



Northcote

Suburb Report



Your connection to property insights



JellisCraig

NORTHCOTE SUBURB REPORT

Median house price¹

Median

\$1.76m

Quarterly price change

1.32% ↑

Median unit price¹

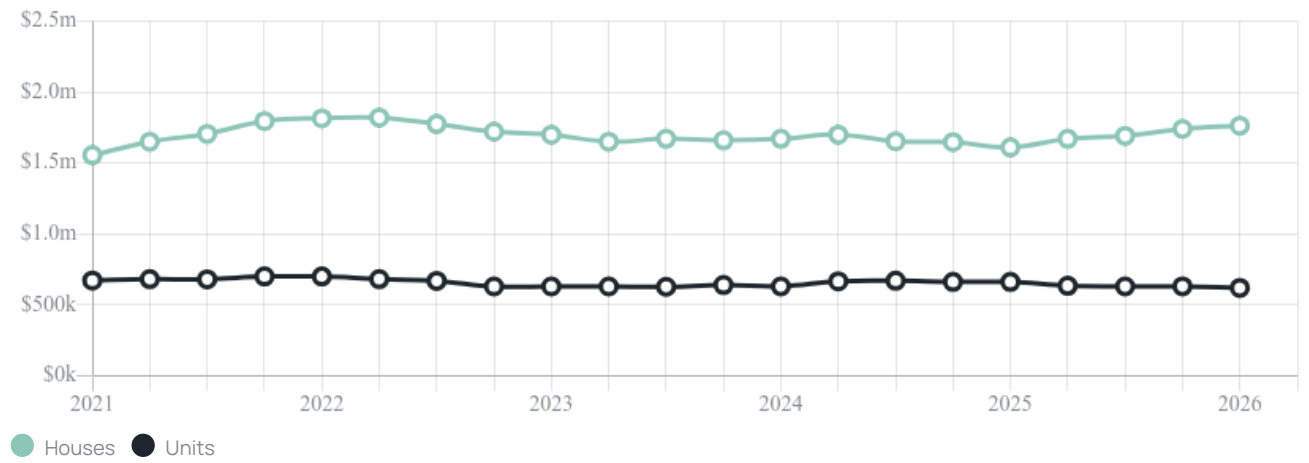
Median

\$620k

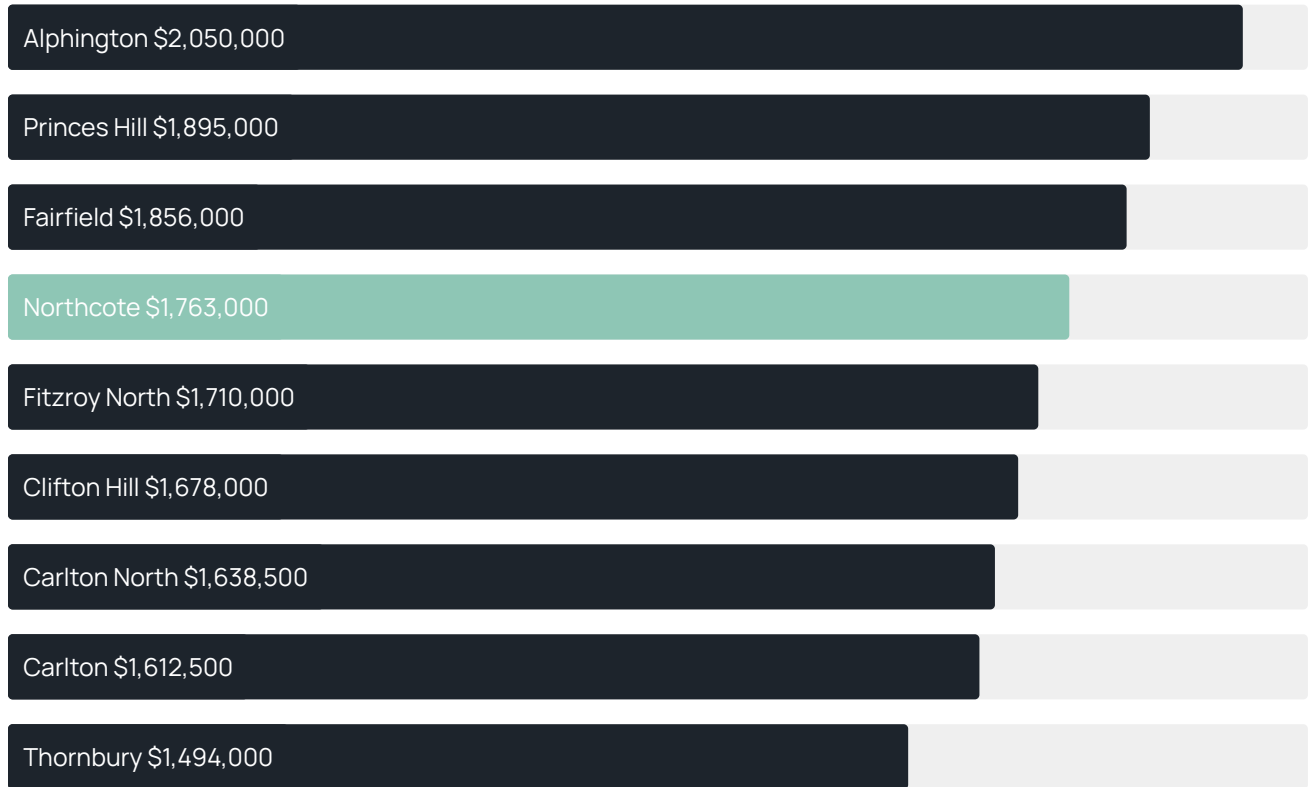
Quarterly price change

-1.66% ↓

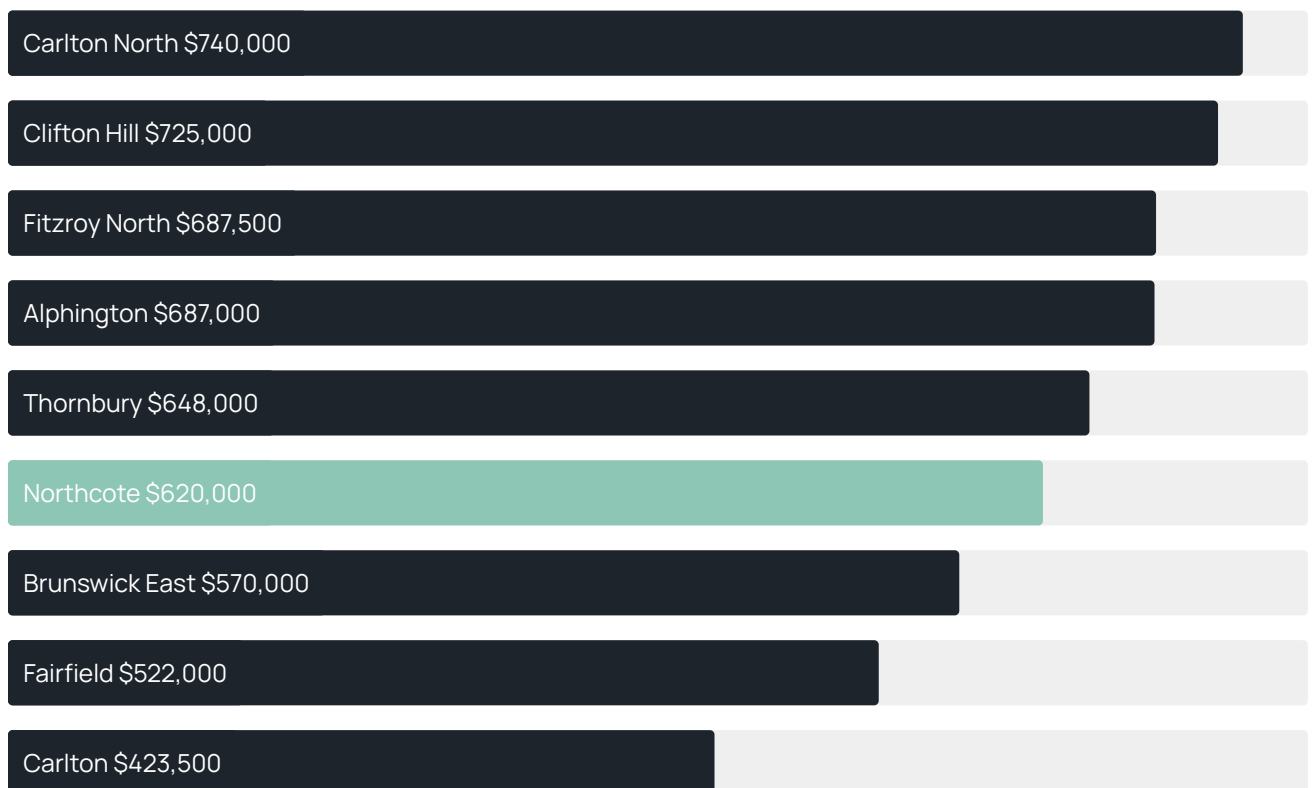
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 35%
● Private 65%

Auction clearance rate³

78.57%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 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








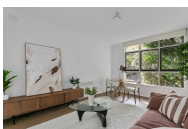


NORTHCOTE SUBURB REPORT

Recent Northcote sales









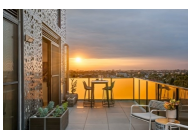

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 108/332 High St Northcote	1	Apartment	\$382,000	26 Jun 2026
 12/55 Gadd St Northcote	2	Townhouse	\$770,000	26 Jun 2026
 15a Swift St Northcote	3	House	\$1,520,000	20 Jun 2026
 1/69 Bent St Northcote	1	Apartment	\$420,000	18 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
 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

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Address	Bedrooms	Type	Price	Sold
 306/8 Breavington Way Northcote	2	Apartment	\$600,000	10 Jun 2026
 2/203 Clarke St Northcote	2	Apartment	\$655,000	08 Jun 2026
 55/198 Beavers Rd Northcote	4	Townhouse	\$1,210,000	02 Jun 2026
 8/7 Wastell St Northcote	1	Apartment	\$410,000	01 Jun 2026
 40 Clifton St Northcote	3	House	\$1,820,000	30 May 2026
 8 Howitt St Northcote	3	House	\$1,380,000	30 May 2026
 48a Beaconsfield Pde Northcote	3	House	\$1,660,000	30 May 2026
 12/137 Clarke St Northcote	1	Apartment	\$420,000	29 May 2026
 2/55 Gadd St Northcote	2	Townhouse	\$705,000	28 May 2026
 39 Ryan St NORTHCOTE	3	House	\$1,300,000	26 May 2026

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Address	Bedrooms	Type	Price	Sold
 11 Newmarket St Northcote	3	House	\$1,560,000	23 May 2026
 13 Langston St Northcote	3	House	\$1,550,000	20 May 2026
 2/2 Bridge St Northcote	3	Townhouse	\$1,035,000	20 May 2026
 215C/168 Victoria Rd Northcote	2	Apartment	\$630,000	20 May 2026
 14/5 Beavers Rd Northcote	2	Apartment	\$729,500	20 May 2026
 1/151 Arthurton Rd Northcote	3	Unit	\$1,050,000	19 May 2026
 10 Ellesmere St Northcote	2	House	\$1,614,000	16 May 2026
 30 Claude St Northcote	2	House	\$1,160,000	16 May 2026
 601/5 Beavers Rd Northcote	3	Apartment	\$1,305,000	13 May 2026
 14 Bent St Northcote	3	House	\$1,735,000	13 May 2026



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 01/07/2026

- 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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