



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

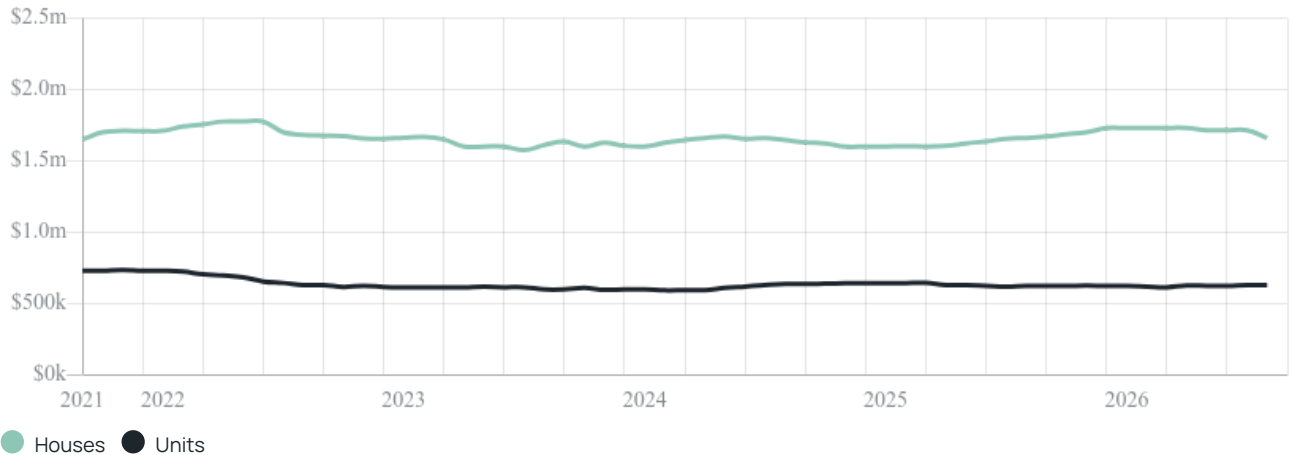
\$1.66m

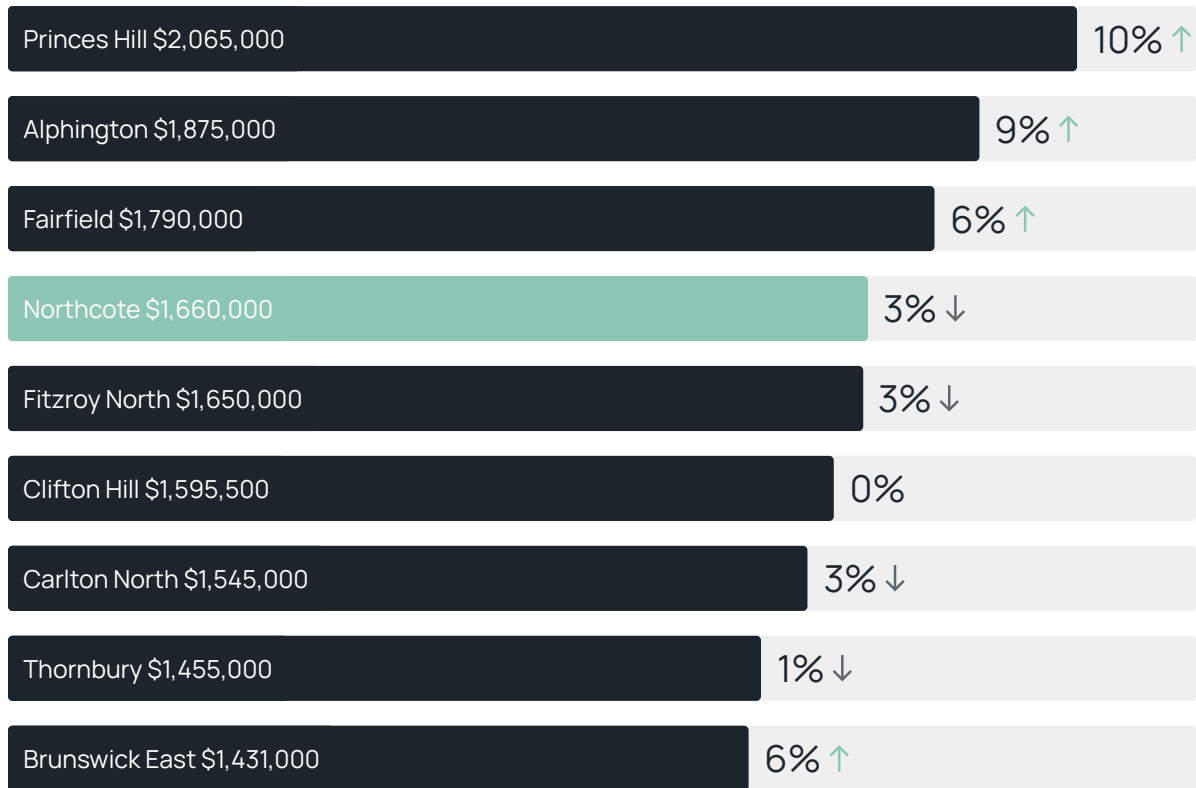
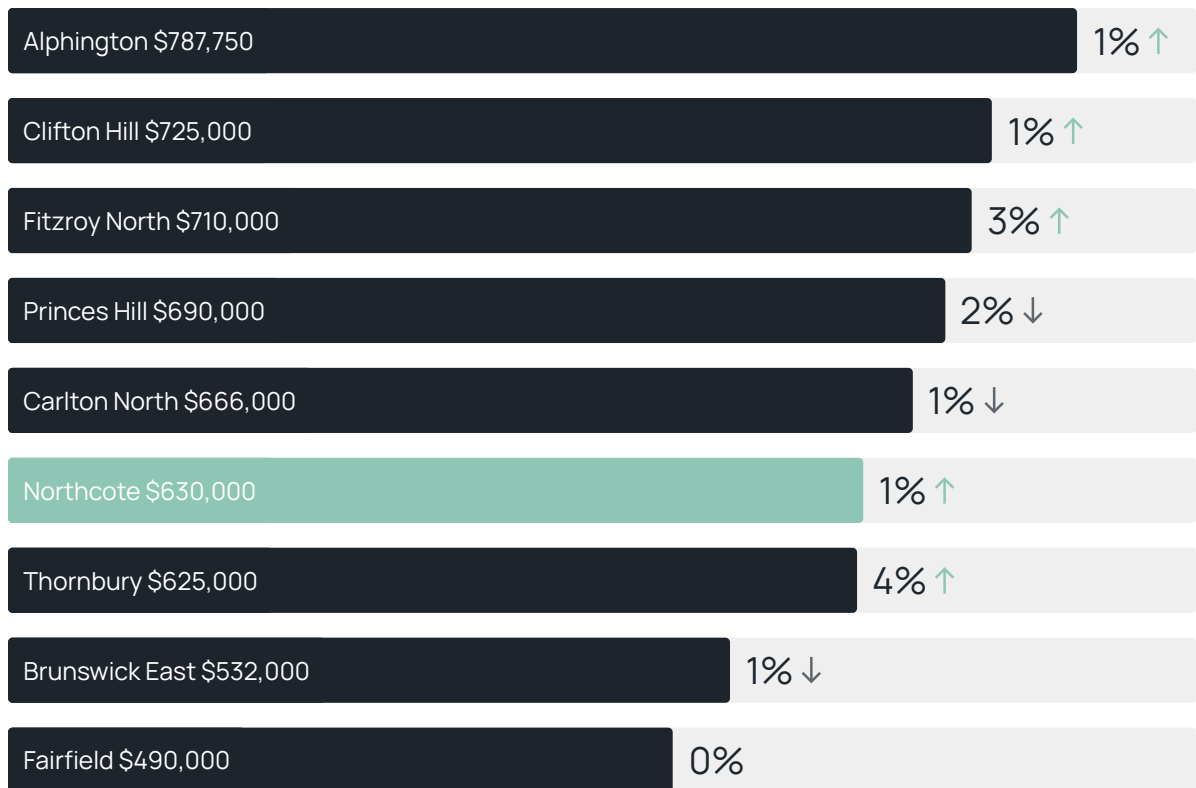
-3.17% ↓

\$630k

0.00% ↓

Northcote quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 35%
● Private 65%

Auction clearance rate³

65%

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

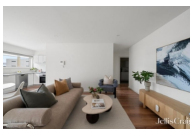
2.3 people

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
 117 Clarke Street Northcote	3	House	\$1,299,000	05 Sep 2026
 6 Howitt Street Northcote	3	House	\$1,910,000	05 Sep 2026
 8/78 James Street Northcote	1	Apartment	\$402,500	04 Sep 2026
 23 Park Street Northcote	2	House	\$1,101,000	02 Sep 2026
 53 Victoria Road Northcote	3	House	\$1,220,000	29 Aug 2026
 35 Charles Street Northcote	2	House	Undisclosed	29 Aug 2026
 12/26 Merri Parade Northcote	1	Apartment	Undisclosed	29 Aug 2026
 404/2B Dennis Street Northcote	2	Apartment	\$660,000	27 Aug 2026
 6/2-4 Thomson Street Northcote	1	Unit	\$350,000	27 Aug 2026
 1/7 Wastell Street Northcote	2	Unit	Undisclosed	27 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 128 Bastings Street Northcote	4	House	\$2,525,000	27 Aug 2026
 418 Clarke Street Northcote	5	House	Undisclosed	24 Aug 2026
 11 Elizabeth Street Northcote	3	House	\$1,170,000	22 Aug 2026
 5 Whalley Street Northcote	4	House	Undisclosed	22 Aug 2026
 14 Gracie Street Northcote	3	House	\$2,125,000	20 Aug 2026
 53 Cunningham Street Northcote	3	House	Undisclosed	18 Aug 2026
 13/442 High Street Northcote	2	Apartment	\$650,000	15 Aug 2026
 77 Bent Street Northcote	2	House	\$1,209,000	15 Aug 2026
 166 Gladstone Avenue Northcote	4	House	\$1,610,000	14 Aug 2026
 7/200 Westgarth Street Northcote	2	Apartment	\$625,000	13 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 45A Henry Street Northcote	2	House	\$1,195,000	11 Aug 2026
 6 Henderson Street Northcote	3	House	\$1,425,000	10 Aug 2026
 191 Separation Street Northcote	3	House	\$980,000	08 Aug 2026
 20/20 Ross Street Northcote	2	Apartment	Undisclosed	06 Aug 2026
 1A Oamaru Street Northcote	2	Townhouse	Undisclosed	06 Aug 2026
 7 Cornwall Street Northcote	3	House	Undisclosed	06 Aug 2026
 33B Whalley Street Northcote	2	Townhouse	\$1,185,000	06 Aug 2026
 3/34-36 Brooke Street Northcote	2	Unit	\$585,000	05 Aug 2026
 16 Thomson Street Northcote	3	House	Undisclosed	05 Aug 2026
 107/245 St Georges Road Northcote	3	Apartment	Undisclosed	04 Aug 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 06/09/2026

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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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