

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.22m

Quarterly Price Change

-0.65% ↓

Median Unit Price*

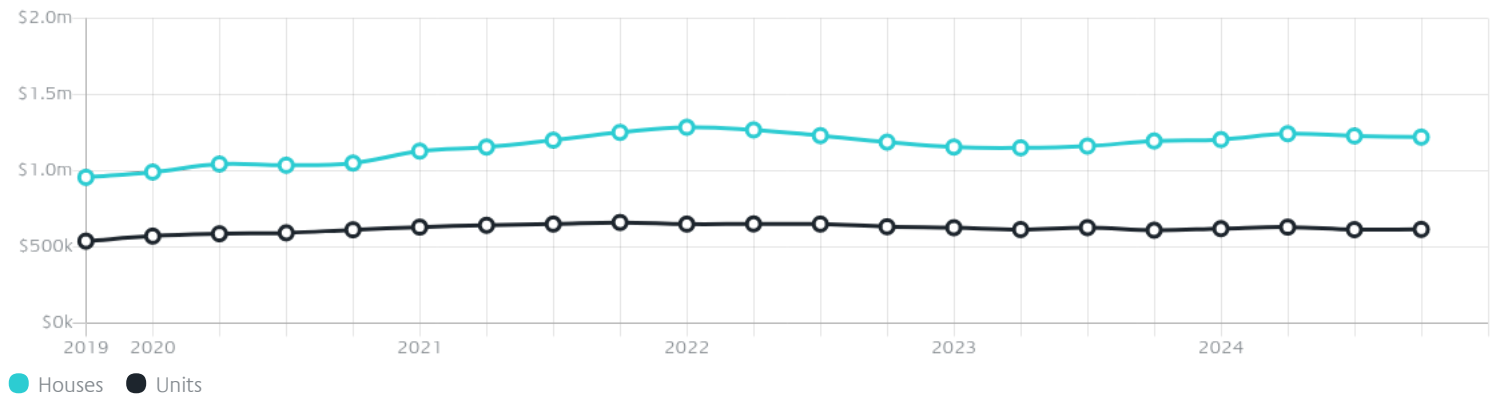
Median

\$615k

Quarterly Price Change

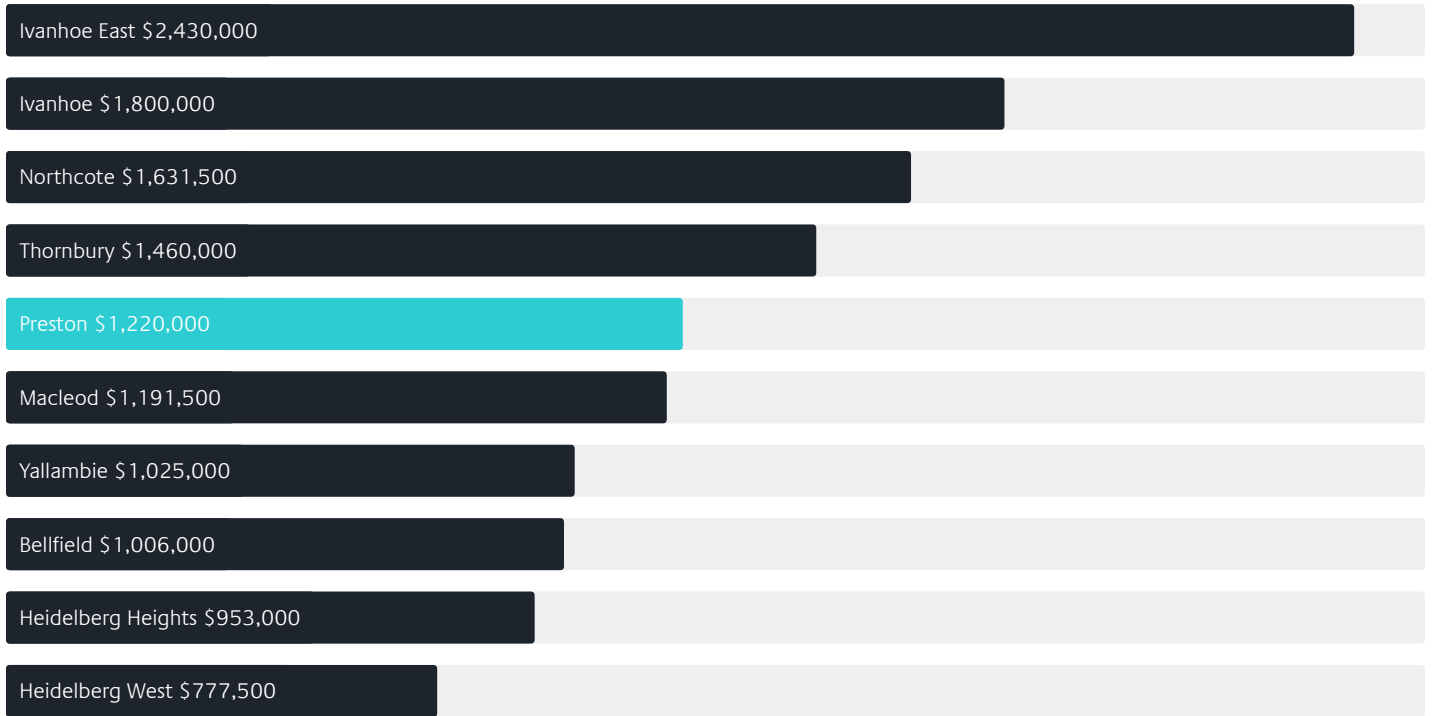
0.24% ↑

Quarterly Price Change*

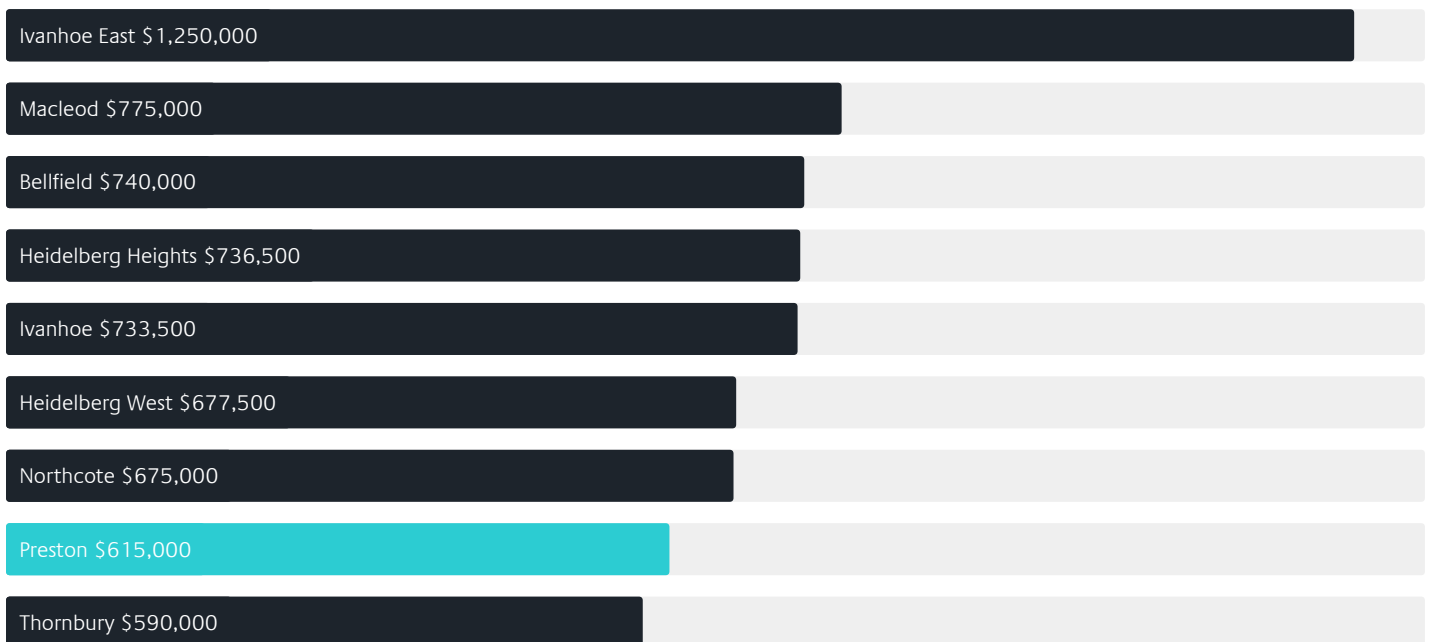


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 51%
● Private 49%

Auction Clearance Rate*

82.43%

Median Days on Market^

24 days

Average Hold Period*

6.3 years

Insights

Dwelling Type^



● Houses 56% ● Units 44%

Ownership^



● Owned Outright 30% ● Mortgaged 33% ● Rented 37%

Population^

33,790

Median Asking Rent per week*

\$650

Population Growth^

2.86%

Rental Yield*

2.71%

Median Age^













37 years

Median Household Size^









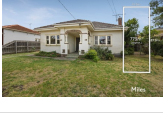



2.4 people

Sold Properties~










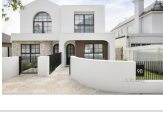


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 69 Gilbert Rd Preston	2	House	\$1,071,888	22 May 2025
 801/5 Blanch St Preston	2	Apartment	\$400,000	31 Mar 2025
 32 Cramer St Preston	4	House	\$1,295,000	29 Mar 2025
 36 Kathleen St Preston	4	House	\$1,105,000	29 Mar 2025
 267 Wood St Preston	4	House	\$1,340,000	29 Mar 2025
 2/151 Wood St Preston	2	Unit	\$660,000	29 Mar 2025
 25 Dundas St Preston	4	House	\$1,905,000	29 Mar 2025
 1/6 Mount St Preston	2	Unit	\$835,000	29 Mar 2025
 17 Arthur St Preston	3	House	\$1,080,000	29 Mar 2025
 1/229 Gower St Preston	1	Unit	\$410,000	28 Mar 2025
 284-286 Plenty Rd Preston	1	House	\$1,963,000	27 Mar 2025
 134 Tyler St Preston	3	House	\$911,000	26 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11b Wilcox St Preston	3	House	\$1,265,000	26 Mar 2025
 1/1 Goldsmith Av Preston	2	Unit	\$680,000	24 Mar 2025
 104/108 Albert St Preston	2	Townhouse	\$637,500	22 Mar 2025
 4 Graham Ct Preston	3	House	\$1,062,800	22 Mar 2025
 69 Youngman St Preston	4	House	\$1,530,000	22 Mar 2025
 59 Pender St Preston	3	House	\$1,005,000	22 Mar 2025
 42 Symons St Preston	3	House	\$860,000	22 Mar 2025
 188a Tyler St Preston	4	House	\$1,600,000	22 Mar 2025
 64 Regent St Preston	3	House	\$1,340,000	22 Mar 2025
 127 Raglan St Preston	3	House	\$941,000	21 Mar 2025
 10/70-72 St Georges Rd Preston	2	Townhouse	\$666,200	21 Mar 2025
 209 High St PRESTON	4	House	\$935,000	20 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 111/18 Gilbert Rd Preston	1	Apartment	\$330,000	20 Mar 2025
 39 Stott St Preston	2	House	\$1,039,000	18 Mar 2025
 5/22 Sussex St Preston	2	Townhouse	\$927,000	17 Mar 2025
 3/23 Roseberry Av Preston	2	Townhouse	\$713,000	15 Mar 2025
 14 Hawker Av Preston	3	House	\$1,380,000	15 Mar 2025
 16 Larne Gr Preston	3	House	\$1,620,000	15 Mar 2025
 126d Gower St Preston	2	Townhouse	\$590,000	14 Mar 2025
 1/81 Cramer St Preston	3	Townhouse (Conjoined)	\$1,000,000	12 Mar 2025
 11 Dermot St Preston	4	House	\$950,000	08 Mar 2025
 9b Grampian St Preston	4	House	\$1,640,000	07 Mar 2025
 175 Tyler St Preston	4	Townhouse	\$900,000	06 Mar 2025
 421/2 Plenty Rd Preston	2	Unit	\$482,657	05 Mar 2025



Northcote Office
427-431 High Street, Northcote
03 9403 9300

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.