



Northcote

# Suburb Report



Your connection to property insights



**JellisCraig**

NORTHCOTE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.74m

Quarterly price change

2.88% ↑

Median unit price<sup>1</sup>

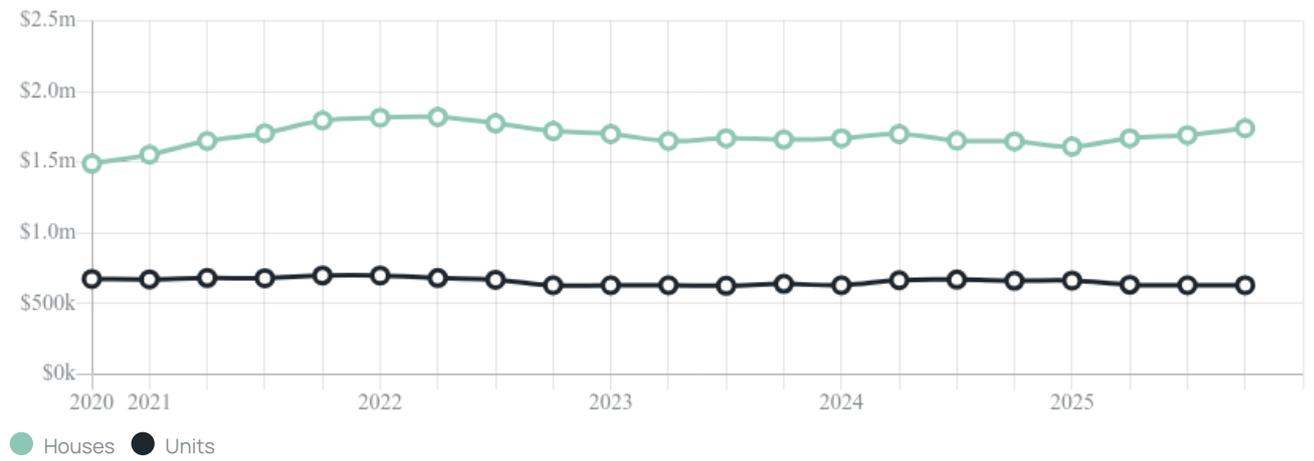
Median

\$631k

Quarterly price change

0.07% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 58%  
● Private 42%

Auction clearance rate<sup>3</sup>

81.58%

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

24 days

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

24 groups

Average hold period<sup>1</sup>

6.8 years

Dwelling type<sup>5</sup>



● Houses 49% ● Units 51%

Ownership<sup>5</sup>



● Owned outright 33% ● Mortgaged 33% ● Rented 34%

Population<sup>5</sup>

25,276

Median asking rent<sup>1</sup>

\$850 per week

Population growth<sup>5</sup>

2.91%

Rental yield<sup>1</sup>

2.45%

Median age<sup>5</sup>

37 years

Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 22 Bent St Northcote	3	House	\$2,165,000	28 Feb 2026
 46 Charles St Northcote	3	House	\$1,670,000	28 Feb 2026
 28 Newmarket St Northcote	4	House	\$1,650,000	28 Feb 2026
 50 Bastings St Northcote	5	House	\$3,050,000	28 Feb 2026
 44 Darebin Rd Northcote	3	House	\$1,560,000	28 Feb 2026
 43 Union St Northcote	3	House	\$2,027,000	28 Feb 2026
 8/16 Westgarth St Northcote	2	Apartment	\$640,000	28 Feb 2026
 4/11 Christmas St Northcote	2	Unit	\$555,000	27 Feb 2026
 11 Woolhouse St Northcote	4	House	\$2,600,000	21 Feb 2026
 157 Beavers Rd Northcote	3	House	\$1,351,000	21 Feb 2026

## NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 80 James St Northcote	3	House	\$2,371,000	21 Feb 2026
 1/26 Glanfield St Northcote	4	House	\$2,335,000	21 Feb 2026
 119 Mitchell St Northcote	3	House	\$1,930,000	21 Feb 2026
 139 Arthurton Rd Northcote	3	House	\$1,320,000	21 Feb 2026
 2 Gracie St Northcote	3	House	\$1,100,000	17 Feb 2026
 30a Clifton St Northcote	3	House	\$1,400,000	14 Feb 2026
 8/15 Simpson St Northcote	2	Apartment	\$460,000	14 Feb 2026
 3/11 Langwells Pde Northcote	2	Townhouse	\$831,000	13 Feb 2026
 14/125 Separation St Northcote	2	Apartment	\$492,500	12 Feb 2026
 203/121-125 Victoria Rd Northcote	1	Apartment	\$435,000	10 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 209C/168 Victoria Rd Northcote	2	Unit	\$660,000	07 Feb 2026
 275 St Georges Rd Northcote	2	Unit	\$440,000	30 Jan 2026
 310/332 High St Northcote	1	Apartment	\$400,000	27 Jan 2026
 214/12 Walker St Northcote	3	Strata Unit/Flat	\$1,001,000	23 Jan 2026
 308/1 Bent St Northcote	2	Apartment	\$660,000	22 Jan 2026
 118/1 Bent St Northcote	2	Apartment	\$710,000	20 Jan 2026
 8 Park St NORTHCOTE	3	House	\$1,660,000	15 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
 4 Bank St Northcote	2	House	\$1,750,000	14 Jan 2026



**Jellis Craig Northcote**  
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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 01/03/2026

- 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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