



Northcote

Suburb Report



Your connection to property insights



JellisCraig

NORTHCOTE SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

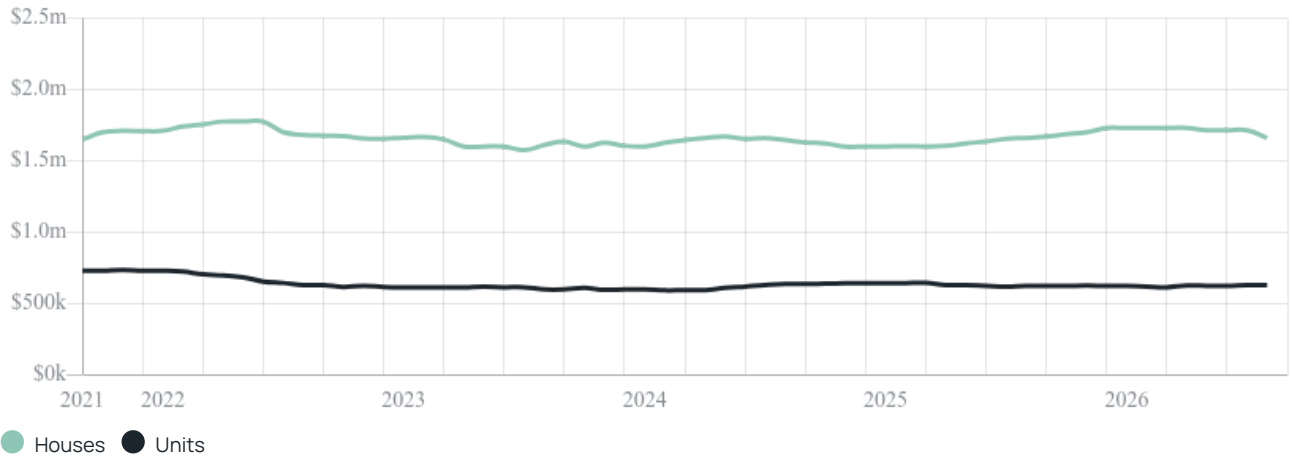
\$1.66m

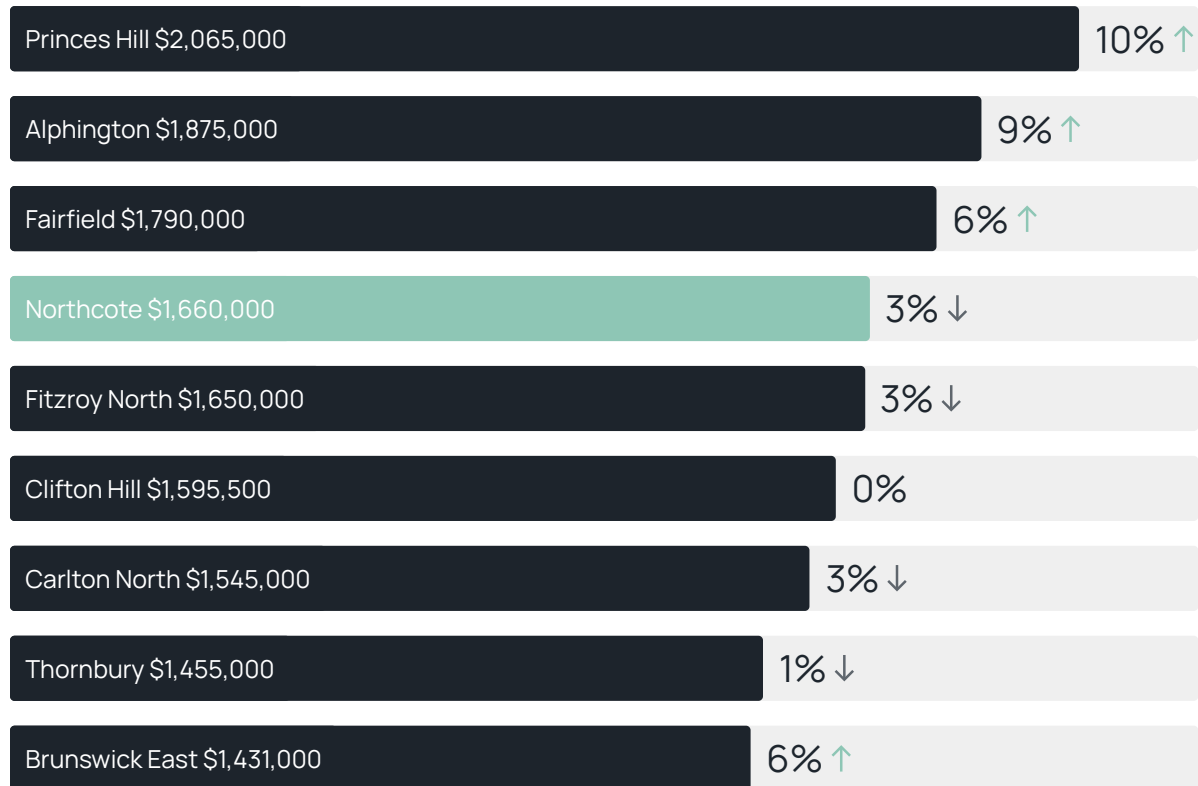
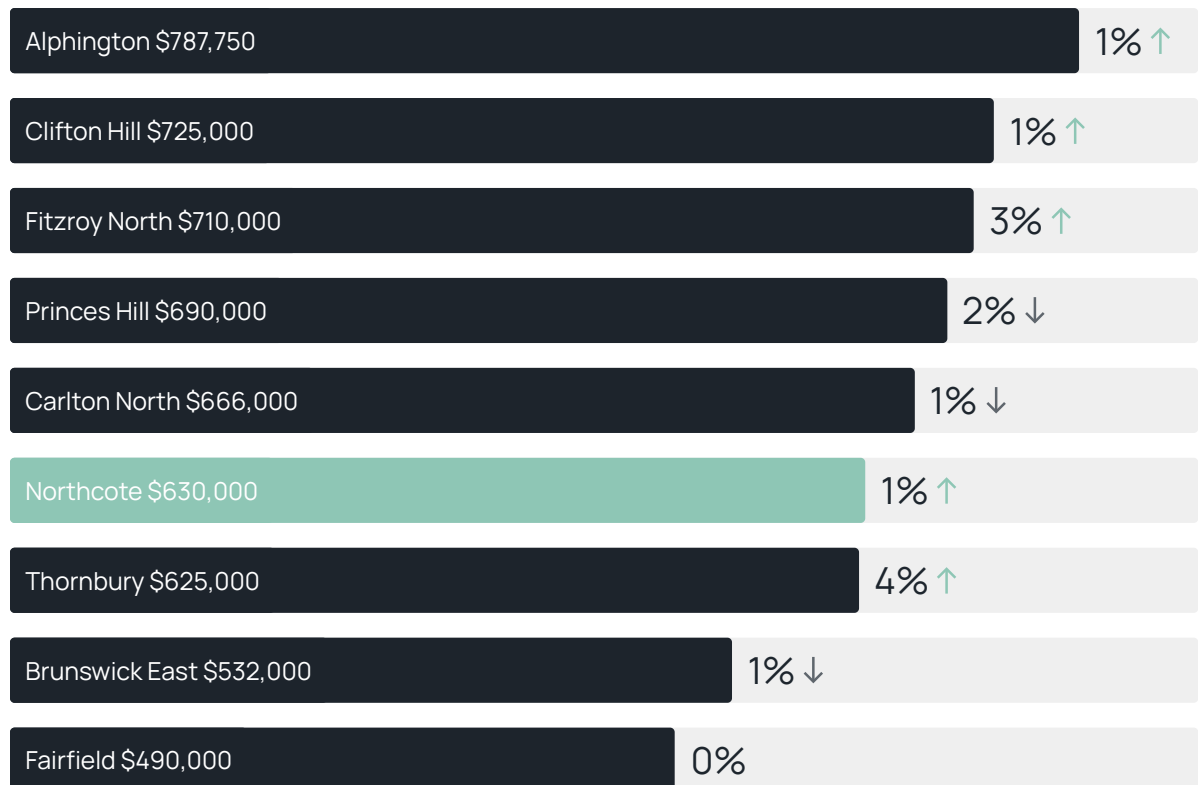
-3.17% ↓

\$630k

0.00% ↓

Northcote quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 33%
● Private 67%

Auction clearance rate³

57.78%

Median days on market³

House

Unit

25 days

28 days

Jellis Craig average inspection attendance per listing⁴

42 groups

Average hold period¹

House

Unit

15.4 years

12.7 years

Dwelling type⁵

● Houses 68% ● Units 32%

Ownership⁵

● Owned outright 31% ● Mortgaged 31% ● Rented 38%

Population⁵

25,276

Median asking rent per week¹

Unit

\$880

\$550

Population growth⁵

2.91%

Rental yield¹

House

Unit

3.03%

5.06%

Median age⁵

37 years

Median household size⁵

2.3 people

Recent Northcote sales²

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
 7/15 Rucker Street Northcote	2	Apartment	\$645,000	25 Sep 2026
 9 Northcote Street Northcote	3	House	Undisclosed	24 Sep 2026
 13 Urquhart Street Northcote	4	House	Undisclosed	22 Sep 2026
 82 Clarke Street Northcote	2	House	\$950,000	21 Sep 2026
 22 Newmarket Street Northcote	3	House	\$1,375,000	20 Sep 2026
 79a Thomson Street Northcote	3	House	\$1,515,000	19 Sep 2026
 105/5 Beavers Road Northcote	1	Apartment	\$451,000	18 Sep 2026
 5 Potter Court Northcote	3	House	Undisclosed	18 Sep 2026
 106/8 Breavington Way Northcote	2	Apartment	\$545,000	18 Sep 2026
 404/17 Robbs Parade Northcote	2	Apartment	\$750,000	18 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 16 Knowles Street Northcote	5	House	\$3,150,000	17 Sep 2026
 106 Bastings Street Northcote	3	House	\$1,740,000	17 Sep 2026
 22 Gordon Grove Northcote	3	House	\$1,500,000	17 Sep 2026
 3/2-6 Mccutcheon Street Northcote	1	Apartment	\$470,000	16 Sep 2026
 20 Wakanui Street Northcote	3	House	\$1,400,000	16 Sep 2026
 303/121-125 Victoria Road Northcote	2	Apartment	Undisclosed	15 Sep 2026
 42 McLachlan Street Northcote	2	House	\$1,474,200	15 Sep 2026
 39 Auburn Avenue Northcote	3	House	\$1,950,000	14 Sep 2026
 83 Mitchell Street Northcote	4	House	\$3,400,000	12 Sep 2026
 122 Hawthorn Road Northcote	2	House	\$1,115,000	12 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 69 Gladstone Avenue Northcote	2	House	Undisclosed	12 Sep 2026
 20 Park Street Northcote	3	House	\$1,592,000	12 Sep 2026
 111 Roberts Street Northcote	4	House	Undisclosed	11 Sep 2026
 2/17 Gadd Street Northcote	2	Villa	\$970,000	11 Sep 2026
 103 Christmas Street Northcote	3	House	Undisclosed	08 Sep 2026
 6/5 Beavers Road Northcote	2	Apartment	\$710,000	08 Sep 2026
 2/21 Derby Street Northcote	3	House	\$1,450,000	07 Sep 2026
 18 Bower Street Northcote	3	House	\$1,575,000	07 Sep 2026
 117 Clarke Street Northcote	3	House	\$1,299,000	05 Sep 2026
 6 Howitt Street Northcote	3	House	Undisclosed	05 Sep 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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