

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.22m**

Quarterly Price Change

**-0.95% ↓**

## Median Unit Price\*

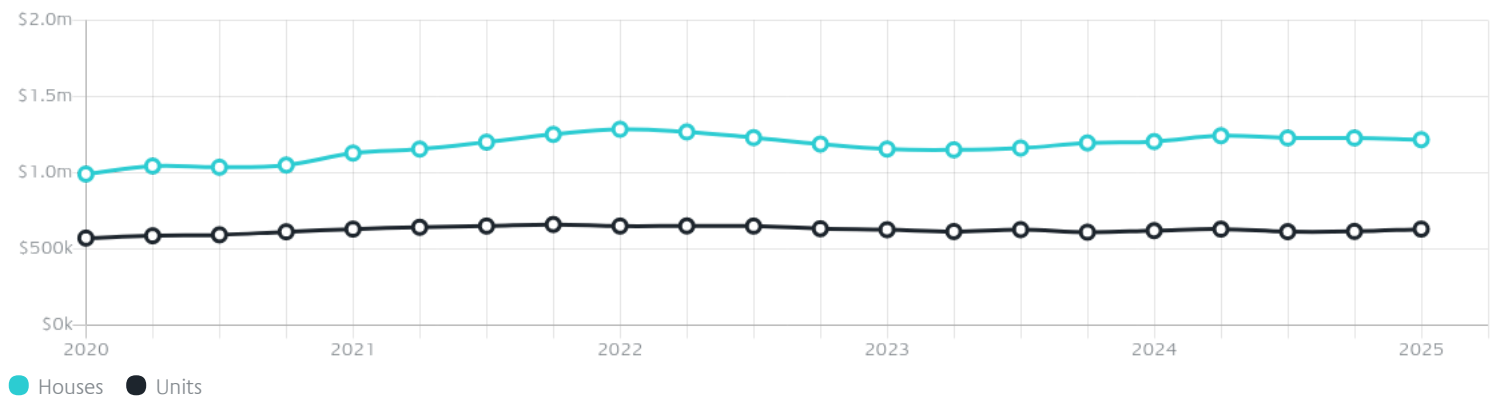
Median

**\$630k**

Quarterly Price Change

**2.43% ↑**

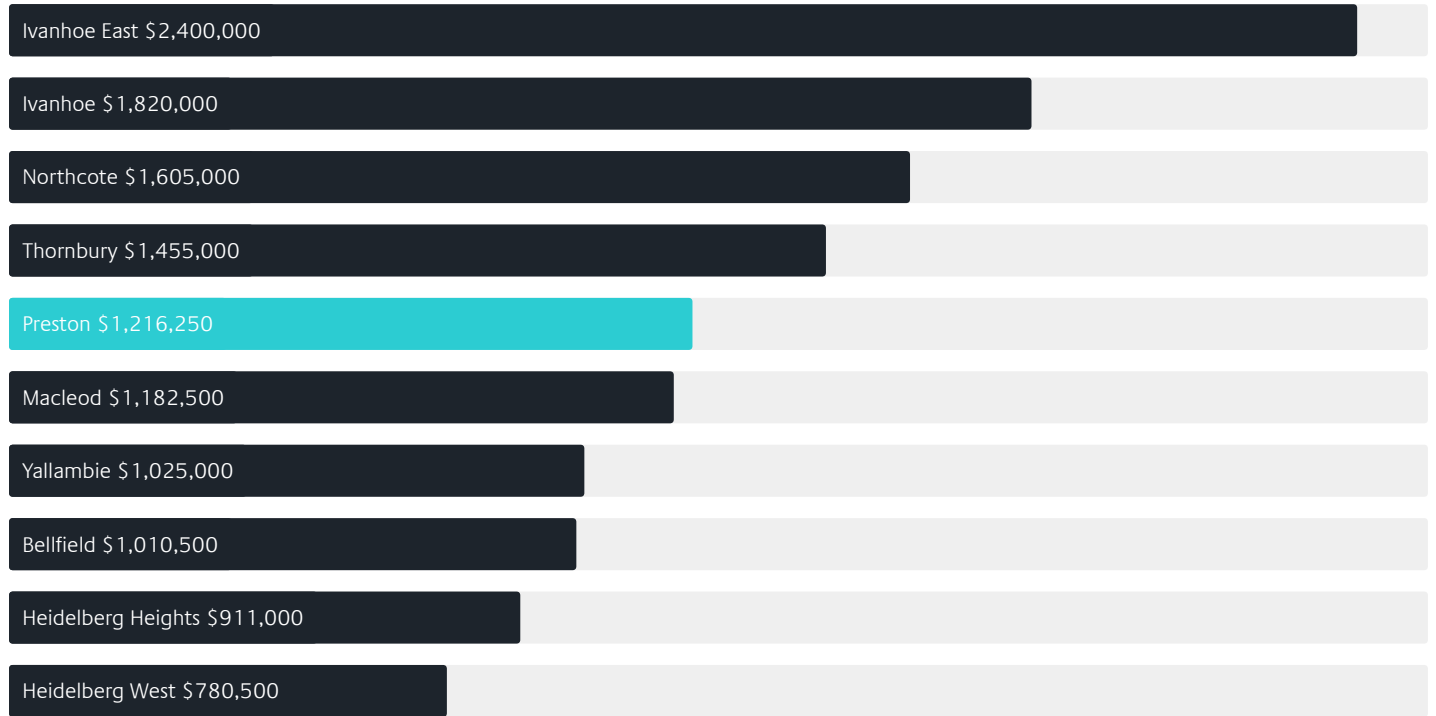
## Quarterly Price Change\*



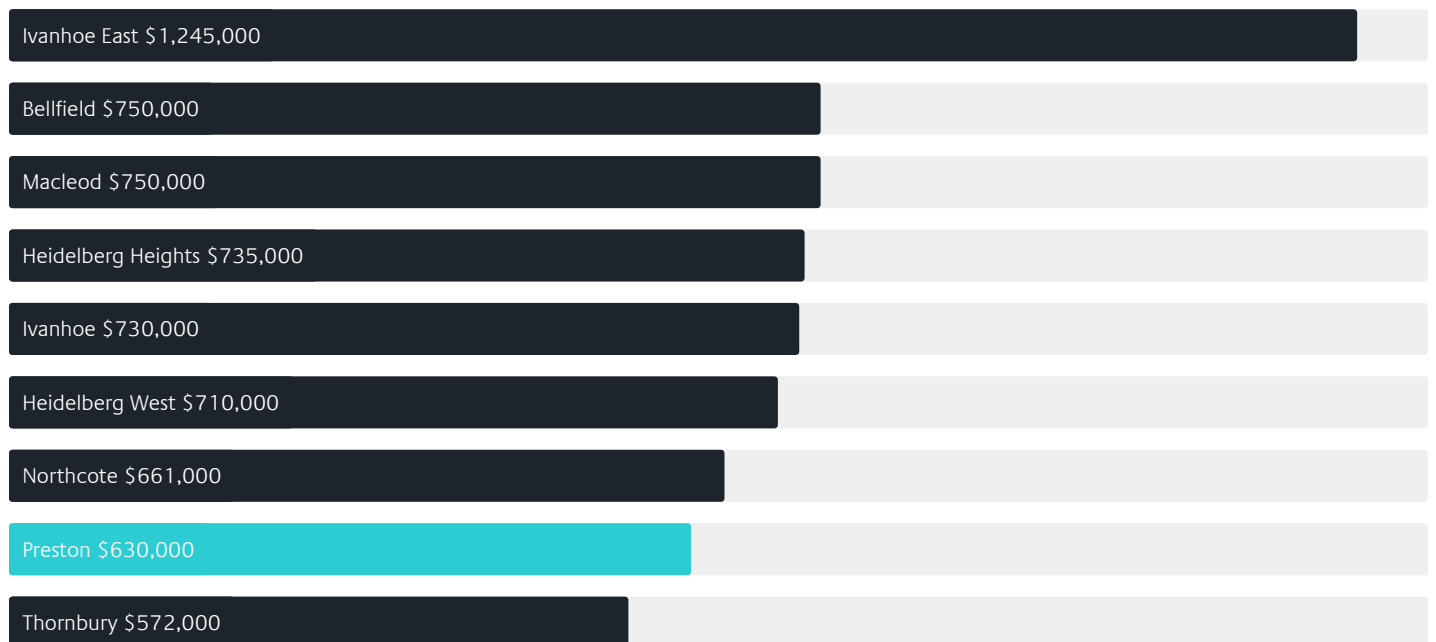
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 49%  
● Private 51%

Auction Clearance Rate\*

78.1%

Median Days on Market^

26 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^











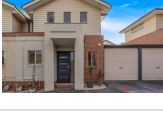

2.4 people

# Sold Properties~










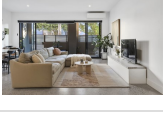


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 10 Ruby St Preston	3	House	\$950,000	31 May 2025
 33 Jessie St Preston	3	House	\$1,175,000	31 May 2025
 1 Diamond St Preston	4	House	\$1,440,000	31 May 2025
 52 Regent St Preston	3	House	\$1,165,000	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
 128f Raglan St Preston	2	Townhouse	\$771,000	31 May 2025
 126e Gower St Preston	2	Townhouse	\$571,000	30 May 2025
 29 Bruce St PRESTON	3	House	\$1,180,000	28 May 2025
 26 Warrs Av Preston	3	House	\$1,355,000	28 May 2025
 1/41 Spring St Preston	3	Townhouse	\$806,550	27 May 2025
 503/503 Plenty Rd Preston	2	Apartment	\$550,000	27 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 233 Murray Rd Preston	2	House	\$900,000	26 May 2025
 31a Roseberry Av Preston	3	House	\$1,386,000	26 May 2025
 53 Rene St Preston	4	House	\$1,250,000	24 May 2025
 5 Nichol St Preston	3	House	\$1,170,000	24 May 2025
 524 Murray Rd Preston	3	House	\$1,036,000	24 May 2025
 69 Gilbert Rd Preston	2	House	\$1,071,888	22 May 2025
 6 Cynga St Preston	3	House	\$900,000	19 May 2025
 61/93-103 High St Preston	2	Apartment	\$461,500	19 May 2025
 106/425 Plenty Rd Preston	2	Apartment	\$560,000	17 May 2025
 47 Harrow St Preston	2	House	\$864,000	17 May 2025
 2/1 Bowden St Preston	1	Townhouse	\$566,000	17 May 2025
 1/23 Laha Cr Preston	3	Townhouse	\$714,000	17 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 25-27 Jacka St Preston	3	Townhouse	\$1,100,000	17 May 2025
 24b Tynan St Preston	4	House	\$1,375,000	16 May 2025
 61 Regent St Preston	10	Block of Units	\$2,780,000	15 May 2025
 11 Scotia St Preston	4	House	\$1,840,000	14 May 2025
 3 / 243 Gower St Preston	1	Unit	\$405,000	12 May 2025
 68 Wood St Preston	3	House	\$757,500	10 May 2025
 224 Wood St Preston	3	House	\$1,230,000	10 May 2025
 303B/8 Clinch Av Preston	2	Apartment	\$655,000	09 May 2025
 3 / 24 Ambon St Preston	2	Townhouse	\$665,000	06 May 2025
 5 / 93-103 High St PRESTON	2	Apartment	\$770,000	05 May 2025
 402 / 204 High St Preston	2	Apartment	\$517,000	03 May 2025
 25 Newcastle St Preston	3	House	\$691,000	03 May 2025



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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