



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

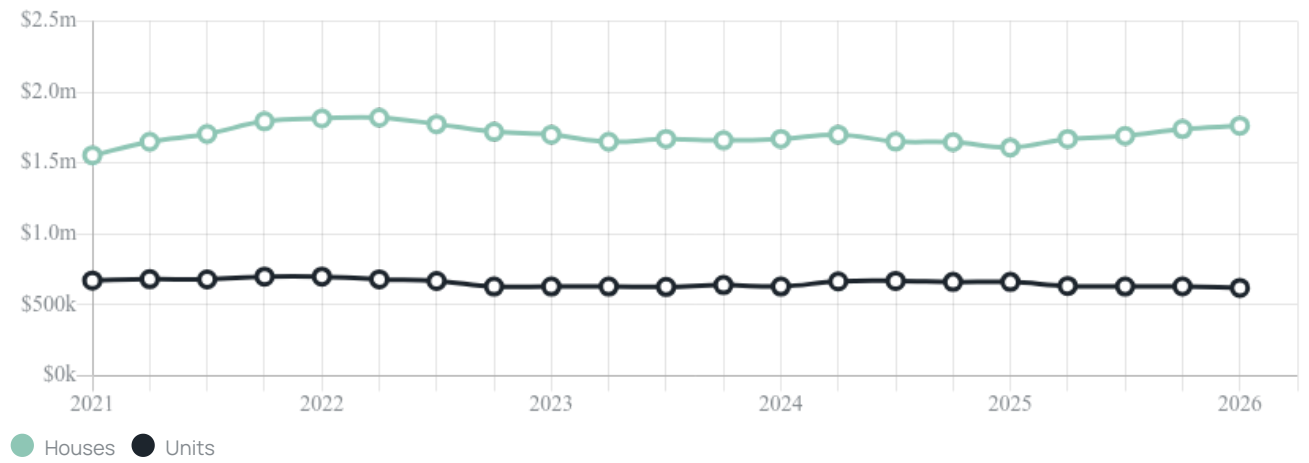
Median

\$620k

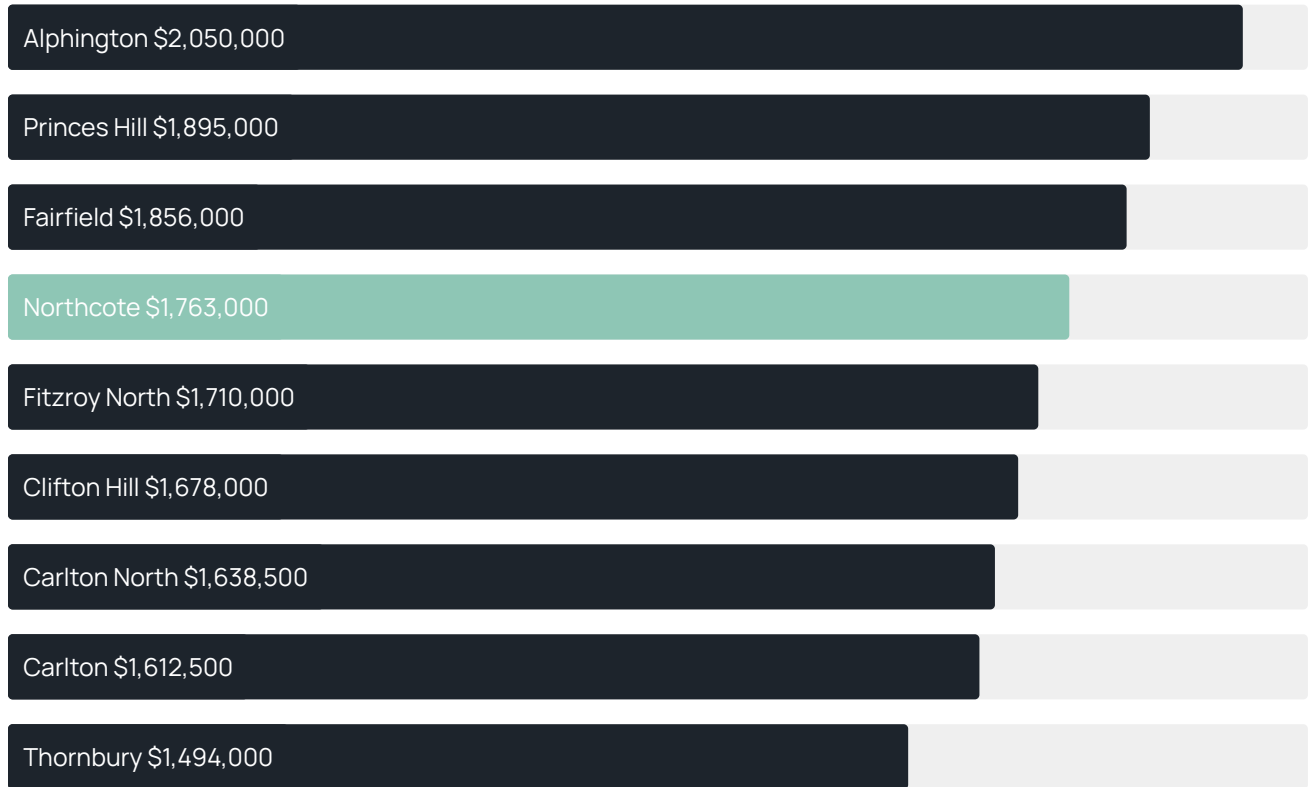
Quarterly price change

-1.66% ↓

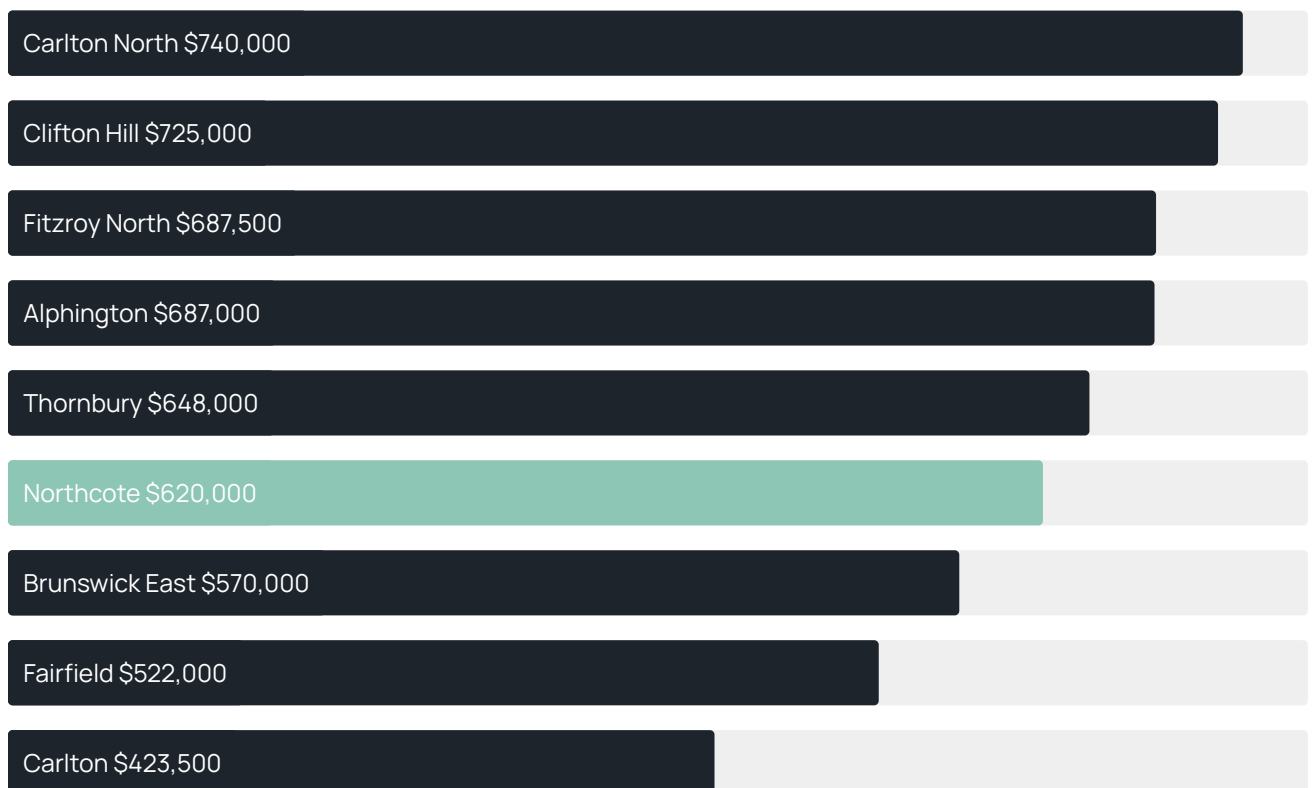
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

76.79%

Median days on market³

25 days

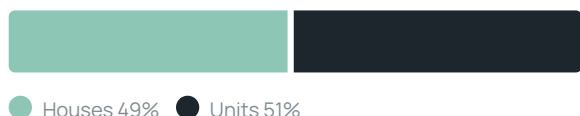
Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.8 years

Dwelling type⁵



Ownership⁵



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


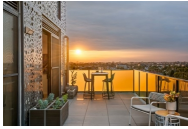








NORTHCOTE SUBURB REPORT

Recent Northcote sales










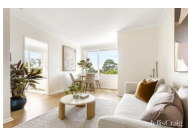
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 2/55 Gadd St Northcote	2	Townhouse	\$705,000	28 May 2026
 11 Newmarket St Northcote	3	House	\$1,560,000	23 May 2026
 13 Langston St Northcote	3	House	\$1,550,000	20 May 2026
 14/5 Beavers Rd Northcote	2	Apartment	\$729,500	20 May 2026
 215C/168 Victoria Rd Northcote	2	Apartment	\$630,000	20 May 2026
 2/2 Bridge St Northcote	3	Townhouse	\$1,035,000	20 May 2026
 1/151 Arthurton Rd Northcote	3	Unit	\$1,050,000	20 May 2026

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Ellesmere St Northcote	2	House	\$1,614,000	16 May 2026
 601/5 Beavers Rd Northcote	3	Apartment	\$1,305,000	13 May 2026
 606/5 Beavers Rd Northcote	2	Apartment	\$720,000	11 May 2026
 18/341 Heidelberg Rd Northcote	1	Apartment	\$385,000	08 May 2026
 102/1a Campbell Gr Northcote	2	Apartment	\$875,000	07 May 2026
 102/4 Beavers Rd Northcote	2	Apartment	\$549,000	05 May 2026
 175A Mitchell St Northcote	3	House	\$1,300,000	04 May 2026
 98 Darebin Rd Northcote	3	House	\$1,316,000	02 May 2026
 1/200 Clarke St Northcote	2	Apartment	\$592,500	02 May 2026
 148a Beaconsfield Pde Northcote	3	House	\$1,310,000	02 May 2026

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 106/72 Gadd St Northcote	1	Apartment	\$395,000	28 Apr 2026
 3/165 Clarke St Northcote	2	Apartment	\$850,000	28 Apr 2026
 20 South Cr Northcote	4	House	\$3,330,000	24 Apr 2026
 101/332 High St Northcote	2	Apartment	\$470,000	21 Apr 2026
 207/332 High St Northcote	1	Apartment	\$326,000	20 Apr 2026
 1/42 Ryan St Northcote	2	Villa	\$1,287,000	18 Apr 2026
 105/8 Breavington Way Northcote	1	Strata Flat - Single OYO Flat	\$405,000	18 Apr 2026
 14/116 Arthurton Rd Northcote	2	Strata Flat - Single OYO Flat	\$564,999	17 Apr 2026
 174 Separation St Northcote	4	House	\$1,455,000	16 Apr 2026
 10/78 James St Northcote	2	Apartment	\$671,500	16 Apr 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 01/06/2026

- 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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