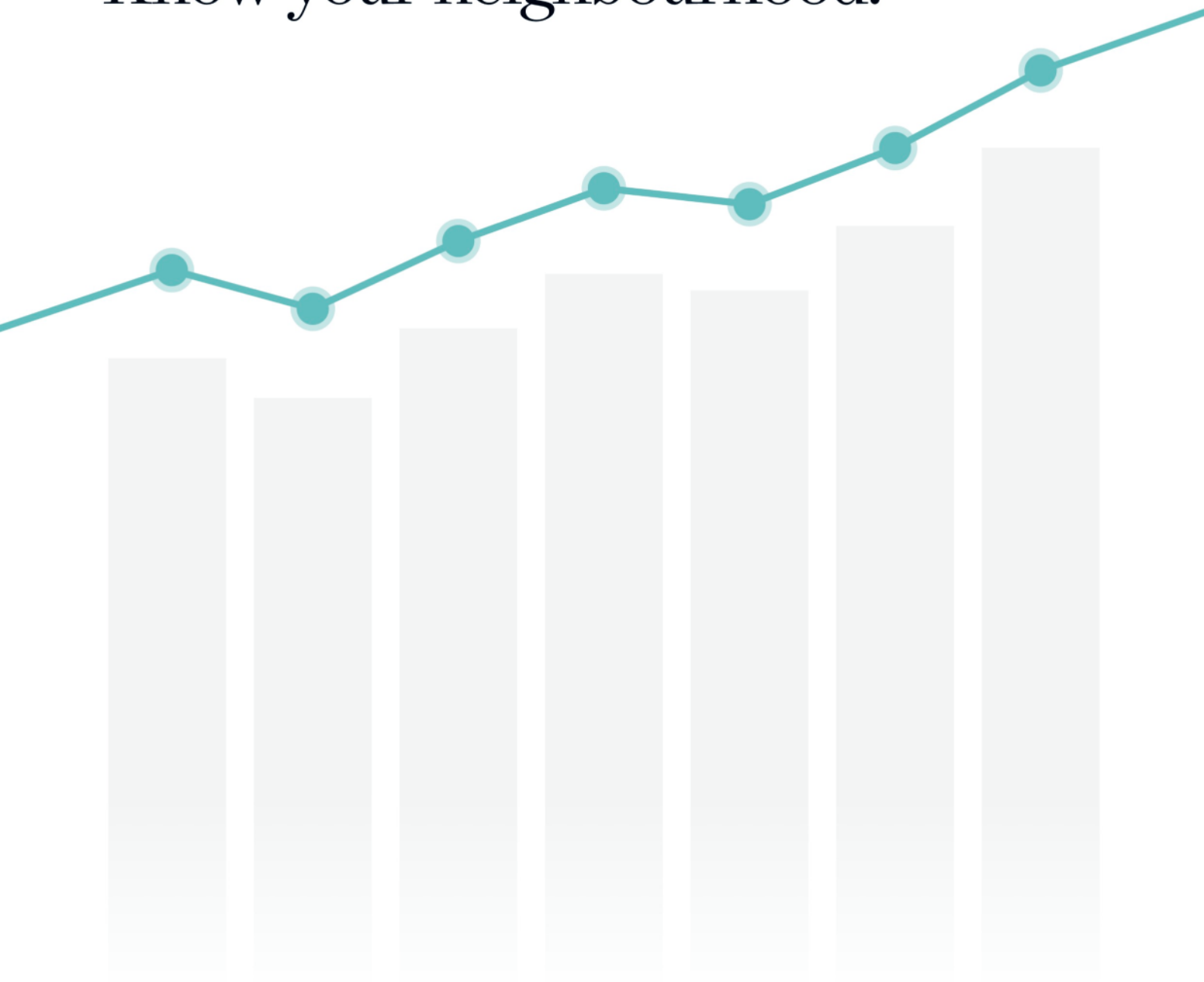


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.22m

Quarterly Price Change

-0.65% ↓

Median Unit Price*

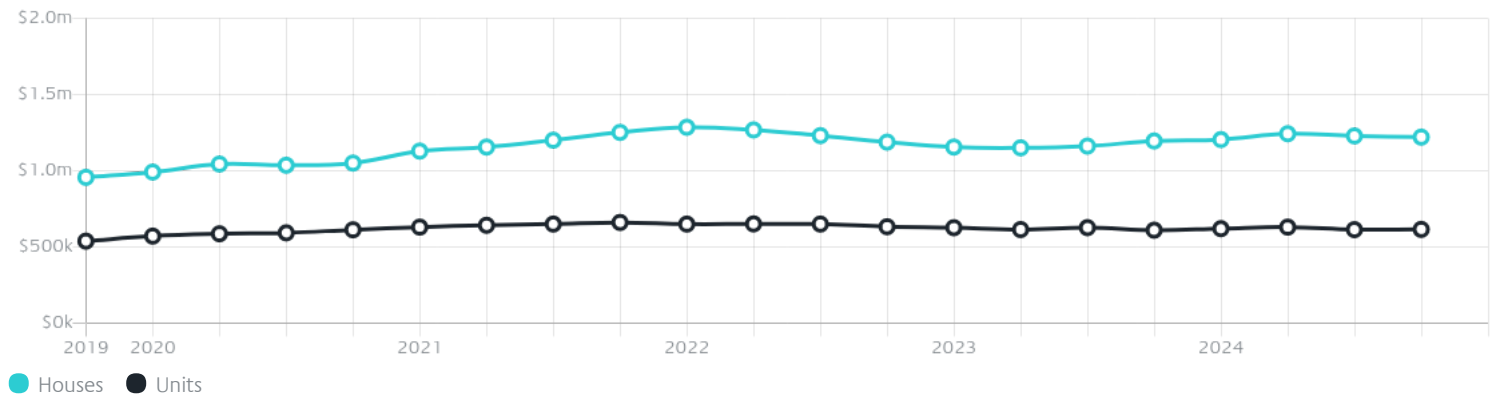
Median

\$615k

Quarterly Price Change

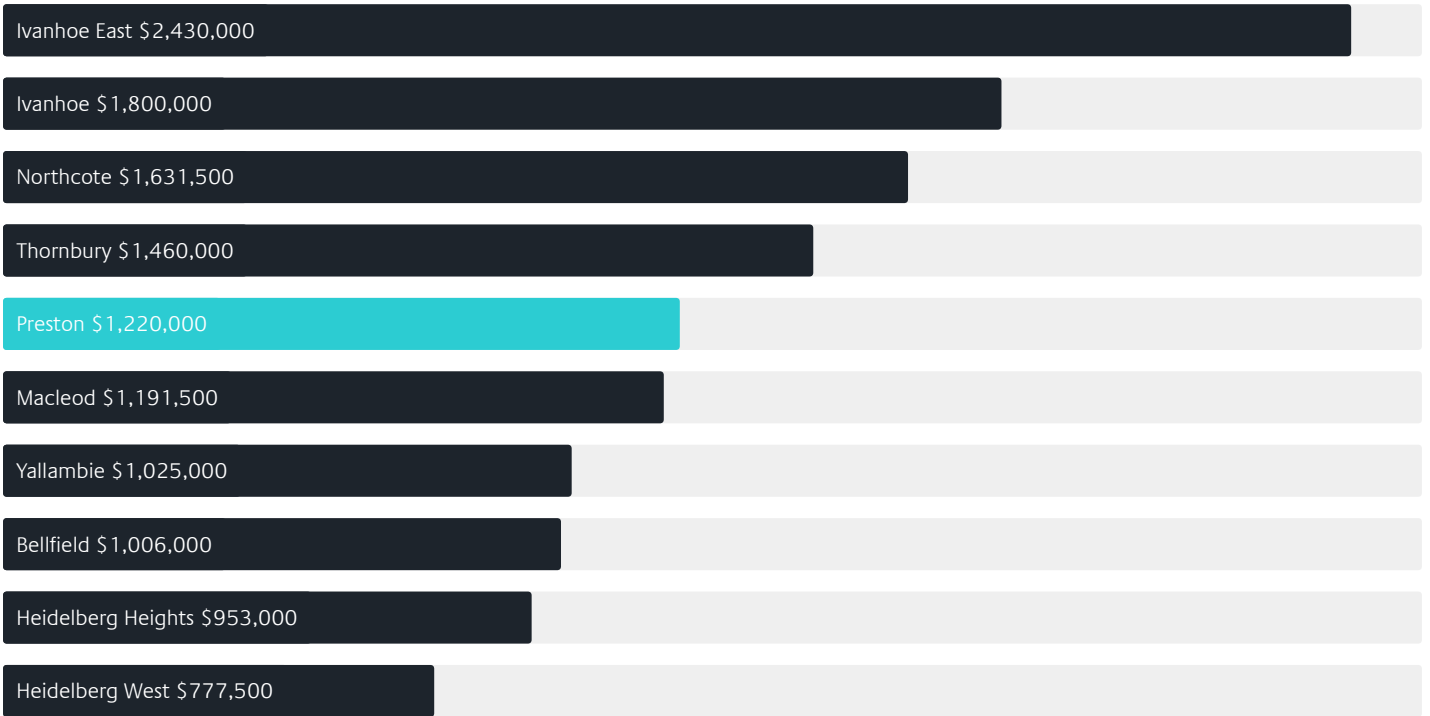
0.24% ↑

Quarterly Price Change*

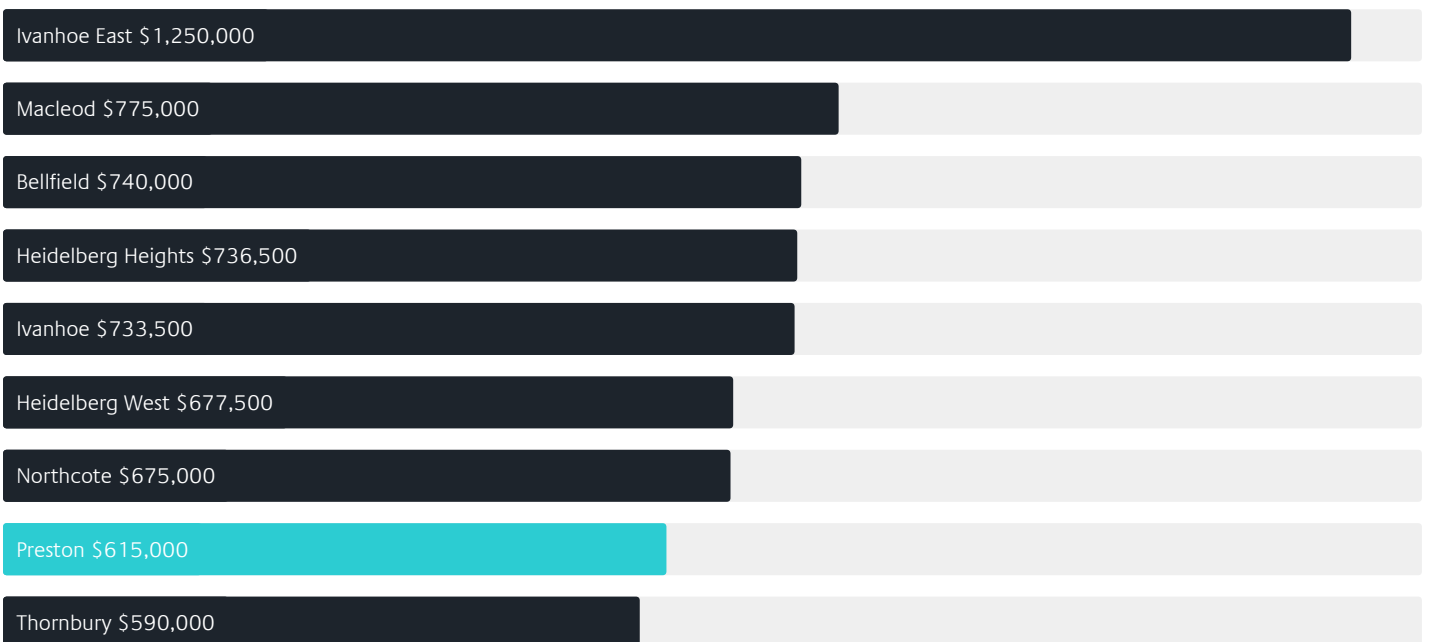


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 51%
● Private 49%

Auction Clearance Rate^{*}

67.5%

Median Days on Market[^]

28 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~










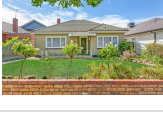
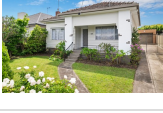

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 3/640 Bell St Preston	2	Unit	\$542,000	10 Jan 2025
 5/539 Gilbert Rd Preston	2	Townhouse	\$590,000	09 Jan 2025
 6/74-76 Cramer St Preston	3	Townhouse	\$988,000	02 Jan 2025
 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
 165 Gilbert Rd Preston	3	House	\$1,075,000	17 Dec 2024
 505/277 Raglan St Preston	2	Apartment	\$490,000	17 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 710/5 Blanch St Preston	1	Apartment	\$295,000	16 Dec 2024
 7 Kallista Ct Preston	2	House	\$800,000	14 Dec 2024
 139 Murray Rd Preston	5	House	\$1,190,000	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
 1/41 Dundas St Preston	2	House	\$810,000	12 Dec 2024
 19/104 St Georges Rd Preston	1	Apartment	\$364,000	12 Dec 2024
 10/105 Dundas St Preston	1	Apartment	\$385,000	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
 3/19 Paywit St Preston	2	Unit	\$635,000	10 Dec 2024
 202/388 Murray Rd Preston	2	Apartment	\$390,000	09 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 809/35 Plenty Rd Preston	2	Apartment	\$575,000	09 Dec 2024
 147 Bruce St Preston	2	House	\$890,000	07 Dec 2024
 42 Mcnamara St Preston	3	House	\$1,740,000	07 Dec 2024
 203/43-65 High St Preston	2	Apartment	\$610,000	05 Dec 2024
 401B/8 Clinch Av Preston	2	Apartment	\$500,000	05 Dec 2024
 607/80 High St Preston	2	Apartment	\$635,000	04 Dec 2024
 2/26 Tyler St Preston	2	Villa	\$557,000	04 Dec 2024
 102/5 Harold St Preston	1	Apartment	\$365,000	03 Dec 2024
 208/277 Raglan St Preston	2	Apartment	\$557,000	30 Nov 2024
 44 Rene St Preston	4	House	\$945,000	30 Nov 2024
 126 Bruce St Preston	3	House	\$1,285,000	30 Nov 2024
 33 Kendall St Preston	4	House	\$1,174,000	30 Nov 2024

Jellis Craig

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

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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