

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.22m**

Quarterly Price Change

**-0.95% ↓**

## Median Unit Price\*

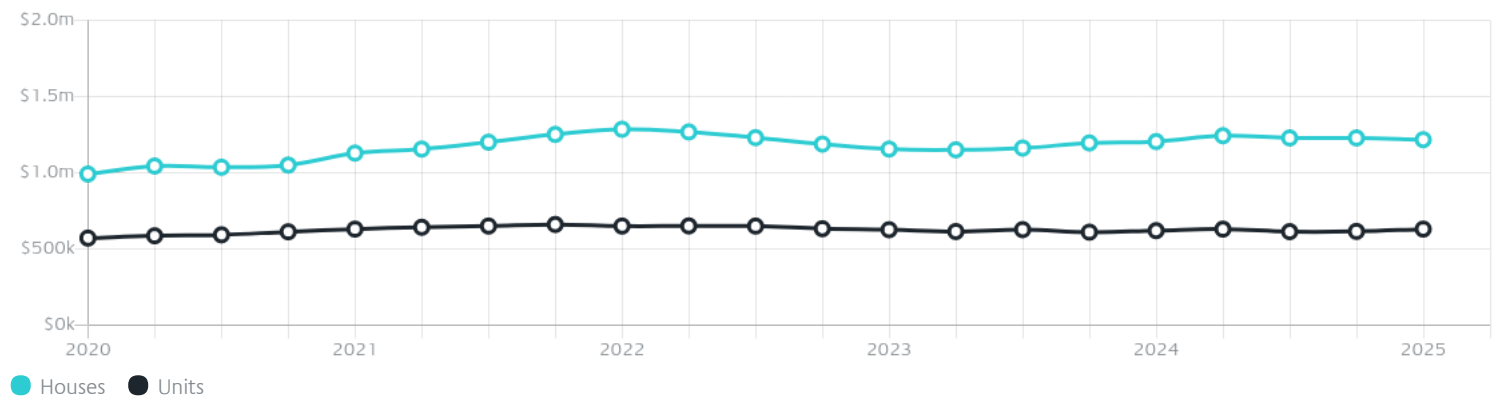
Median

**\$630k**

Quarterly Price Change

**2.43% ↑**

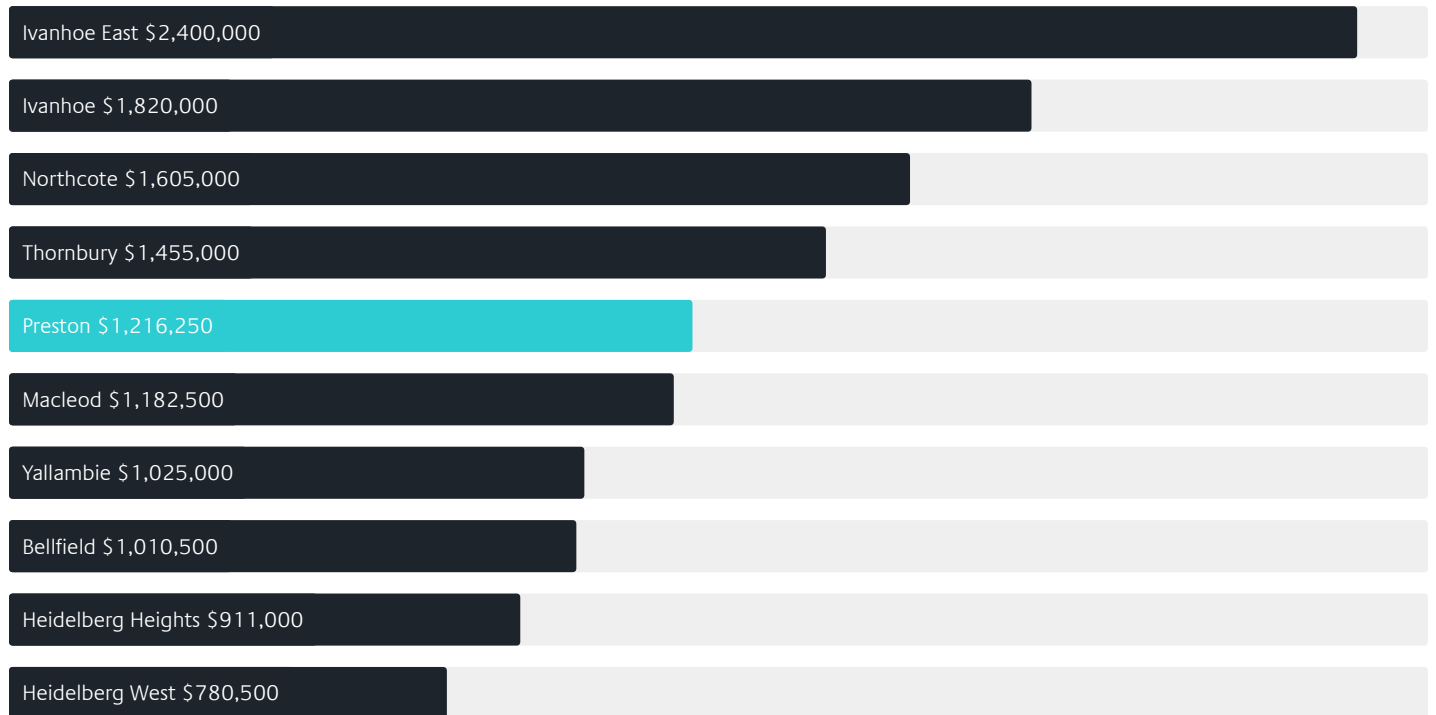
## Quarterly Price Change\*



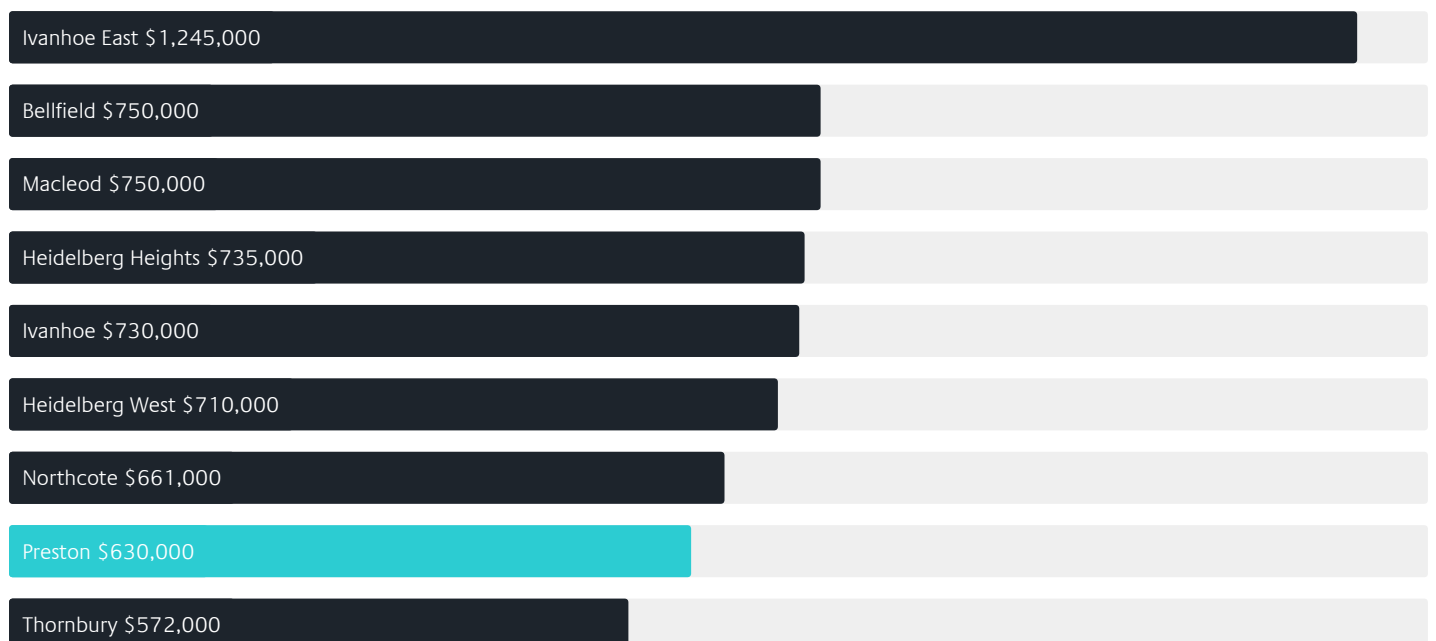
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 48%  
● Private 52%

Auction Clearance Rate\*

82.02%

Median Days on Market^

25 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^










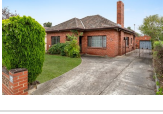


2.4 people

# Sold Properties~





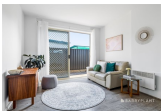







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 69 Gilbert Rd Preston	2	House	\$1,071,888	22 May 2025
 1/85 Tyler St Preston	3	Unit	\$630,000	29 Apr 2025
 304/204 High St Preston	2	Apartment	\$385,000	29 Apr 2025
 257 Raglan St Preston	3	House	\$980,000	26 Apr 2025
 50/102-106 St Georges Rd Preston	1	Apartment	\$387,500	24 Apr 2025
 3/537 Gilbert Rd Preston	2	Townhouse	\$700,000	23 Apr 2025
 6/293-297 Plenty Rd Preston	1	Apartment	\$335,000	22 Apr 2025
 106/5 Blanch St Preston	2	Apartment	\$435,000	17 Apr 2025
 210/43 High St Preston	1	Apartment	\$356,000	14 Apr 2025
 1/101 Raglan St Preston	2	Townhouse	\$620,000	14 Apr 2025
 254 Tyler St Preston	2	House	\$1,105,000	12 Apr 2025
 1/6 Margaret Gr Preston	2	Townhouse	\$685,000	12 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Cumberland Ct Preston	3	House	\$984,000	12 Apr 2025
 256 Wood St Preston	3	House	\$1,182,500	12 Apr 2025
 26 Tasman St Preston	4	House	\$1,340,000	12 Apr 2025
 5/25 Cynga St Preston	3	Townhouse	\$750,000	11 Apr 2025
 16 Roseberry Av Preston	3	House	\$1,127,000	10 Apr 2025
 38 Spring St Preston	3	House	\$1,160,000	05 Apr 2025
 28 Beauchamp St Preston	3	House	\$1,325,000	05 Apr 2025
 141 Dundas St Preston	5	House	\$1,820,000	05 Apr 2025
 2/12 Murphy Gr Preston	3	Unit	\$755,000	05 Apr 2025
 112 Bruce St Preston	3	House	\$1,360,000	05 Apr 2025
 11 Parker St Preston	3	House	\$1,340,000	03 Apr 2025
 9 Newcastle St Preston	3	House	\$1,240,000	02 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/4 Greenbelt Av Preston	2	Unit	\$725,500	01 Apr 2025
 23 Dunstan St Preston	4	House	\$1,385,000	01 Apr 2025
 3/34 Tyler St Preston	2	Townhouse	\$660,500	01 Apr 2025
 105/43-65 High St Preston	2	Apartment	\$361,000	01 Apr 2025
 1/49 Austral Av Preston	1	Unit	\$315,000	31 Mar 2025
 250 Gower St Preston	3	House	\$1,070,000	31 Mar 2025
 801/5 Blanch St Preston	2	Apartment	\$400,000	31 Mar 2025
 307/356 Bell St Preston	1	Apartment	\$359,000	30 Mar 2025
 32 Cramer St Preston	4	House	\$1,295,000	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



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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