

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.22m

Quarterly Price Change

-0.95% ↓

Median Unit Price*

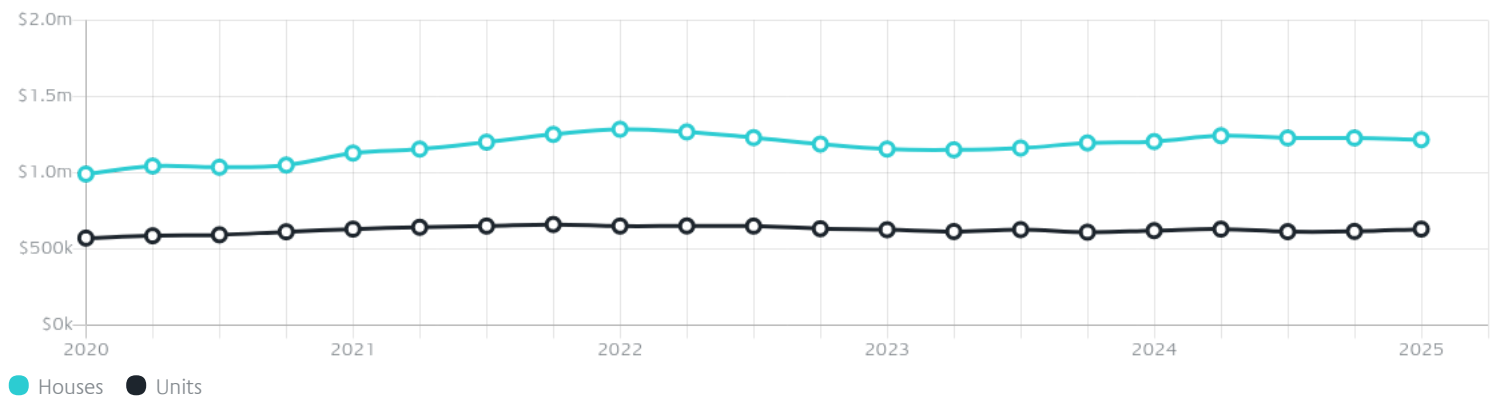
Median

\$630k

Quarterly Price Change

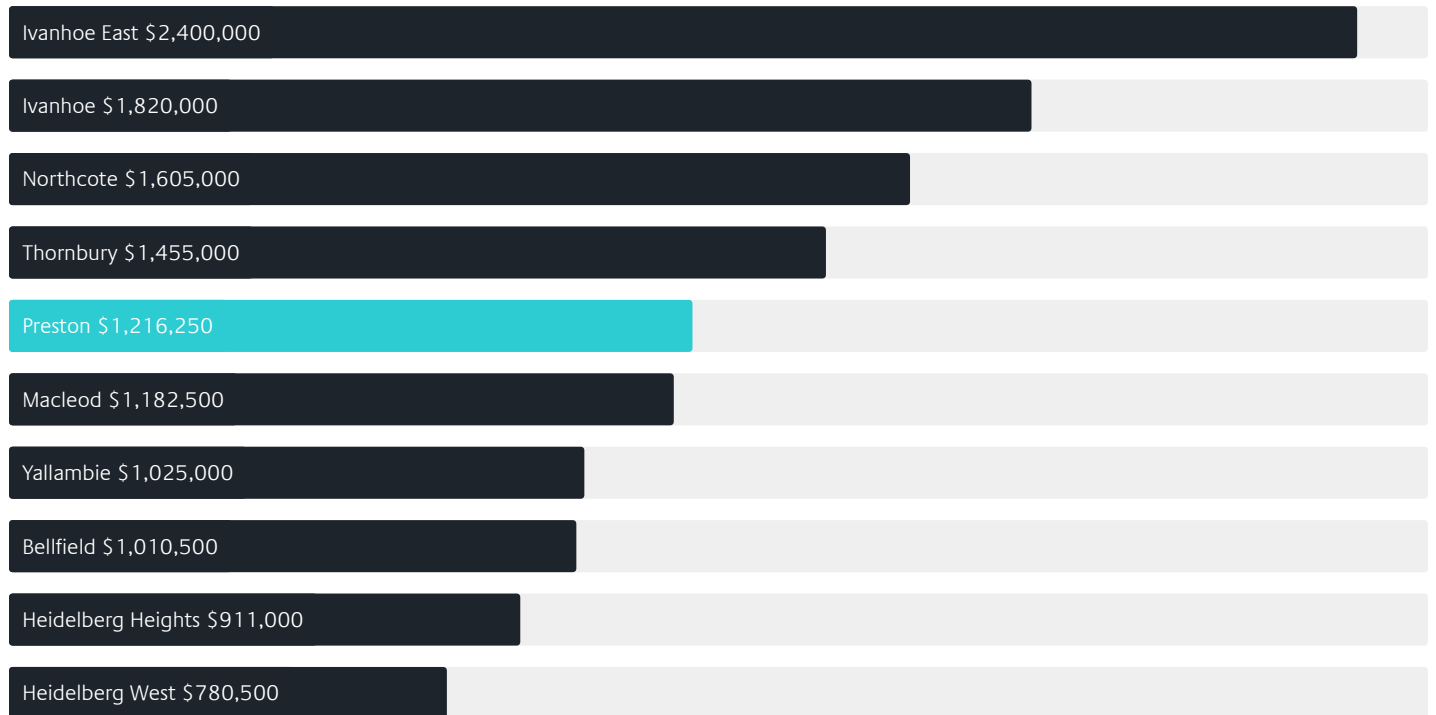
2.43% ↑

Quarterly Price Change*

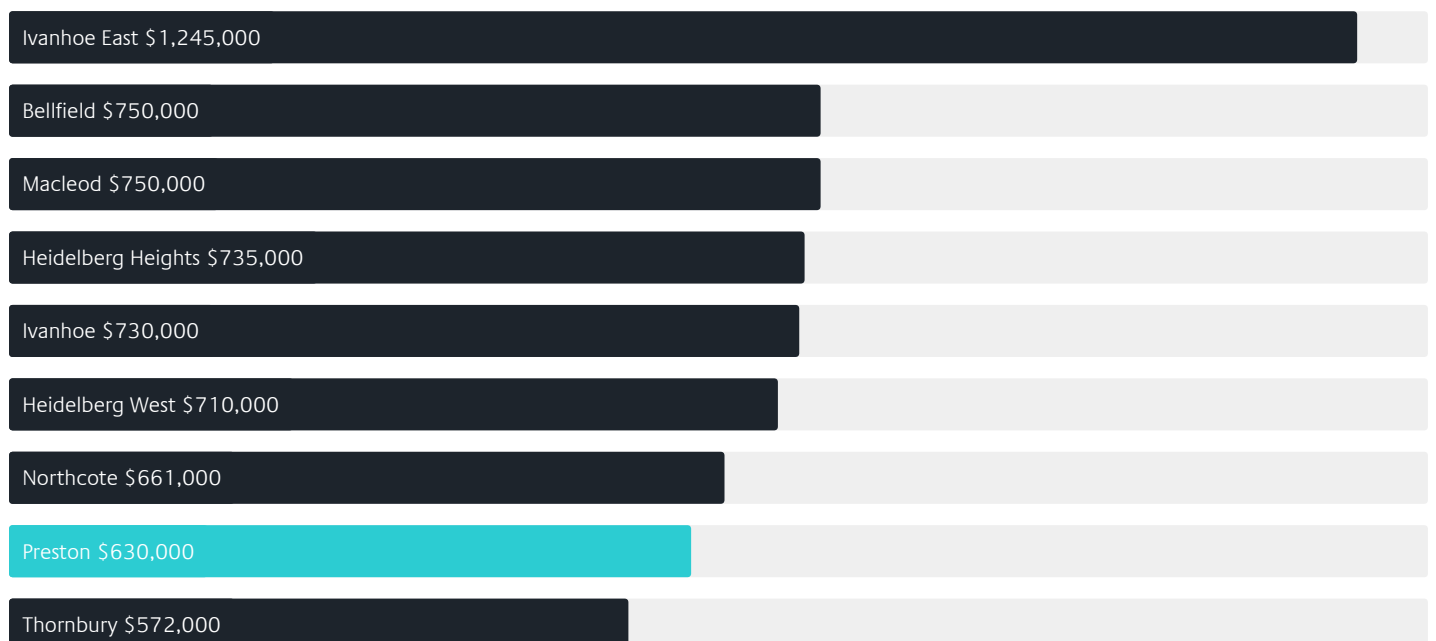


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 48%
● Private 52%

Auction Clearance Rate*

75%

Median Days on Market^

29 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^








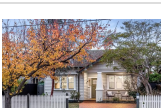
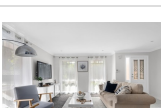
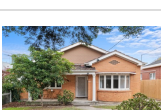
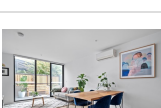
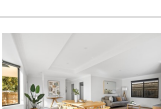
37 years

Median Household Size^











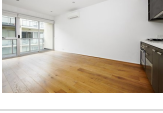

2.4 people

Sold Properties~











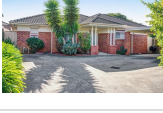

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 10 Belgrove St Preston	3	Townhouse	\$945,000	28 Jun 2025
 50 Victoria St Preston	3	House	\$1,410,000	28 Jun 2025
 40a James St Preston	2	Townhouse	\$942,000	28 Jun 2025
 40 Penola St PRESTON	5	House	\$1,540,000	28 Jun 2025
 24/2 Arthur St Preston	3	Apartment	\$775,000	26 Jun 2025
 41 Sheila St Preston	2	House	\$1,000,000	25 Jun 2025
 48 Goldsmith Av Preston	4	House	\$1,386,000	21 Jun 2025
 92 Wilcox St Preston	3	House	\$1,508,000	21 Jun 2025
 3/73 Spring St PRESTON	4	Townhouse	\$1,060,000	20 Jun 2025
 49 Robeson St Preston	3	House	\$1,270,000	20 Jun 2025
 102/191 High St Preston	2	Apartment	\$625,000	18 Jun 2025
 4 Lovelace St Preston	5	House	\$925,000	18 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23 Wymbir Av Preston	3	House	\$780,000	18 Jun 2025
 13/115 High St Preston	1	Apartment	\$385,000	17 Jun 2025
 451 Murray Rd Preston	3	House	\$1,060,000	14 Jun 2025
 4/12-14 Bartlett St Preston	3	Unit	\$915,000	14 Jun 2025
 2/500 Plenty Rd Preston	2	Townhouse	\$665,000	13 Jun 2025
 9/4 Spring St Preston	1	Unit	\$421,500	13 Jun 2025
 23/2 Arthur St Preston	2	Apartment	\$520,000	13 Jun 2025
 221/388 Murray Rd Preston	2	Apartment	\$430,000	12 Jun 2025
 312/35 Plenty Rd Preston	1	Apartment	\$380,000	12 Jun 2025
 9/26 Tyler St Preston	3	Unit	\$650,000	12 Jun 2025
 510/2 Plenty Rd Preston	1	Apartment	\$308,000	10 Jun 2025
 608A/6 Clinch Av Preston	1	Apartment	\$394,000	10 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/122 High St Preston	2	Apartment	\$495,000	09 Jun 2025
 1/172 Albert St Preston	1	Unit	\$350,000	06 Jun 2025
 2/534 Plenty Rd Preston	3	Townhouse	\$700,000	06 Jun 2025
 508/183 High St Preston	1	Apartment	\$458,000	05 Jun 2025
 110A/6 Clinch Av Preston	1	Apartment	\$397,000	04 Jun 2025
 4/466 Bell St Preston	2	Apartment	\$536,000	04 Jun 2025
 3/18 Bailey Av Preston	2	Townhouse	\$608,000	02 Jun 2025
 6 Fitzroy St Preston	3	House	\$1,542,000	01 Jun 2025
 33 Jessie St Preston	3	House	\$1,175,000	31 May 2025
 140 Bruce St Preston	4	House	\$1,600,000	31 May 2025
 2/44 Eton St Preston	3	Unit	\$755,000	31 May 2025
 1 Diamond St Preston	4	House	\$1,440,000	31 May 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.