

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.22m

Quarterly Price Change

-0.65% ↓

Median Unit Price*

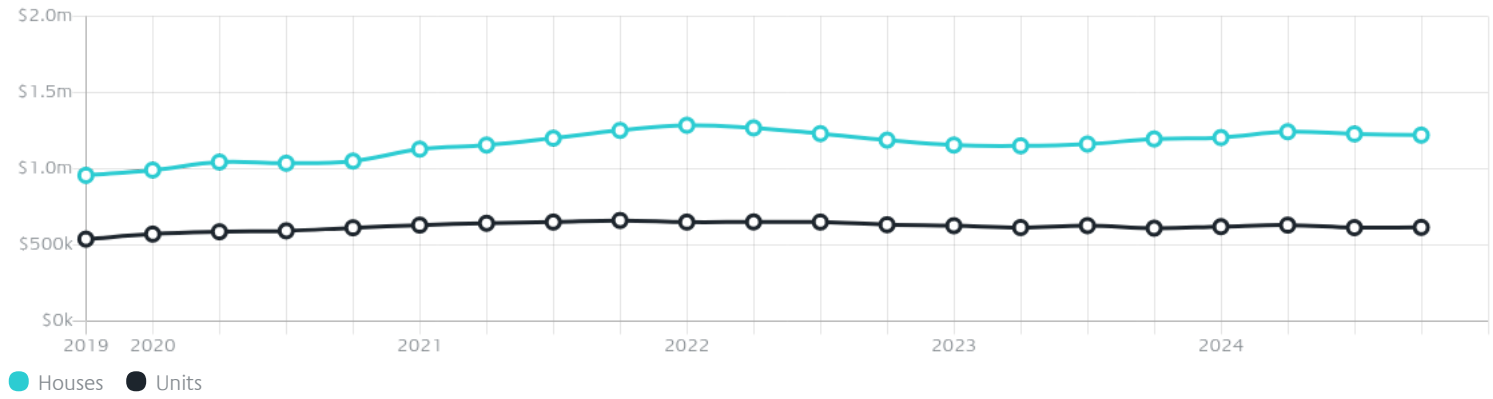
Median

\$615k

Quarterly Price Change

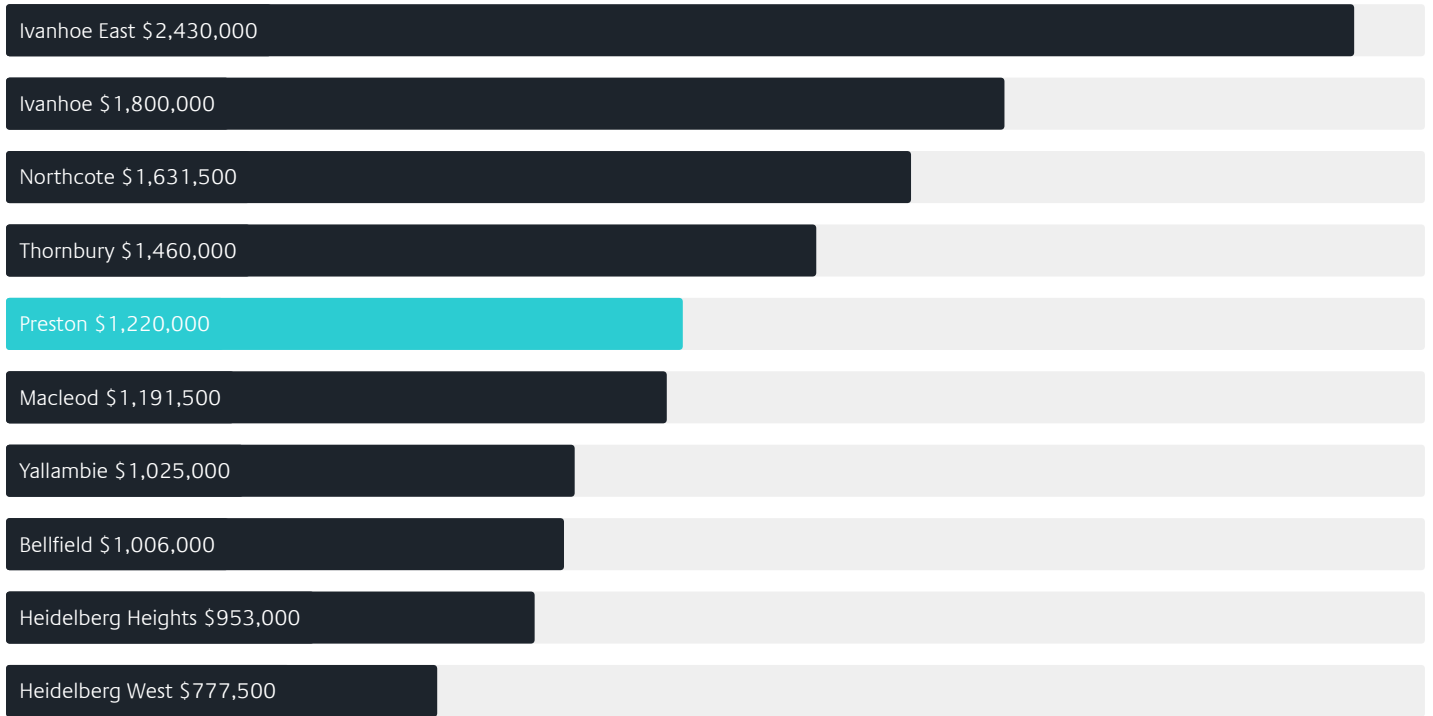
0.24% ↑

Quarterly Price Change*

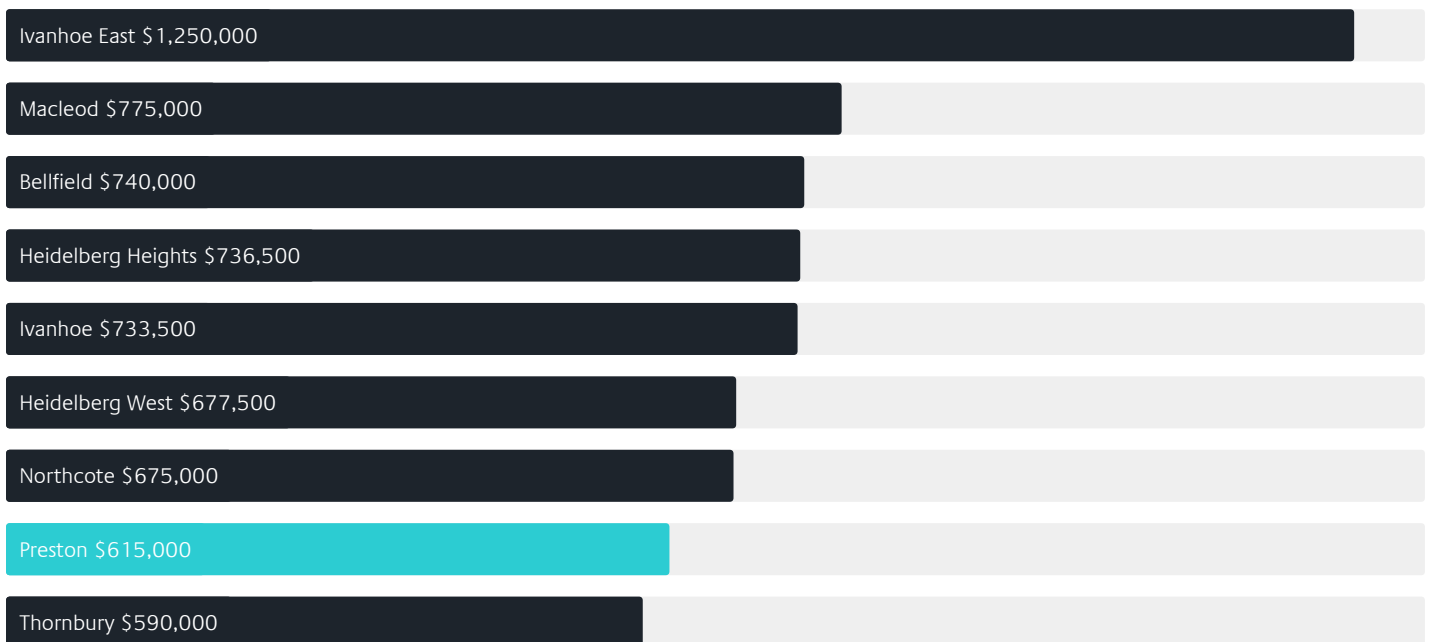


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 45%
● Private 55%

Auction Clearance Rate^{*}

67.65%

Median Days on Market[^]

32 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[^]











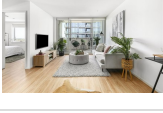

2.4 people

Sold Properties~











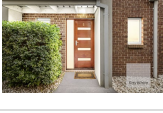

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 309/277 Raglan St Preston	2	Unit	\$465,000	29 Jan 2025
 283 Bell St PRESTON	3	House	\$880,000	23 Jan 2025
 5/1 Goldsmith Av Preston	2	Apartment	\$545,000	21 Jan 2025
 1/100 Albert St Preston	2	Townhouse	\$555,000	20 Jan 2025
 7/100 Albert St Preston	3	Townhouse	\$695,000	17 Jan 2025
 12 Jessie St Preston	6	House	\$1,230,000	17 Jan 2025
 13 Rita St PRESTON	3	House	\$930,500	13 Jan 2025
 109/183 High St Preston	2	Apartment	\$580,000	13 Jan 2025
 3/640 Bell St Preston	2	Unit	\$542,000	10 Jan 2025
 5/539 Gilbert Rd Preston	2	Townhouse	\$590,000	09 Jan 2025
 403/10 Clinch Av Preston	1	Apartment	\$410,000	08 Jan 2025
 6/74-76 Cramer St Preston	3	Townhouse	\$988,000	02 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/74 Wood St Preston	2	Townhouse	\$500,000	30 Dec 2024
 18 Junction St Preston	3	House	\$920,000	30 Dec 2024
 7/226 Gower St Preston	1	Unit	\$395,000	27 Dec 2024
 111 Wood St Preston	3	House	\$1,260,000	24 Dec 2024
 1/24 Sussex St Preston	3	House	\$912,000	21 Dec 2024
 9/293 High St Preston	2	Unit	\$635,000	20 Dec 2024
 4/559-563 Gilbert Rd Preston	3	Townhouse	\$857,500	20 Dec 2024
 301/54 High St Preston	2	Apartment	\$528,500	20 Dec 2024
 6/602 Murray Rd Preston	2	Apartment	\$395,000	19 Dec 2024
 165 Gilbert Rd Preston	3	House	\$1,075,000	17 Dec 2024
 505/277 Raglan St Preston	2	Unit	\$490,000	17 Dec 2024
 710/5 Blanch St Preston	1	Apartment	\$295,000	16 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 139 Murray Rd Preston	5	House	\$1,190,000	14 Dec 2024
 7 Kallista Ct Preston	2	House	\$800,000	14 Dec 2024
 15 Carlisle St Preston	2	House	\$952,500	14 Dec 2024
 3/1 Bowden St Preston	1	Townhouse	\$513,500	14 Dec 2024
 49 Gordon Gr Preston	3	House	\$1,391,500	14 Dec 2024
 206/450 Bell St Preston	2	Unit	\$380,000	13 Dec 2024
 1/427 Gilbert Rd Preston	2	Strata Unit/Flat	\$543,000	13 Dec 2024
 1/41 Dundas St Preston Sold	2	House	\$810,000	12 Dec 2024
 10/105 Dundas St Preston	1	Apartment	\$385,000	12 Dec 2024
 19/104 St Georges Rd Preston	1	Apartment	\$364,000	12 Dec 2024
 5/640 Bell St Preston	3	Townhouse	\$638,888	11 Dec 2024
 253 Tyler St Preston	3	House	\$1,594,000	11 Dec 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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