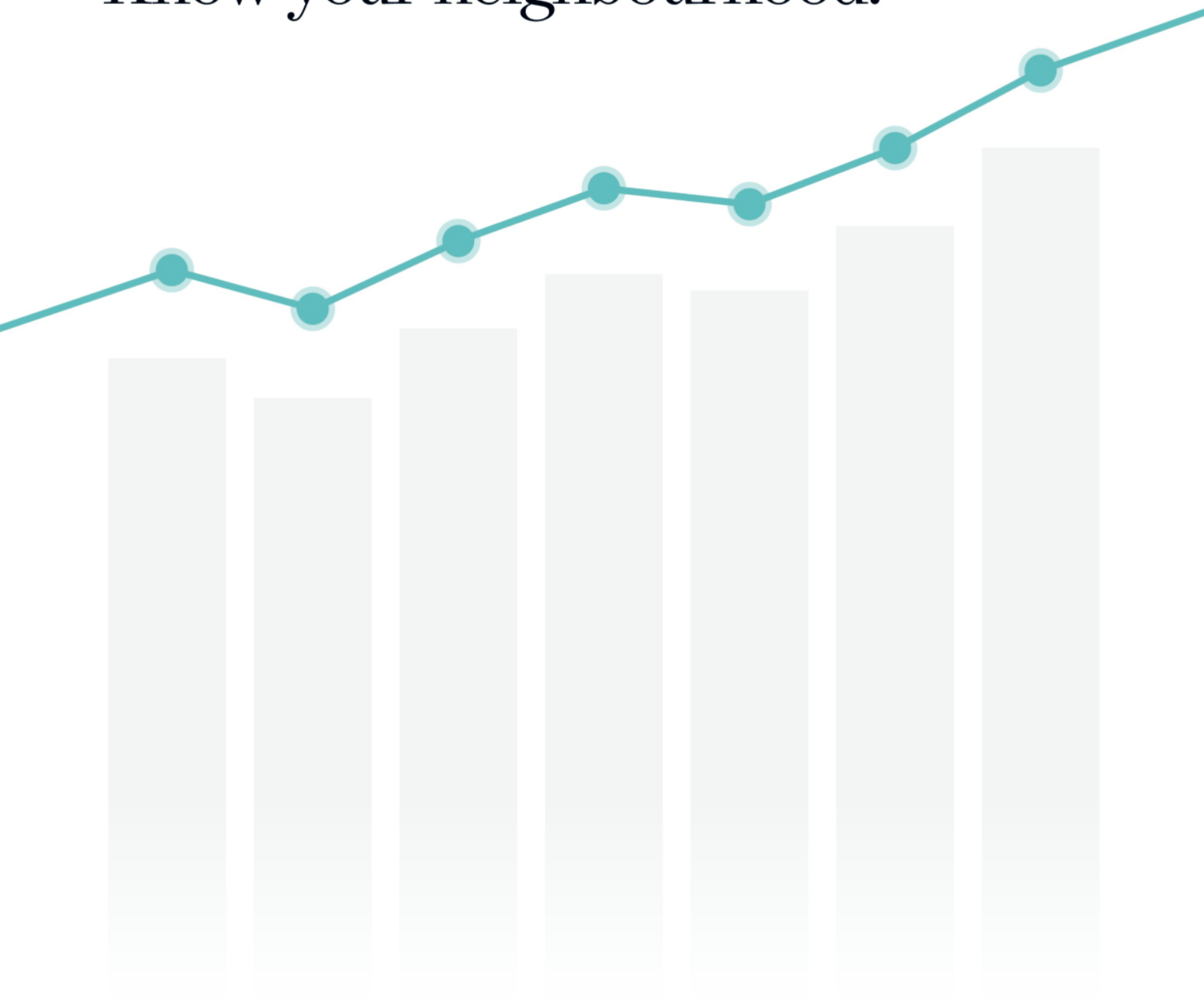


BLACKBURN NORTH



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.27m**

Quarterly Price Change

**1.23% ↑**

## Median Unit Price\*

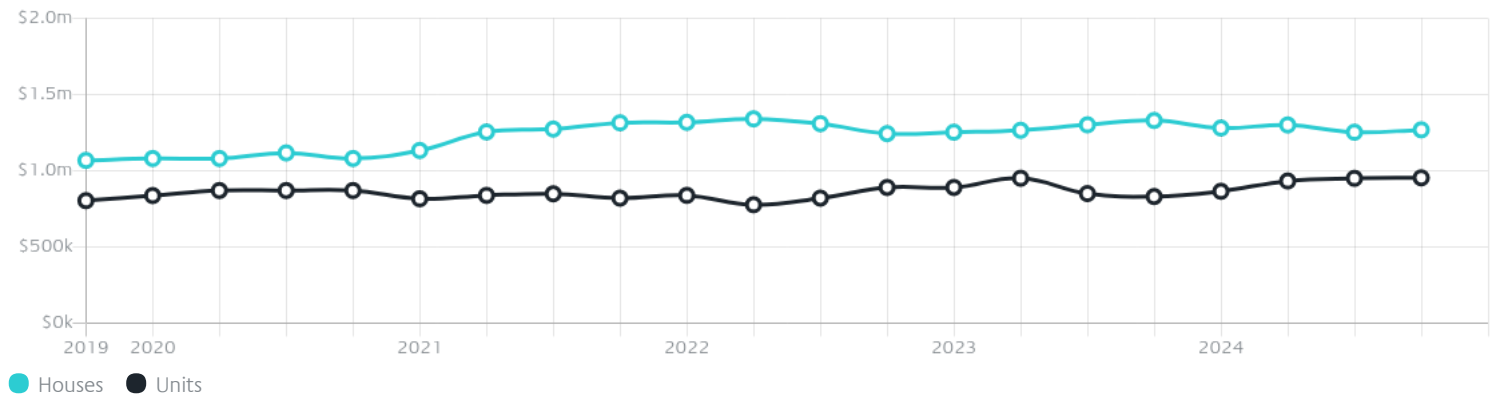
Median

**\$953k**

Quarterly Price Change

**0.33% ↑**

## Quarterly Price Change\*



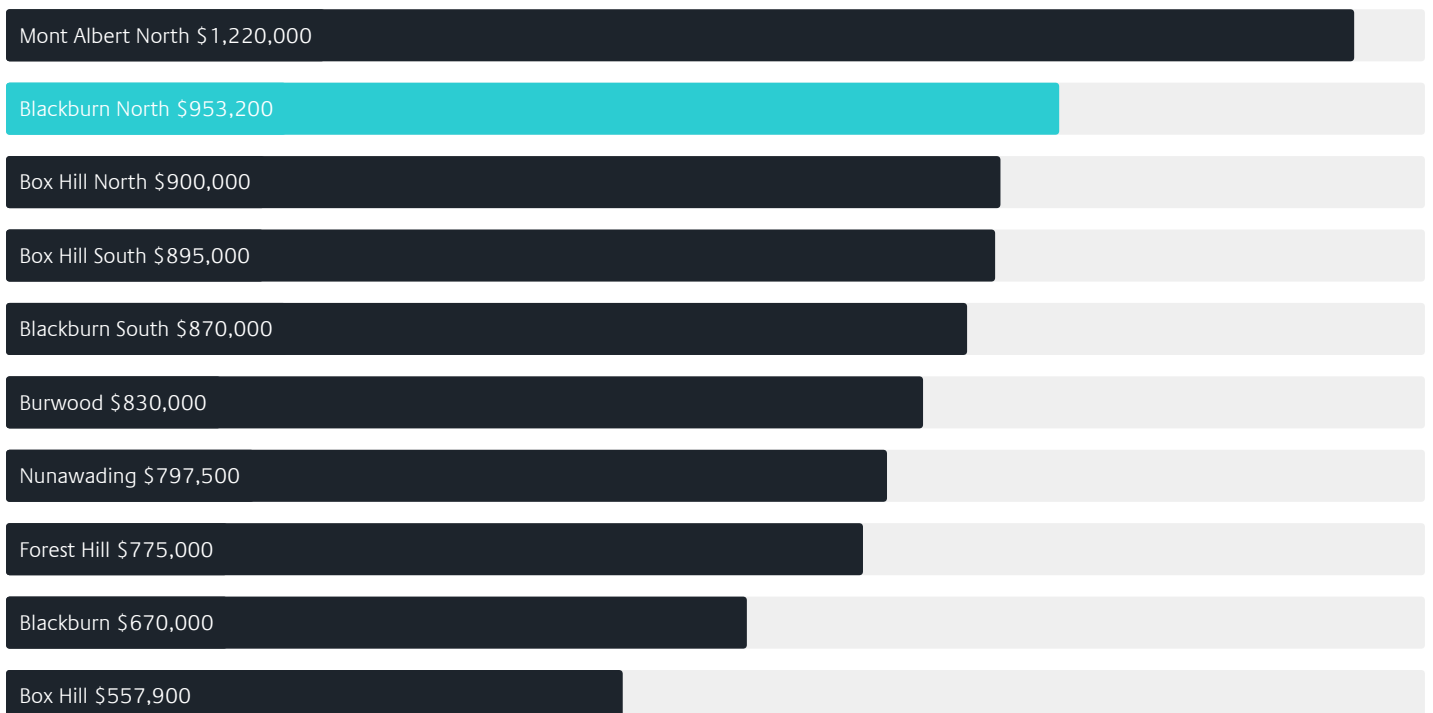
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 66%  
● Private 34%

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

94.74%

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

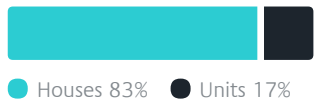
26 days

## 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>








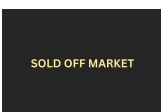




2.8 people

# 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
 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
 5/99-101 Surrey Rd Blackburn North	3	Unit	\$730,000	19 Dec 2024
 8 Vivian St Blackburn North	2	House	\$1,051,500	14 Dec 2024
 10 Begonia Ct Blackburn North	3	House	\$1,255,000	14 Dec 2024
 9 Merle St Blackburn North	3	Land	\$1,405,000	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
 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 Gonyah Rd Blackburn North	3	House	\$1,275,000	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 1/7 Anne St Blackburn North	3	Townhouse	\$1,093,000	09 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 65 Junction Rd Blackburn North	2	Flat / Unit / Apartment	\$791,500	06 Nov 2024
 44 Morrie Cr Blackburn North	3	House	\$1,268,000	01 Nov 2024
 8 / 85 Surrey Rd Blackburn North	1	Unit	\$380,000	28 Oct 2024
 9 Kent Cl Blackburn North	4	House	\$1,872,500	27 Oct 2024
 106 Shafer Rd Blackburn North	3	House	\$1,306,000	26 Oct 2024
 201 / 67 Katrina St Blackburn North	2	Unit	\$615,500	23 Oct 2024
 27 Gunyah Rd Blackburn North	3	House	\$1,291,000	19 Oct 2024
 8 Verbena St Blackburn North	5	House	\$1,495,000	19 Oct 2024
 13 Sussex St BLACKBURN NORTH	3	House	\$1,235,000	19 Oct 2024
 1 / 18 Gay St Blackburn North	2	Unit	\$770,000	15 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



Whitehorse Office  
166 Whitehorse Road, Blackburn  
03 9908 5700

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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