



Preston

# Suburb Report



Your connection to property insights



**JellisCraig**

PRESTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.25m

Quarterly price change

0.40% ↑

Median unit price<sup>1</sup>

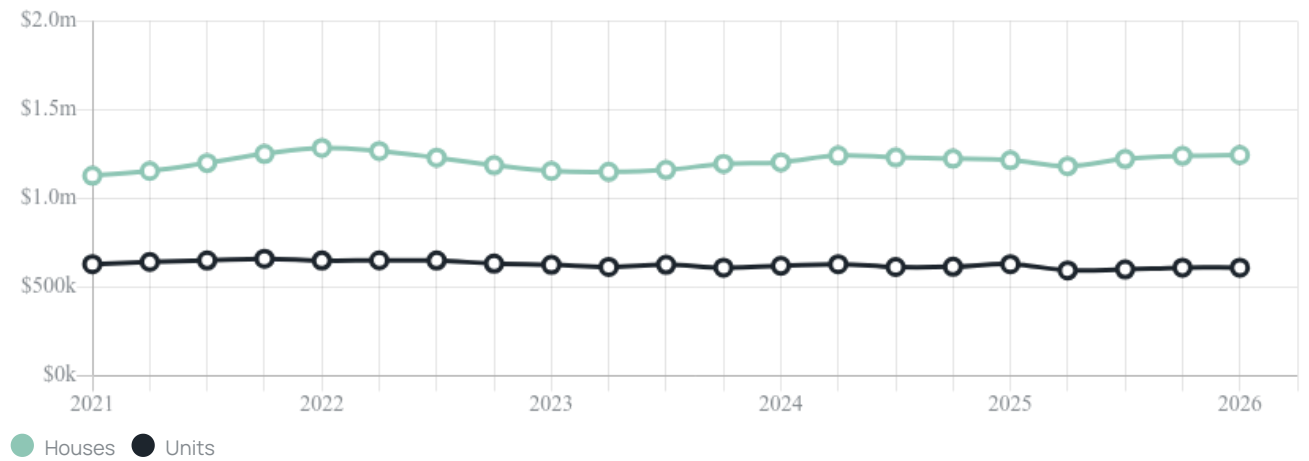
Median

\$610k

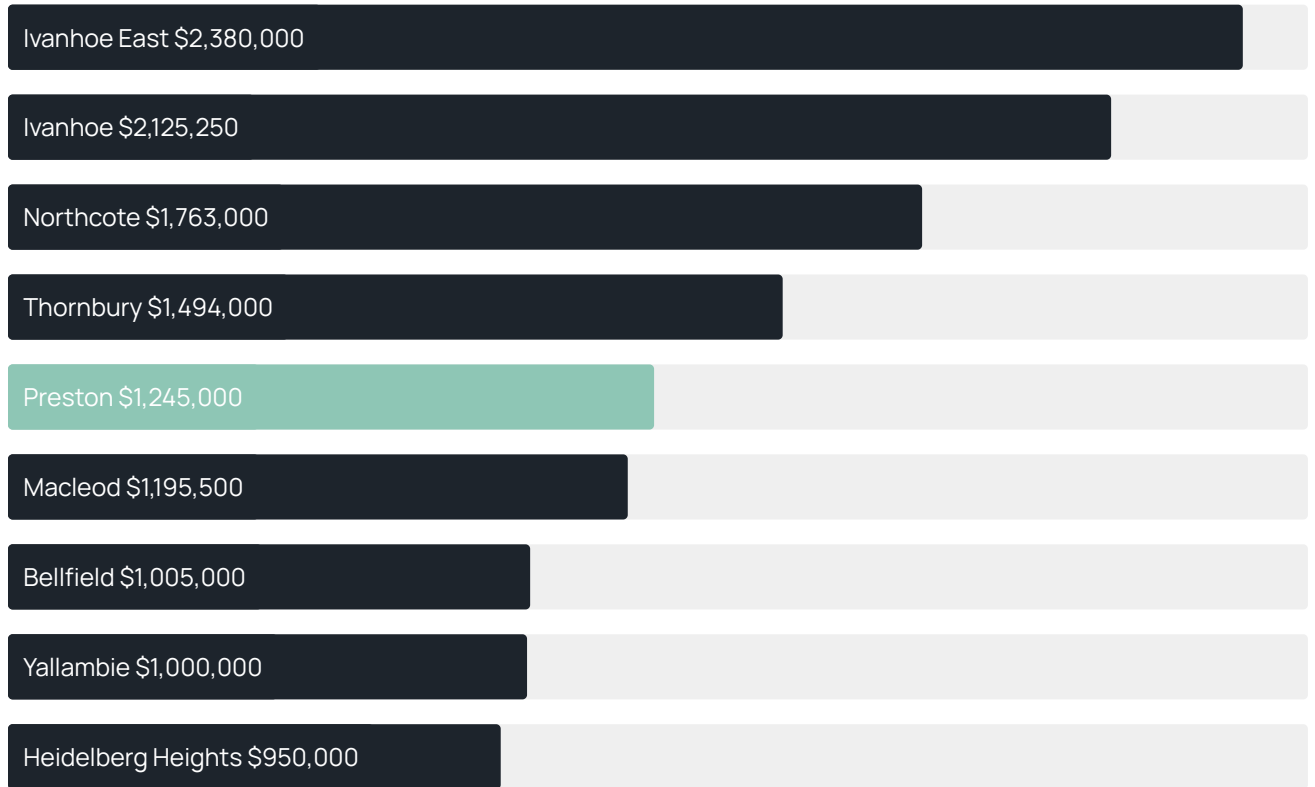
Quarterly price change

0.00% ↓

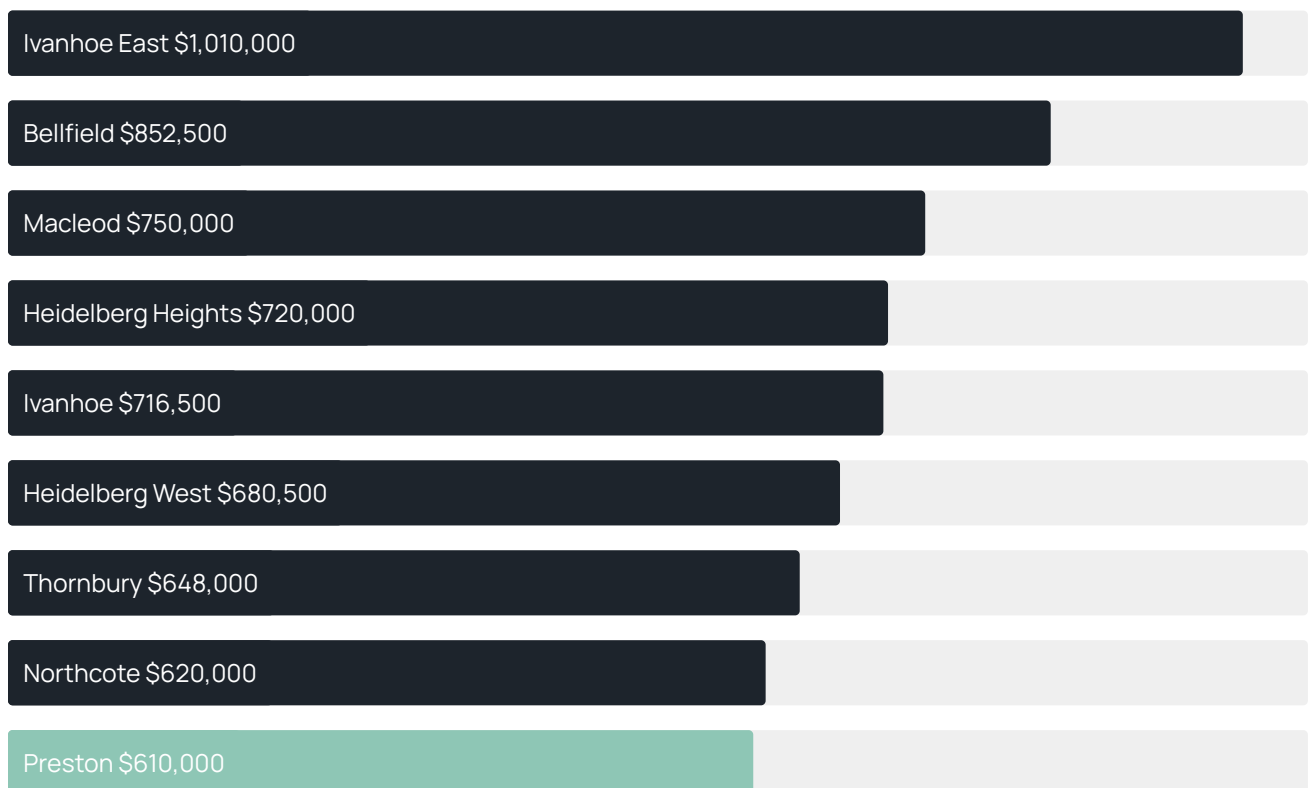
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 55%
- Private 45%

Auction clearance rate<sup>3</sup>

76.15%

Median days on market<sup>3</sup>

25 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

Average hold period<sup>1</sup>

6.3 years

Dwelling type<sup>5</sup>



- Houses 56%
- Units 44%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

33,790

Median asking rent<sup>1</sup>

\$700 per week

Population growth<sup>5</sup>

2.86%

Rental yield<sup>1</sup>

2.71%

Median age<sup>5</sup>

37 years







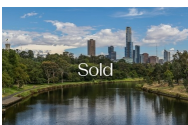



Median household size<sup>5</sup>

2.4 people





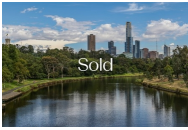




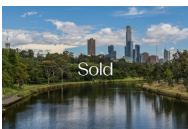
PRESTON SUBURB REPORT

## 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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 14 Kenneth St Preston	3	House	\$1,337,500	24 Apr 2026
 5/109 Regent St Preston	3	Unit	\$670,000	24 Apr 2026
 512/2 Plenty Rd Preston	2	Apartment	\$460,000	21 Apr 2026
 237 Tyler St Preston	4	House	\$1,410,000	18 Apr 2026
 208B/8 Clinch Av Preston	2	Apartment	\$540,000	17 Apr 2026
 4/396 Murray Rd Preston	1	Apartment	\$356,000	16 Apr 2026
 2/34 Jacka St Preston	2	Townhouse	\$833,500	16 Apr 2026
 105/7 Warrs Av Preston	1	Apartment	\$360,000	14 Apr 2026
 6 McGowan Av PRESTON	3	House	\$1,000,000	11 Apr 2026
 359 Murray Rd Preston	2	House	\$950,000	11 Apr 2026

## PRESTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 249 Tyler St Preston	3	House	\$1,100,000	11 Apr 2026
 17 Burgess St Preston	3	House	\$1,316,000	11 Apr 2026
 1/34 Tyler St Preston	2	Townhouse	\$599,000	10 Apr 2026
 2/16 Swallow St Preston	2	Townhouse	\$827,000	10 Apr 2026
 108/18 Gilbert Rd Preston	1	Apartment	\$342,000	10 Apr 2026
 8 Irene St Preston	3	House	\$820,000	02 Apr 2026
 1a Mccoll St Preston	2	Townhouse	\$930,000	02 Apr 2026
 404/5 Blanch St Preston	2	Apartment	\$465,000	01 Apr 2026
 10 Arthur St Preston	2	House	\$940,000	01 Apr 2026
 17 Flett St Preston	3	House	\$1,310,000	01 Apr 2026

## PRESTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 106/33 Seymour St Preston	2	Apartment	\$475,000	31 Mar 2026
 2/22 Sylvester Gr Preston	2	Townhouse	\$810,000	30 Mar 2026
 79 Pender St Preston	3	House	\$1,640,000	30 Mar 2026
 28 Halwyn Cr Preston	4	House	\$1,350,000	30 Mar 2026
 634 Plenty Rd Preston	3	House	\$1,051,000	28 Mar 2026
 9/30-32 Lyonsville Av Preston	2	Townhouse	\$760,000	28 Mar 2026
 50 Carlisle St Preston	3	House	\$1,270,000	28 Mar 2026
 60 Cooper St Preston	4	House	\$2,950,000	28 Mar 2026
 6 Emery St Preston	3	House	\$1,320,000	28 Mar 2026
 46a James St Preston	4	House	\$1,620,000	28 Mar 2026



**Jellis Craig Northcote**  
427-431 High Street, Northcote  
03 9403 9300

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.

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Data is current as of PDF generation date 01/05/2026

- 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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