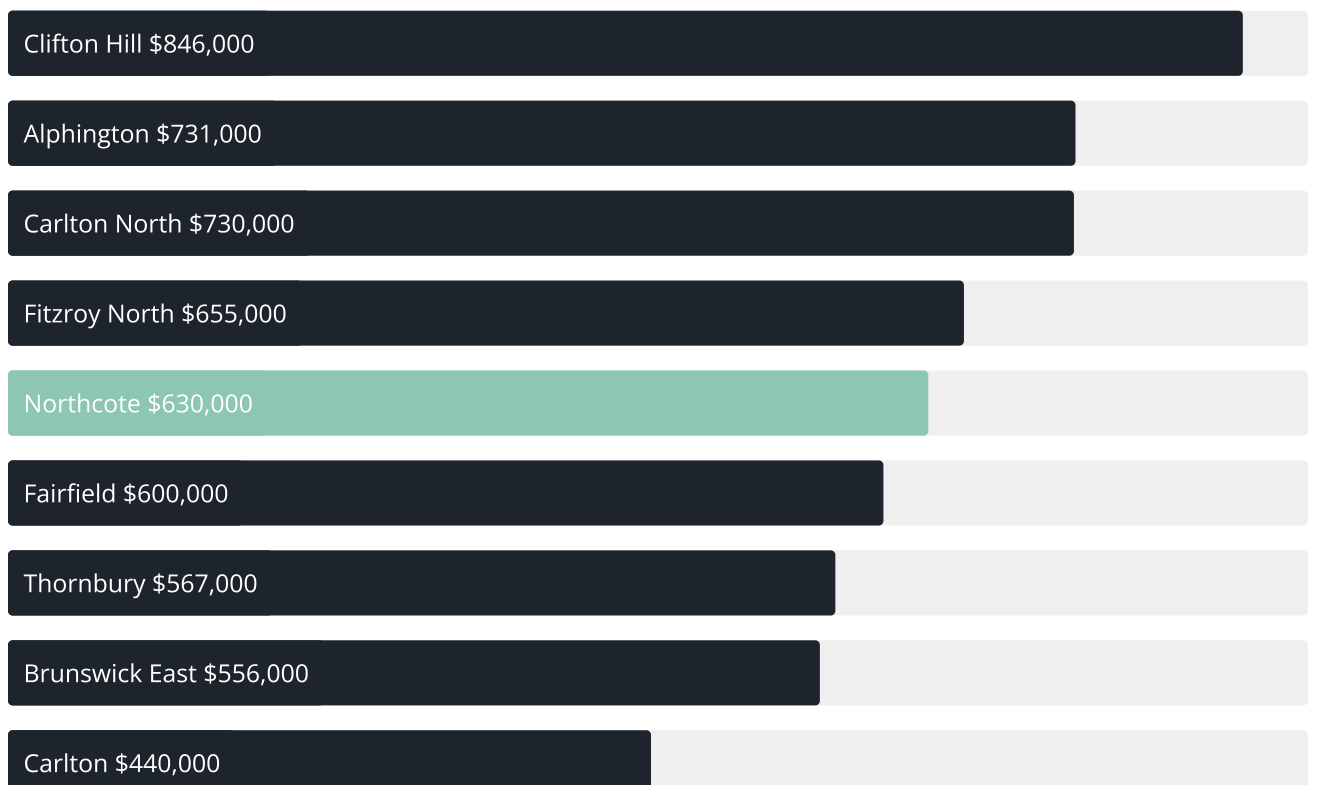
Quarterly Price Change

-0.67% ↓

Quarterly Price Change*



NORTHCOTE SUBURB REPORT

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

NORTHCOTE SUBURB REPORT

Sale Method*



● Auction 59%

● Private 41%

Auction Clearance Rate*

81.42%

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*

\$850

Population Growth^

2.91%

Rental Yield*

2.45%

Median Age^







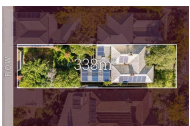



37 years

Median Household Size^







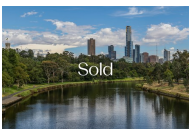



2.3 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 37 Dennis St Northcote	6	House	\$1,650,000	23 Dec 2025
 103/2b Dennis St Northcote	2	Apartment	\$660,000	21 Dec 2025
 106 Helen St Northcote	2	House	\$1,265,000	18 Dec 2025
 12 Howitt St Northcote	2	House	\$1,231,000	13 Dec 2025
 16 Harper St Northcote	3	House	\$2,310,000	13 Dec 2025
 110 Helen St Northcote	2	House	\$1,300,000	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
 701/1 Bent St Northcote	3	Apartment	\$1,370,000	11 Dec 2025

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Ilma Gr Northcote	4	House	\$3,020,000	10 Dec 2025
 13 Gadd St Northcote	3	House	\$1,725,000	08 Dec 2025
 301/550 High St Northcote	1	Apartment	\$479,000	08 Dec 2025
 22 Lawry St Northcote	3	House	\$1,570,000	06 Dec 2025
 37 Mccracken Av Northcote	4	House	\$3,670,000	06 Dec 2025
 106/1a Campbell Gr Northcote	1	Unit	\$575,000	04 Dec 2025
 G6/26 Merri Pde Northcote	1	Apartment	\$405,000	04 Dec 2025
 24 Jessie St Northcote	4	House	\$2,660,000	04 Dec 2025
 504/16 Walker St Northcote	3	Apartment	\$1,800,000	03 Dec 2025
 61 Derby St Northcote	3	House	\$2,000,000	02 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 57 Westgarth St Northcote	4	House	\$1,830,000	29 Nov 2025
 22a Mitchell St Northcote	3	House	\$1,630,000	29 Nov 2025
 9 Wakanui St Northcote	4	House	\$1,960,000	29 Nov 2025
 107 Thomson St Northcote	4	House	\$2,650,000	29 Nov 2025
 25 Thames St NORTHCOTE	4	House	\$2,810,000	28 Nov 2025
 6/178 St Georges Rd Northcote	1	Unit	\$333,000	27 Nov 2025
 201/16 Walker St Northcote	2	Strata Unit/Flat	\$582,750	27 Nov 2025
 5/16a Latham St Northcote	2	Apartment	\$655,000	27 Nov 2025
 105/114 Helen St Northcote	1	Apartment	\$465,000	26 Nov 2025
 2/286 High St Northcote	3	Townhouse	\$936,000	26 Nov 2025



Northcote Office
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Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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