

BLACKBURN NORTH

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.27m**

Quarterly Price Change

**1.23% ↑**

## Median Unit Price\*

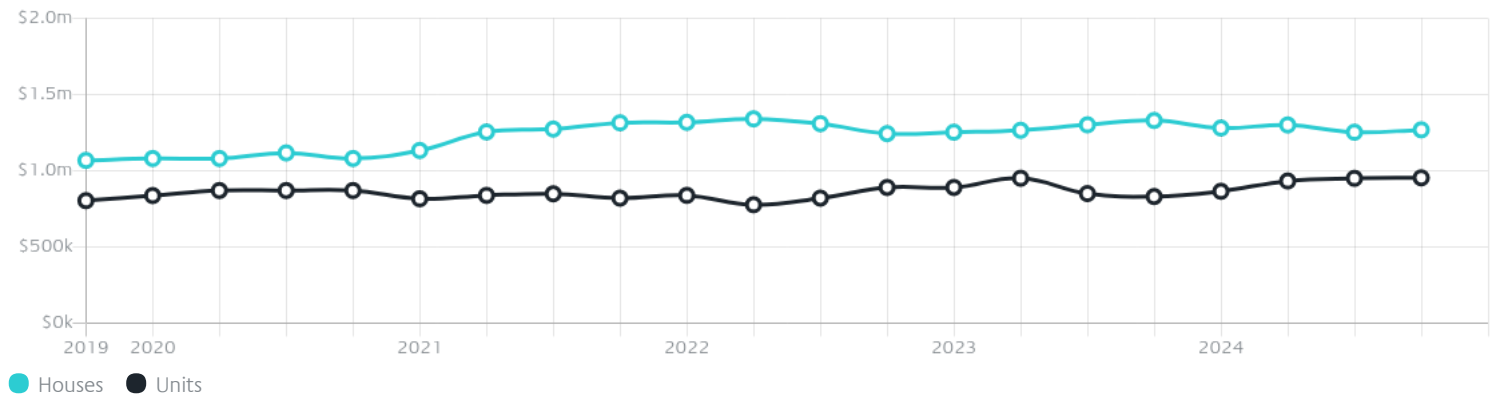
Median

**\$953k**

Quarterly Price Change

**0.33% ↑**

## Quarterly Price Change\*



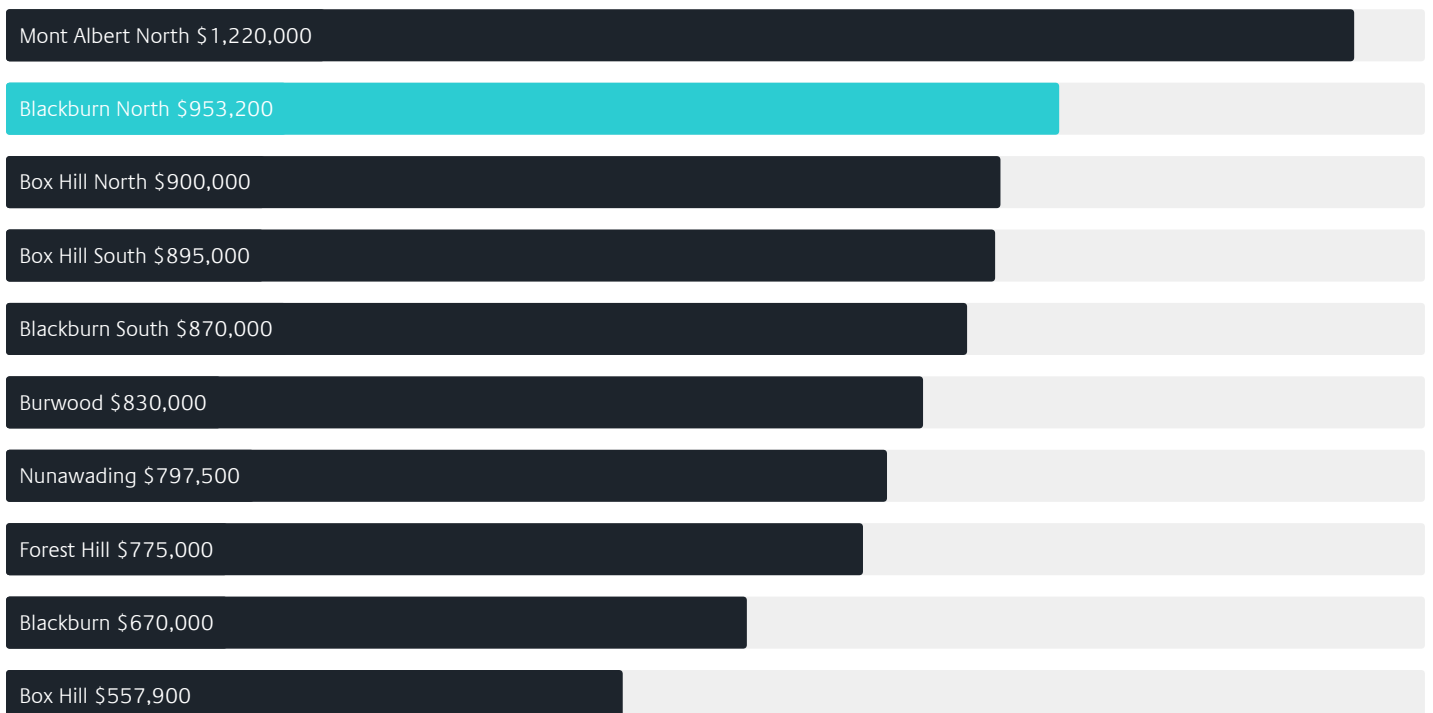
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 85%  
● Private 15%

## Auction Clearance Rate<sup>\*</sup>

100%

## Median Days on Market<sup>^</sup>

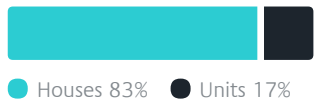
26 days

## Average Hold Period<sup>\*</sup>

8.4 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 83% ● Units 17%

## Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 41% ● Rented 18%

## Population<sup>^</sup>

7,627

## Median Asking Rent per week<sup>\*</sup>

\$600

## Population Growth<sup>^</sup>

2.57%

## Rental Yield<sup>\*</sup>

2.49%

## Median Age<sup>^</sup>













39 years

## Median Household Size<sup>^</sup>













2.8 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 568 Middleborough Rd BLACKBURN NORTH	4	House	\$1,005,000	29 Mar 2025
 37 Bridgeford Av Blackburn North	4	House	\$1,650,000	20 Mar 2025
 64 Morrie Cr Blackburn North	4	House	\$1,531,000	15 Mar 2025
 5 Peter Av Blackburn North	4	House	\$2,372,000	15 Mar 2025
 5 Begonia Ct Blackburn North	3	House	\$1,655,000	15 Mar 2025
 2/42 Gonyah Rd Blackburn North	3	House	\$888,000	08 Mar 2025
 27 Rialton Av Blackburn North	4	House	\$1,320,000	08 Mar 2025
 51 Morrie Cr Blackburn North	0	House	\$1,366,100	01 Mar 2025
 3 Mitchell St Blackburn North	4	House	\$1,475,000	27 Feb 2025
 13 Virgillia St Blackburn North	4	House	\$1,243,000	22 Feb 2025
 33 Morrie Cr Blackburn North	4	House	\$1,455,000	22 Feb 2025
 9 Southey St Blackburn North	3	House	\$1,456,000	22 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/596-598 Middleborough Rd Blackburn North	3	Unit	\$585,000	06 Feb 2025
 7 Wilton St Blackburn North	3	House	\$1,399,000	23 Jan 2025
 14a Gonyah Rd Blackburn North	3	Townhouse	\$1,060,000	22 Jan 2025
 31 Bridgeford Av Blackburn North	3	House	\$1,175,000	01 Jan 2025
 5/99-101 Surrey Rd Blackburn North	3	Unit	\$730,000	19 Dec 2024
 10 Begonia Ct Blackburn North	3	House	\$1,255,000	14 Dec 2024
 8 Vivian St Blackburn North	2	House	\$1,051,500	14 Dec 2024
 9 Merle St Blackburn North	3	Land	\$1,405,000	07 Dec 2024
 33 Hibiscus Rd Blackburn North	4	House	\$1,504,000	07 Dec 2024
 11/113 Surrey Rd Blackburn North	2	Flat/Unit/Apartment	\$499,000	07 Dec 2024
 16 Gerbera Ct Blackburn North	5	House	\$2,017,000	07 Dec 2024
 68 Koonung Rd Blackburn North	4	House	\$1,265,000	03 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 62 Hibiscus Rd Blackburn North	3	House	\$1,270,000	02 Dec 2024
 88 Shafer Rd Blackburn North	3	House	\$1,200,500	30 Nov 2024
 5 Shafer Rd Blackburn North	3	House	\$1,186,000	30 Nov 2024
 22 Gunyah Rd Blackburn North	3	House	\$1,275,000	30 Nov 2024
 9 Morrie Cr Blackburn North	3	House	\$1,355,000	29 Nov 2024
 1/64 Surrey Rd Blackburn North	4	Townhouse	\$1,130,000	24 Nov 2024
 1/19 Devon Dr Blackburn North	4	Townhouse	\$1,500,000	24 Nov 2024
 32 Brendale Av Blackburn North	4	House	\$1,368,500	23 Nov 2024
 100 Surrey Rd Blackburn North	3	House	\$1,020,000	21 Nov 2024
 24 Mall Ct Blackburn North	3	House	\$1,329,000	16 Nov 2024
 6 Douglas St Blackburn North	3	House	\$950,000	15 Nov 2024
 1/55 Junction Rd Blackburn North	3	Unit	\$780,000	11 Nov 2024



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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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