



Preston

Suburb Report

Your connection to property insights



JellisCraig

PRESTON SUBURB REPORT

Median house price¹

Median
\$1.24m

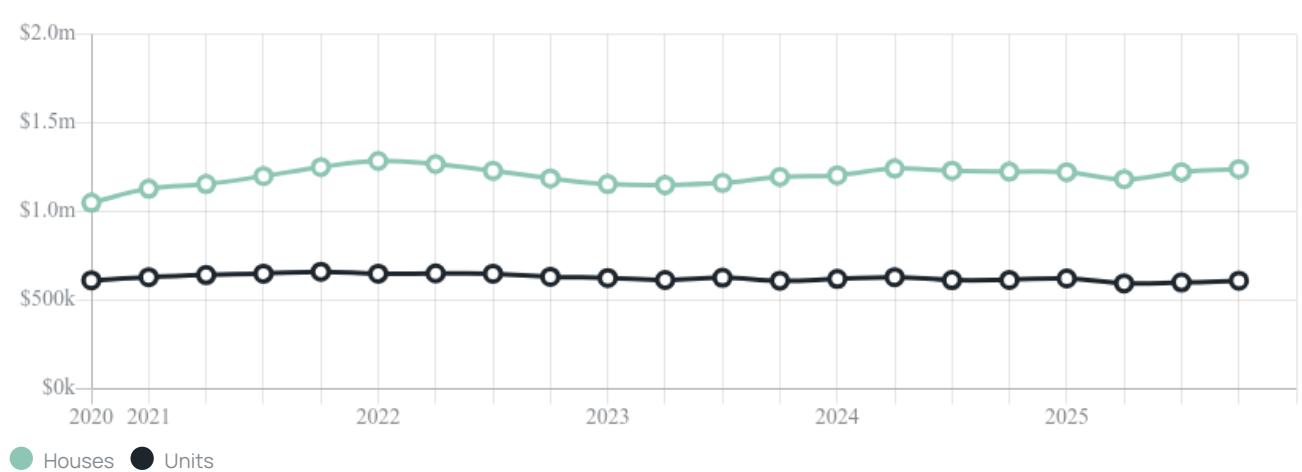
Quarterly price change
1.43% 

Median unit price¹

Median
\$610k

Quarterly price change
1.67% 

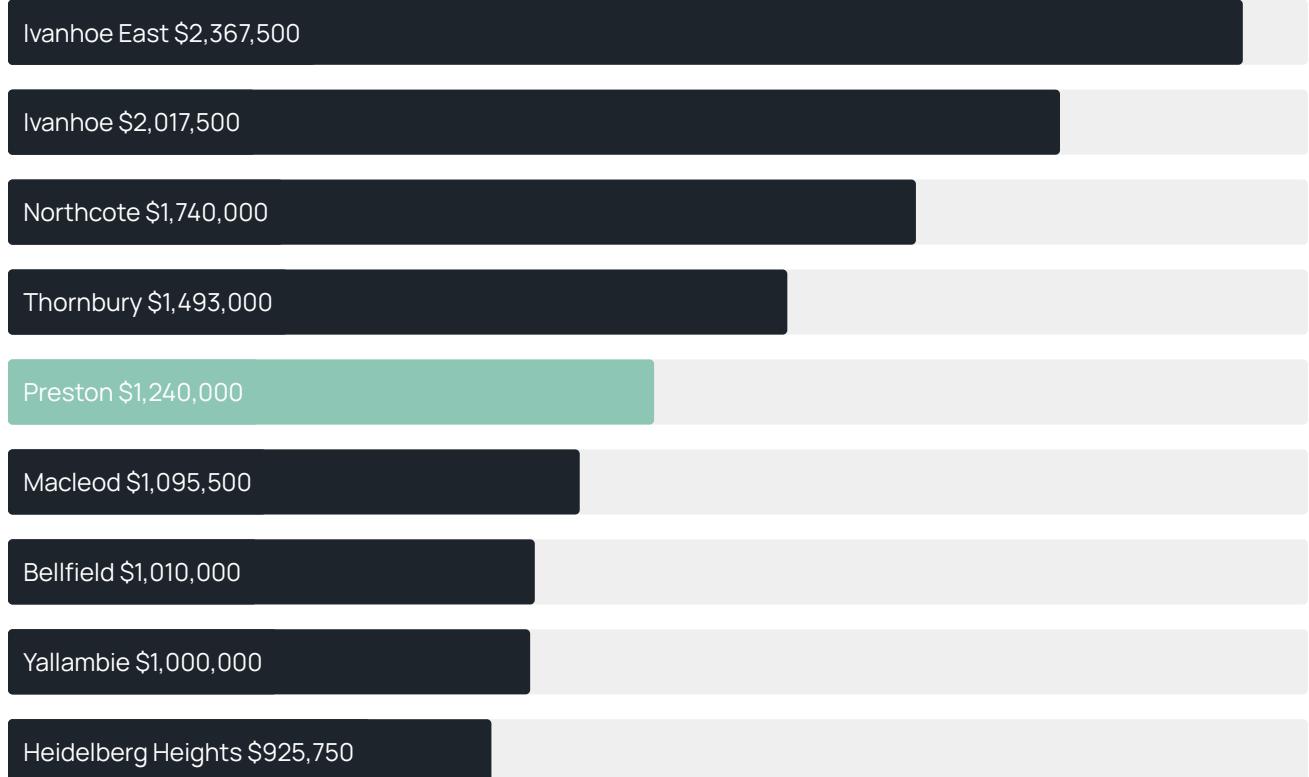
Quarterly price change¹



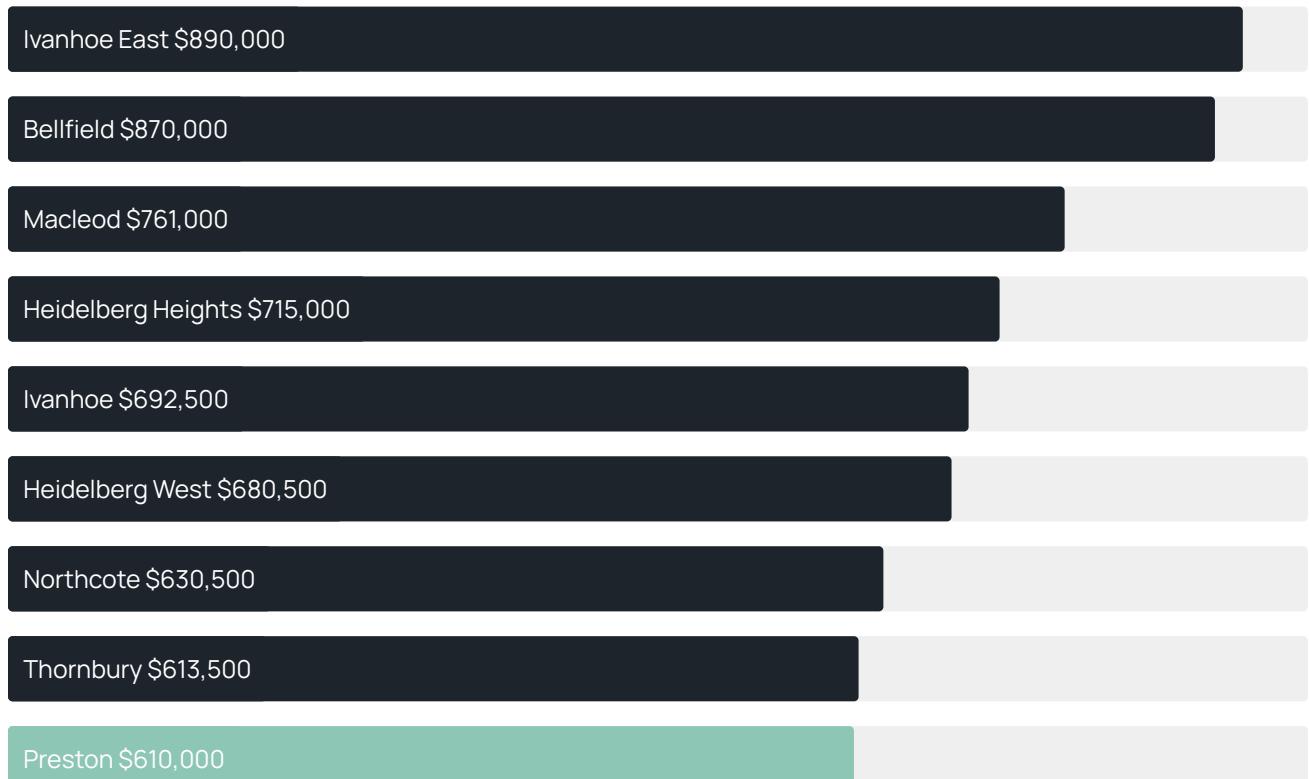
Surrounding Suburbs

PRESTON SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

PRESTON SUBURB REPORT

Sale method²



● Auction 49%
● Private 51%

Auction clearance rate³

77.94%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

6.3 years

Insights

Dwelling type⁵



● Houses 56% ● Units 44%

Ownership⁵



● Owned outright 30% ● Mortgaged 33% ● Rented 37%

Population⁵

33,790

Median asking rent¹

\$680 per week

Population growth⁵

2.86%

Rental yield¹

2.71%

Median age⁵

37 years

Median household size⁵

2.4 people

PRESTON SUBURB REPORT

Recent Preston sales

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

Address	Bedrooms	Type	Price	Sold
 460 Bell St Preston	2	House	\$802,000	29 Jan 2026
 19/70-72 St Georges Rd Preston	3	Townhouse	\$650,000	27 Jan 2026
 2/9 Belgrave St Preston	2	Unit	\$444,000	22 Jan 2026
 2/16 Cormac St Preston	2	Townhouse	\$785,000	22 Jan 2026
 3/16 Swallow St Preston	3	Townhouse	\$975,000	14 Jan 2026
 308/50-56 High St Preston	2	Apartment	\$460,000	13 Jan 2026
 4/595 Gilbert Rd Preston	2	Apartment	\$392,000	12 Jan 2026
 10 Foley Av Preston	2	House	\$1,035,000	31 Dec 2025
 501A/6 Clinch Av Preston	1	Apartment	\$397,000	23 Dec 2025
 24 Victoria St Preston	2	House	\$1,035,000	20 Dec 2025

Sold Properties

PRESTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Gordon Gr Preston	3	House	\$1,150,000	20 Dec 2025
 2/505 Plenty Rd Preston	2	Townhouse	\$665,000	20 Dec 2025
 1/80 High St Preston	2	Apartment	\$640,000	19 Dec 2025
 11/450 Bell St Preston	2	Apartment	\$518,000	19 Dec 2025
 3/602 Bell St Preston	1	Apartment	\$340,000	19 Dec 2025
 213/5 Blanch St Preston	1	Apartment	\$320,000	18 Dec 2025
 7/285-289 Bell St Preston	3	Townhouse	\$730,000	18 Dec 2025
 5/109 Plenty Rd PRESTON	3	Townhouse	\$650,000	17 Dec 2025
 485 Gilbert Rd Preston	4	House	\$1,152,000	15 Dec 2025
 4/388 Murray Rd Preston	2	Apartment	\$495,000	13 Dec 2025

Sold Properties

PRESTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/536 Bell St Preston	2	Townhouse	\$610,000	13 Dec 2025
 2/22 Newcastle St Preston	2	Unit	\$680,000	13 Dec 2025
 88 Wilcox St Preston	4	House	\$1,582,000	13 Dec 2025
 4/136 Wood St Preston	2	Townhouse	\$667,500	13 Dec 2025
 25 Edwin St Preston	2	House	\$965,000	13 Dec 2025
 325 Gilbert Rd Preston	3	House	\$1,450,000	13 Dec 2025
 109/35 Plenty Rd Preston	1	Apartment	\$390,000	12 Dec 2025
 18 Jacka St Preston	3	House	\$1,330,000	12 Dec 2025
 239 Raglan St PRESTON	2	House	\$800,000	11 Dec 2025
 5/4 Dalgety St Preston	2	Unit	\$705,000	11 Dec 2025



Jellis Craig Northcote
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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