



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

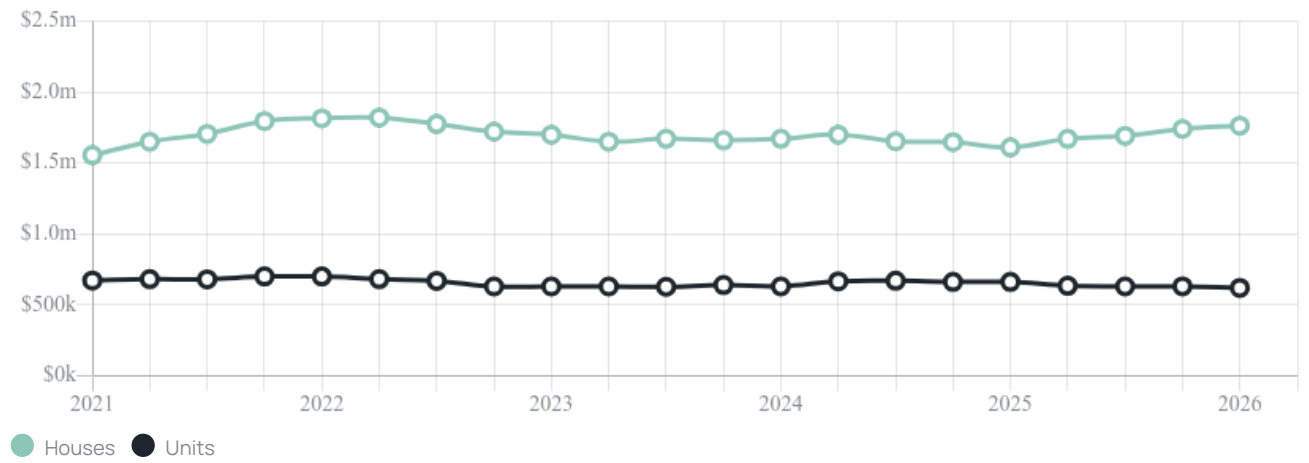
Median

\$620k

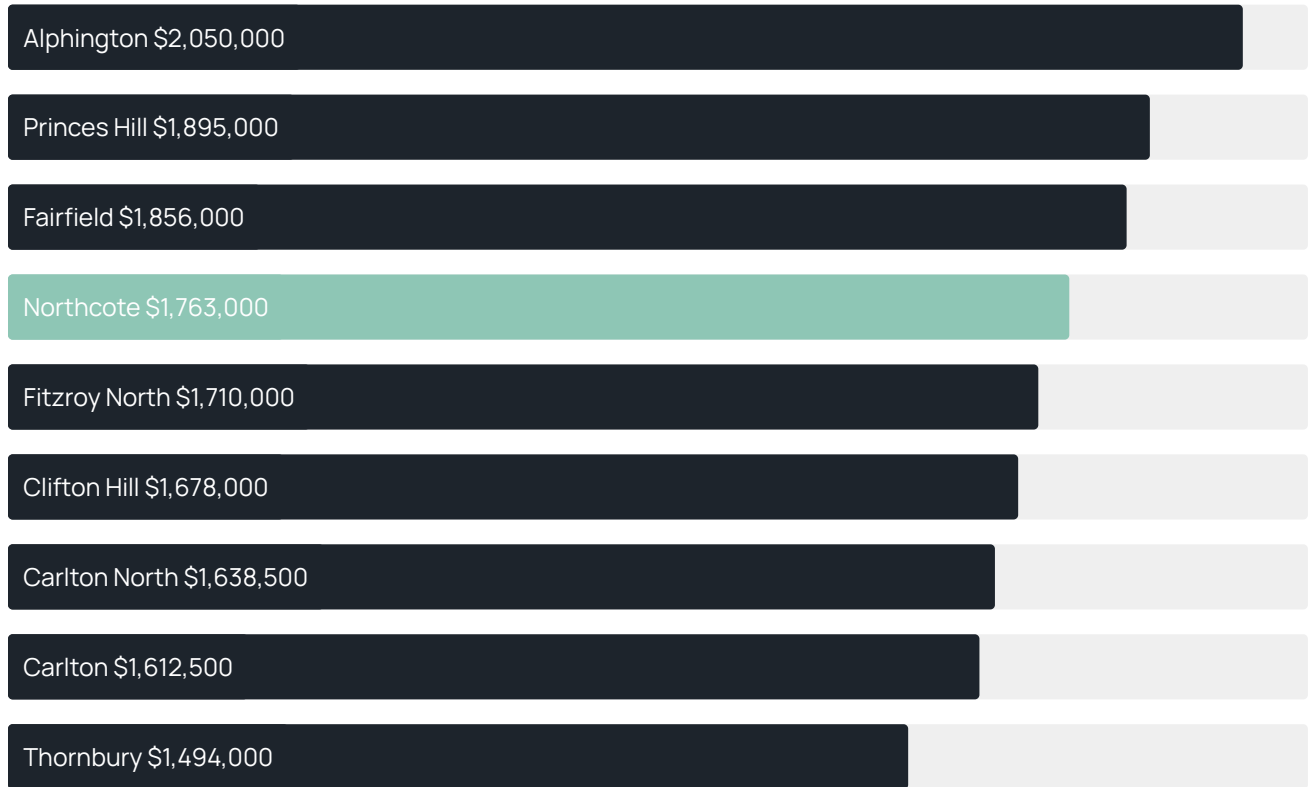
Quarterly price change

-1.66% ↓

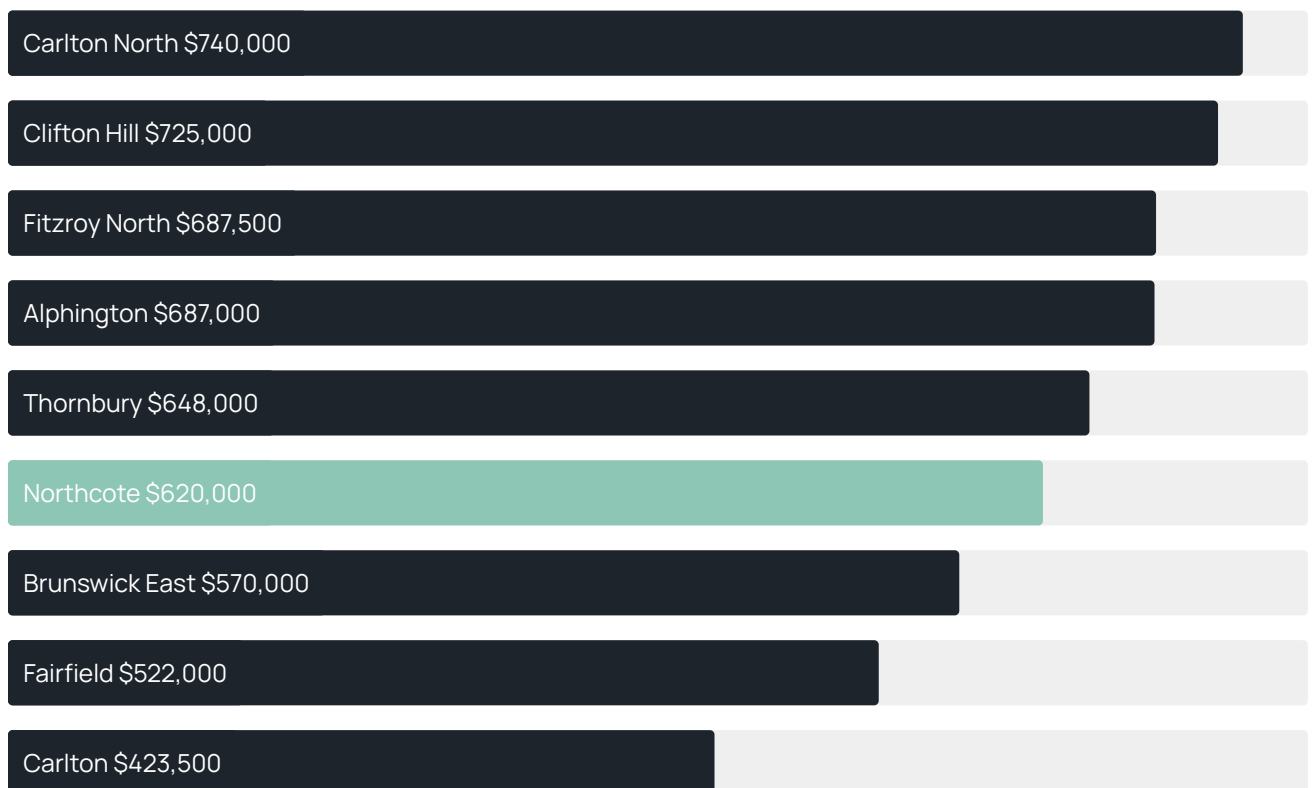
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 44%
● Private 56%

Auction clearance rate³

76.47%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 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






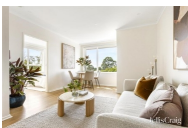

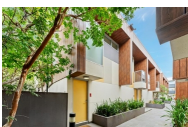


Median household size⁵

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 203/17 Robbs Pde Northcote	1	Apartment	\$480,000	29 Apr 2026
 106/72 Gadd St Northcote	1	Apartment	\$395,000	28 Apr 2026
 20 South Cr Northcote	4	House	\$3,330,000	25 Apr 2026
 207/332 High St Northcote	1	Apartment	\$326,000	21 Apr 2026
 1/42 Ryan St Northcote	2	Villa	\$1,287,000	18 Apr 2026
 10/78 James St Northcote	2	Apartment	\$671,500	16 Apr 2026
 17 Ryan St Northcote	4	House	\$3,140,000	15 Apr 2026
 10B/168 Victoria Rd Northcote	2	Townhouse	\$680,000	14 Apr 2026
 174 Separation St Northcote	4	House	\$1,455,000	14 Apr 2026
 11 Cleveland St Northcote	3	House	\$2,165,000	11 Apr 2026

NORTHCOTE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14/54 Gadd St Northcote	2	Townhouse	\$785,000	08 Apr 2026
 107 Westgarth St Northcote	3	House	\$1,500,000	02 Apr 2026
 504/17 Robbs Pde Northcote	3	Apartment	\$933,000	01 Apr 2026
 38 Elm St Northcote	2	House	\$1,300,000	31 Mar 2026
 39 Westgarth St Northcote	4	House	\$1,370,000	28 Mar 2026
 9/247 Heidelberg Rd Northcote	1	Apartment	\$276,000	28 Mar 2026
 18 Gordon Gr Northcote	3	House	\$1,487,500	28 Mar 2026
 8 Thames St Northcote	3	House	\$1,825,000	28 Mar 2026
 27 Cunningham St Northcote	4	House	\$3,360,000	28 Mar 2026
 251 Clarke St Northcote	3	House	\$2,102,000	28 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 133 Beavers Rd Northcote	2	House	\$1,270,000	25 Mar 2026
 14/6 Mccracken Av Northcote	2	Apartment	\$685,000	24 Mar 2026
 103/227 St Georges Rd Northcote	1	Apartment	\$455,000	24 Mar 2026
 25 Thomson St Northcote	3	House	\$1,750,000	23 Mar 2026
 1/70 Gadd St Northcote	2	Townhouse	\$765,000	22 Mar 2026
 37 Charles St Northcote	3	House	\$1,645,000	21 Mar 2026
 8 Muriel St Northcote	6	House	\$2,000,000	21 Mar 2026
 139 Bent St NORTHCOTE	2	House	\$1,260,000	20 Mar 2026
 18/170 High St Northcote	2	Flat	\$620,000	20 Mar 2026
 12/1a Campbell Gr Northcote	2	Townhouse	\$920,000	19 Mar 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 01/05/2026

- 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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