

JellisCraig

BLACKBURN NORTH

Suburb Report

Know your neighbourhood.



BLACKBURN NORTH SUBURB REPORT

Median House Price*

Median

\$1.30m

Quarterly Price Change

-1.51% ↓

Median Unit Price*

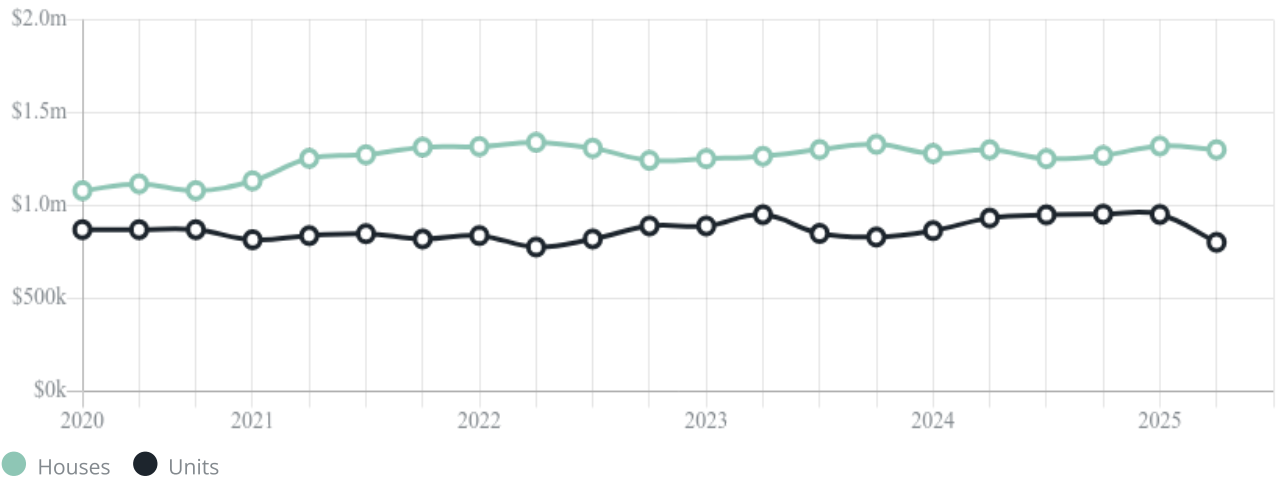
Median

\$802k

Quarterly Price Change

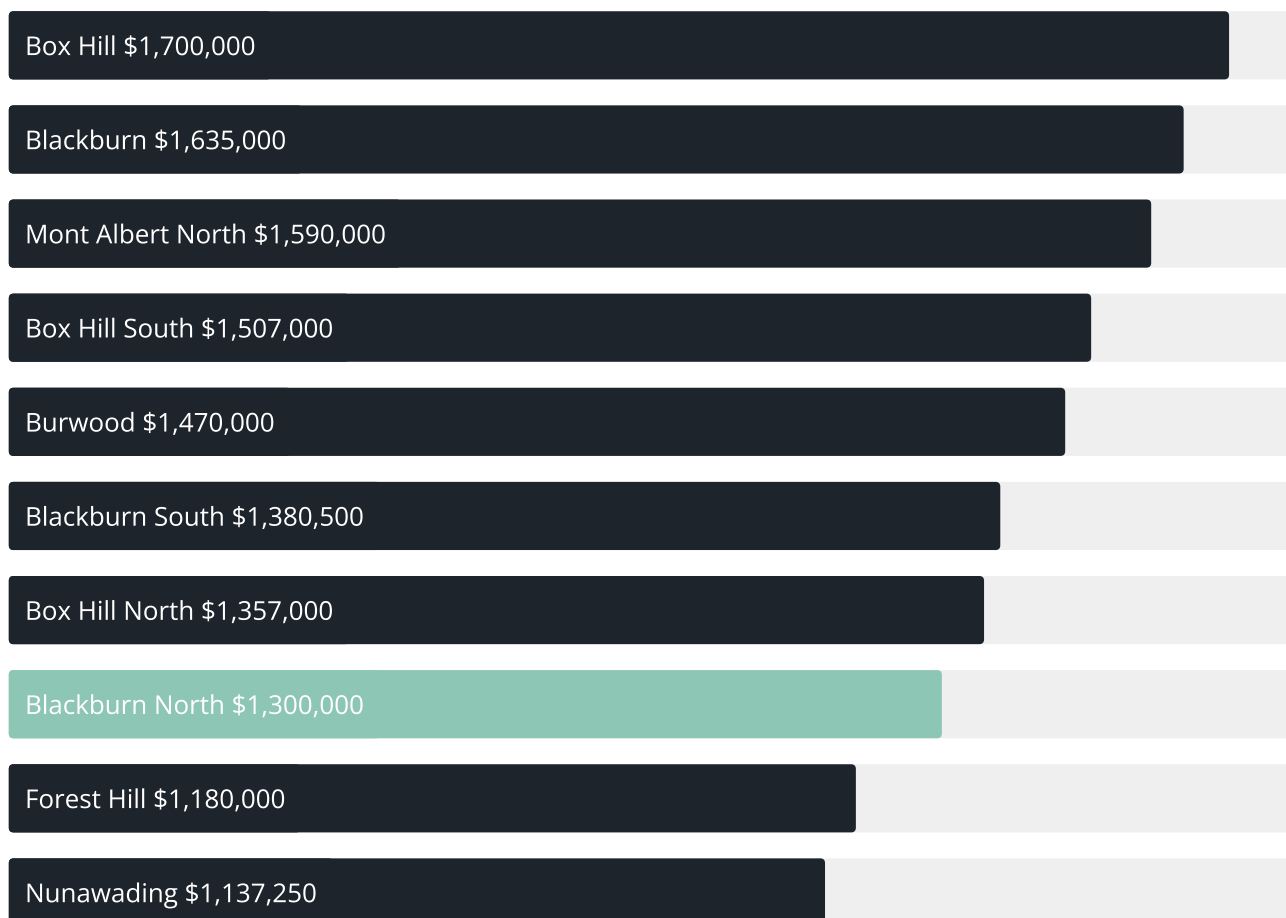
-15.72% ↓

Quarterly Price Change*

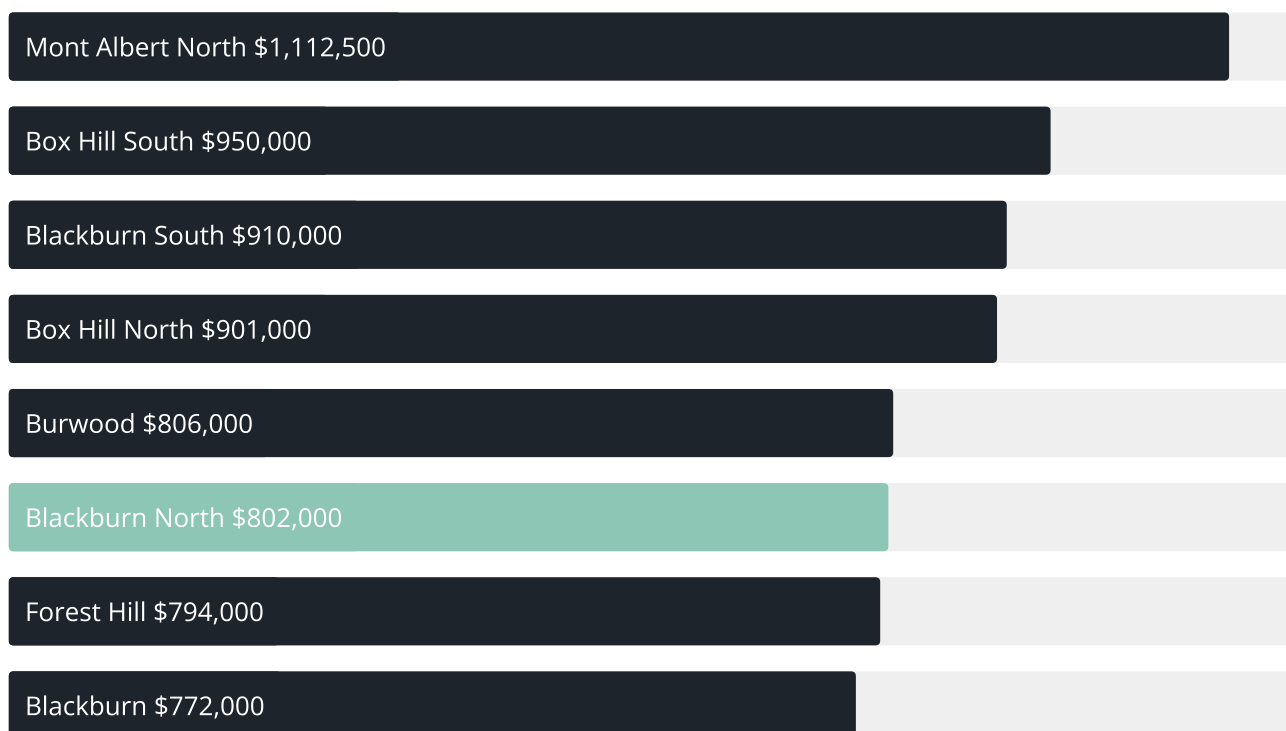


BLACKBURN NORTH SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



Nunawading \$725,000

Box Hill \$559,900

BLACKBURN NORTH SUBURB REPORT

Sale Method*



● Auction 69%
● Private 31%

Auction Clearance Rate*

90.91%

Median Days on Market^

26 days

Average Hold Period*

8.4 years

Dwelling Type^



● Houses 83% ● Units 17%

Ownership^



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

Population^

7,627

Median Asking Rent per week*

\$630

Population Growth^

2.57%

Rental Yield*

2.49%

Median Age^











39 years

Median Household Size^







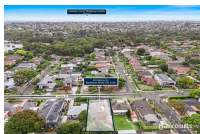



2.8 people

BLACKBURN NORTH SUBURB REPORT

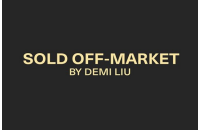









Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 19 Marchiori Rd Blackburn North	3	House	\$1,415,000	26 Jul 2025
 1 Hibiscus Rd Blackburn North	3	House	\$1,415,000	12 Jul 2025
 2 Harcourt St Blackburn North	4	Townhouse	\$1,650,000	10 Jul 2025
 1/39 Koonung Rd Blackburn North	4	Townhouse	\$1,260,000	05 Jul 2025
 15 Lilac Ct Blackburn North	4	House	\$2,005,000	28 Jun 2025
 23a Caroline Cr Blackburn North	4	House	\$1,620,000	28 Jun 2025
 13 Pottery Dr Blackburn North	3	House	\$1,412,000	28 Jun 2025
 26 Lantana St Blackburn North	3	House	\$1,411,000	28 Jun 2025
 2 Fairlane Ct Blackburn North	3	House	\$950,000	28 Jun 2025
 11 Marilyn Ct Blackburn North	3	House	\$1,250,000	17 Jun 2025

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 64 Joseph St Blackburn North	4	House	\$1,700,000	04 Jun 2025
 97 Shafer Rd BLACKBURN NORTH	3	House	\$1,453,000	24 May 2025
 77 Kett St Blackburn North	5	House	\$1,526,800	17 May 2025
 78a Katrina St Blackburn North	4	House	\$1,350,000	12 May 2025
 23 Marchiori Rd Blackburn North	2	House	\$1,035,000	10 May 2025
 1/21 Anne St Blackburn North	3	House	\$1,070,000	10 May 2025
 82 Katrina St Blackburn North	3	House	\$1,150,000	06 May 2025
 2/115 Surrey Rd Blackburn North	2	Unit	\$651,000	05 May 2025
 202/67 Katrina St Blackburn North	2	Unit	\$620,000	28 Apr 2025
 6/113 Surrey Rd Blackburn North	2	Unit	\$380,000	25 Apr 2025

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Katrina St Blackburn North	3	House	\$1,300,000	17 Apr 2025
 43 Douglas St Blackburn North	3	House	\$1,051,000	12 Apr 2025
 12 Esta St Blackburn North	4	House	\$500,000	09 Apr 2025
 3 Virgillia St Blackburn North	3	House	\$1,255,000	05 Apr 2025
 33 Bridgeford Av Blackburn North	4	House	\$1,100,000	05 Apr 2025
 1 Mall Ct Blackburn North	3	House	\$1,020,000	03 Apr 2025
 65B Surrey Rd Blackburn North	3	Townhouse	\$788,000	01 Apr 2025
 42 Katrina St Blackburn North	4	House	\$1,411,000	29 Mar 2025
 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



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jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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