

# *Suburb* **INSIGHTS**

3130  
BLACKBURN NORTH



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.26m**

Quarterly Price Change

**-3.46% ↓**

## Median Unit Price\*

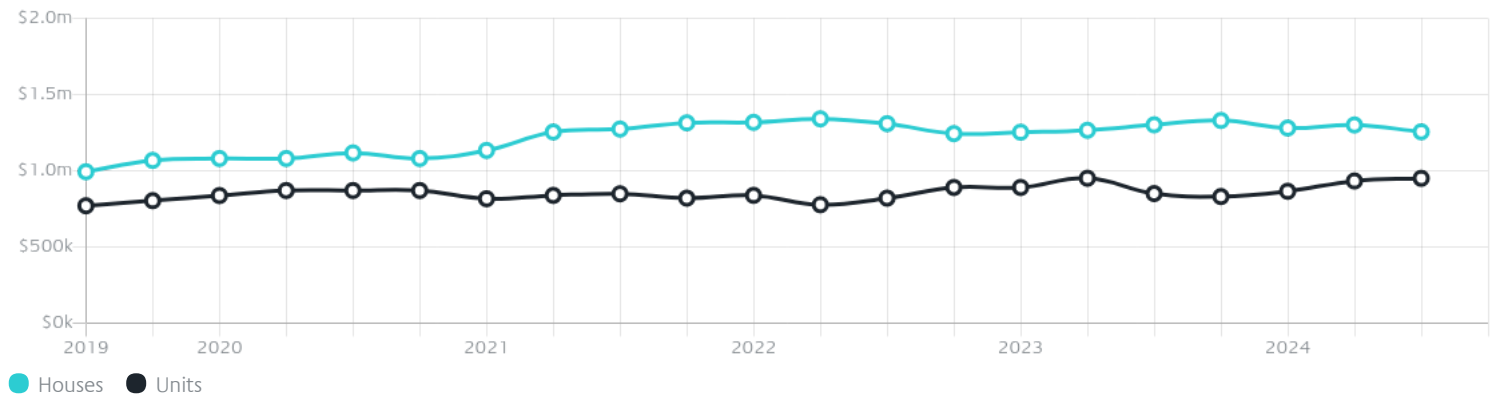
Median

**\$950k**

Quarterly Price Change

**1.87% ↑**

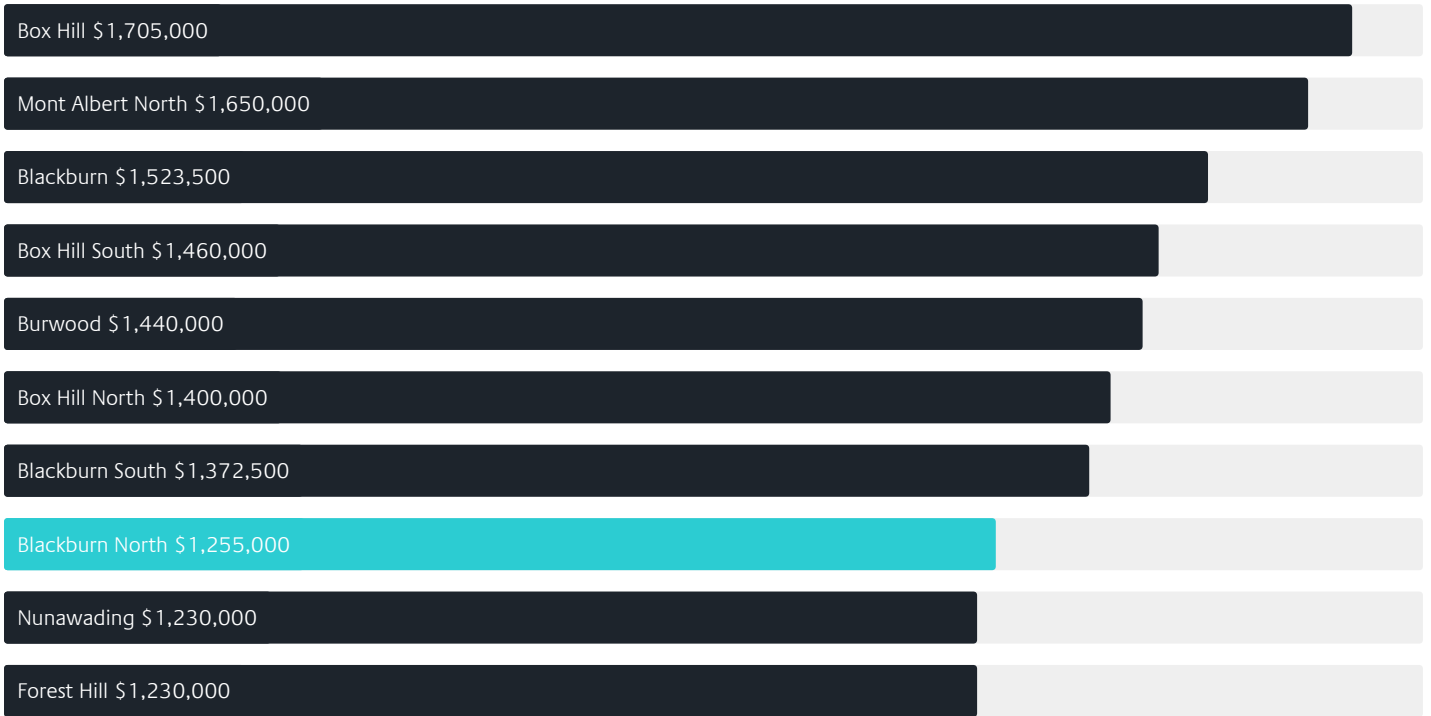
## Quarterly Price Change\*



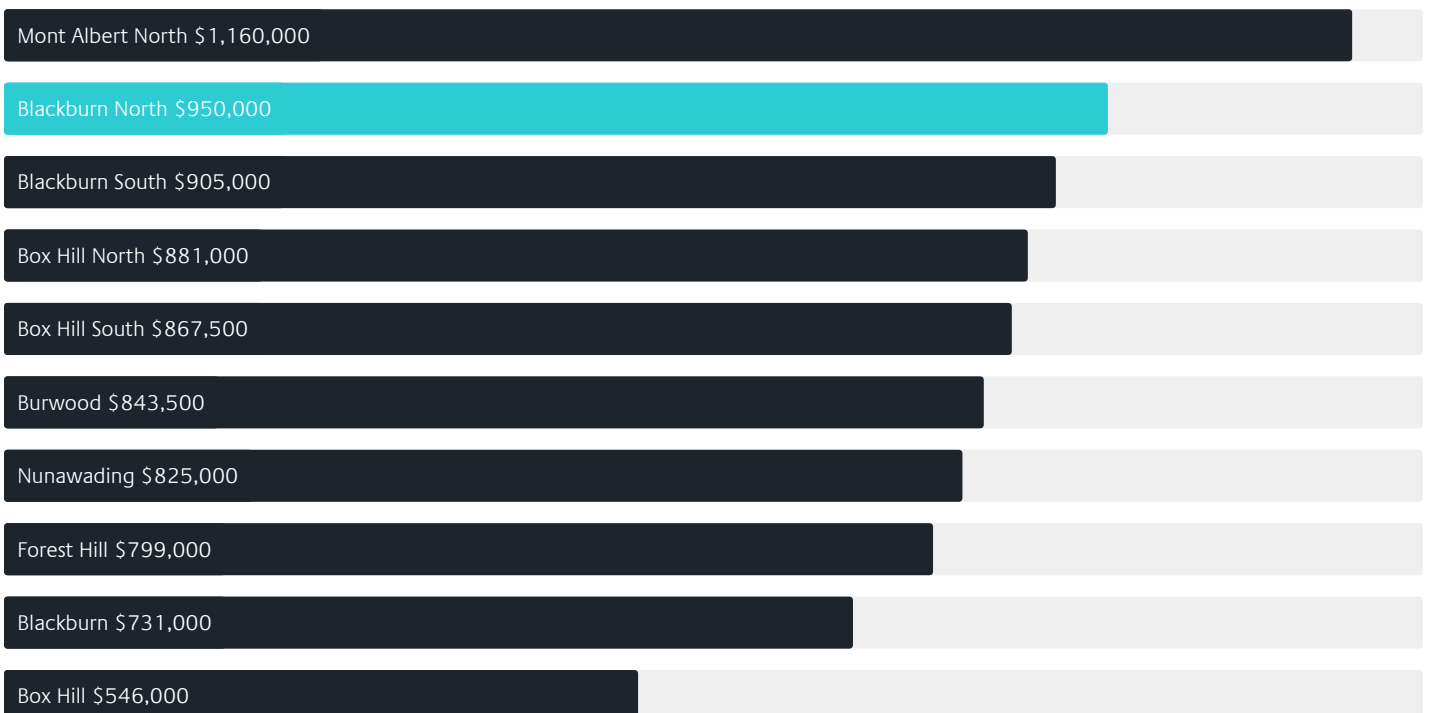
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 78%  
● Private 22%

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

94.29%

## 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>








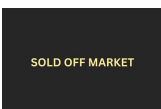




39 years

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










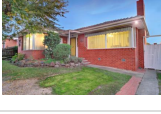


2.8 people

# Sold Properties~









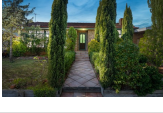



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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 Gonyah Rd Blackburn North	3	House	\$1,275,000	30 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
 24 Mall Ct Blackburn North	3	House	\$1,329,000	16 Nov 2024
 1/55 Junction Rd Blackburn North	3	Unit	\$780,000	11 Nov 2024
 9 Primula St Blackburn North	3	House	\$1,230,000	11 Nov 2024
 49 Koonung Rd Blackburn North	4	House	\$1,520,000	08 Nov 2024
 1/22 Harris St Blackburn North	3	House	\$864,600	08 Nov 2024
 65a Junction Rd Blackburn North	2	House	\$791,500	08 Nov 2024
 44 Morrie Cr Blackburn North	3	House	\$1,268,000	01 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/85 Surrey Rd Blackburn North	1	Unit	\$380,000	28 Oct 2024
 106 Shafer Rd Blackburn North	3	House	\$1,306,000	26 Oct 2024
 13 Sussex St BLACKBURN NORTH	3	House	\$1,235,000	19 Oct 2024
 8 Verbena St Blackburn North	5	House	\$1,495,000	19 Oct 2024
 27 Gonyah Rd Blackburn North	3	House	\$1,291,000	19 Oct 2024
 17 Marchiori Rd Blackburn North	4	House	\$1,602,500	12 Oct 2024
 1 Simon St Blackburn North	3	House	\$1,466,000	12 Oct 2024
 7 Mitchell St Blackburn North	5	House	\$2,080,000	09 Oct 2024
 6 Begonia Ct Blackburn North	2	House	\$1,238,000	05 Oct 2024
 8 Handley Ct Blackburn North	3	House	\$1,188,000	21 Sep 2024
 35 Bridgeford Av Blackburn North	3	House	\$1,185,000	21 Sep 2024
 63A Surrey Rd Blackburn North	3	Townhouse	\$802,000	21 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Kent Cl Blackburn North	3	House	\$642,910	18 Sep 2024
 18 Camellia St Blackburn North	4	House	\$1,768,000	14 Sep 2024
 30 Gonyah Rd Blackburn North	4	House	\$1,440,000	14 Sep 2024
 2/8 Fithie St Blackburn North	1	Unit	\$375,000	14 Sep 2024
 64 Katrina St Blackburn North	3	House	\$1,100,000	10 Sep 2024
 1/23 Rialton Av Blackburn North	3	House	\$1,101,000	07 Sep 2024
 32 Charlton St Blackburn North	5	House	\$1,740,000	07 Sep 2024
 15 Clay Ct Blackburn North	3	House	\$950,000	31 Aug 2024
 11 Slater Av Blackburn North	4	House	\$1,240,000	31 Aug 2024
 15 Devon Dr Blackburn North	4	House	\$1,600,000	31 Aug 2024
 18 Sussex St Blackburn North	4	House	\$2,105,000	31 Aug 2024
 10 Chapman St Blackburn North	3	House	\$1,180,000	29 Aug 2024



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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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