

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.32m**

Quarterly Price Change

**4.01% ↑**

## Median Unit Price\*

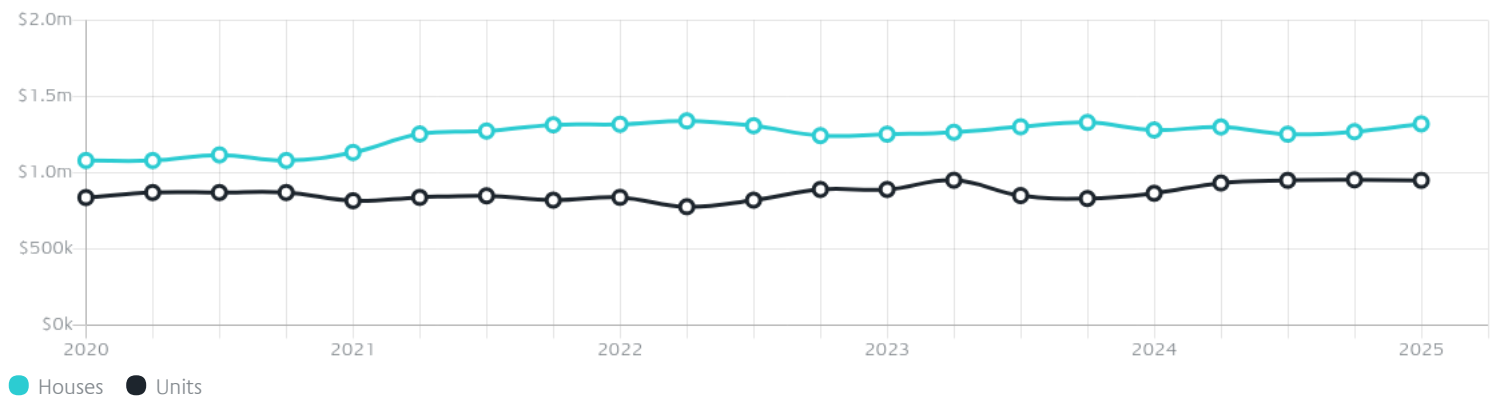
Median

**\$950k**

Quarterly Price Change

**-0.33% ↓**

## Quarterly Price Change\*

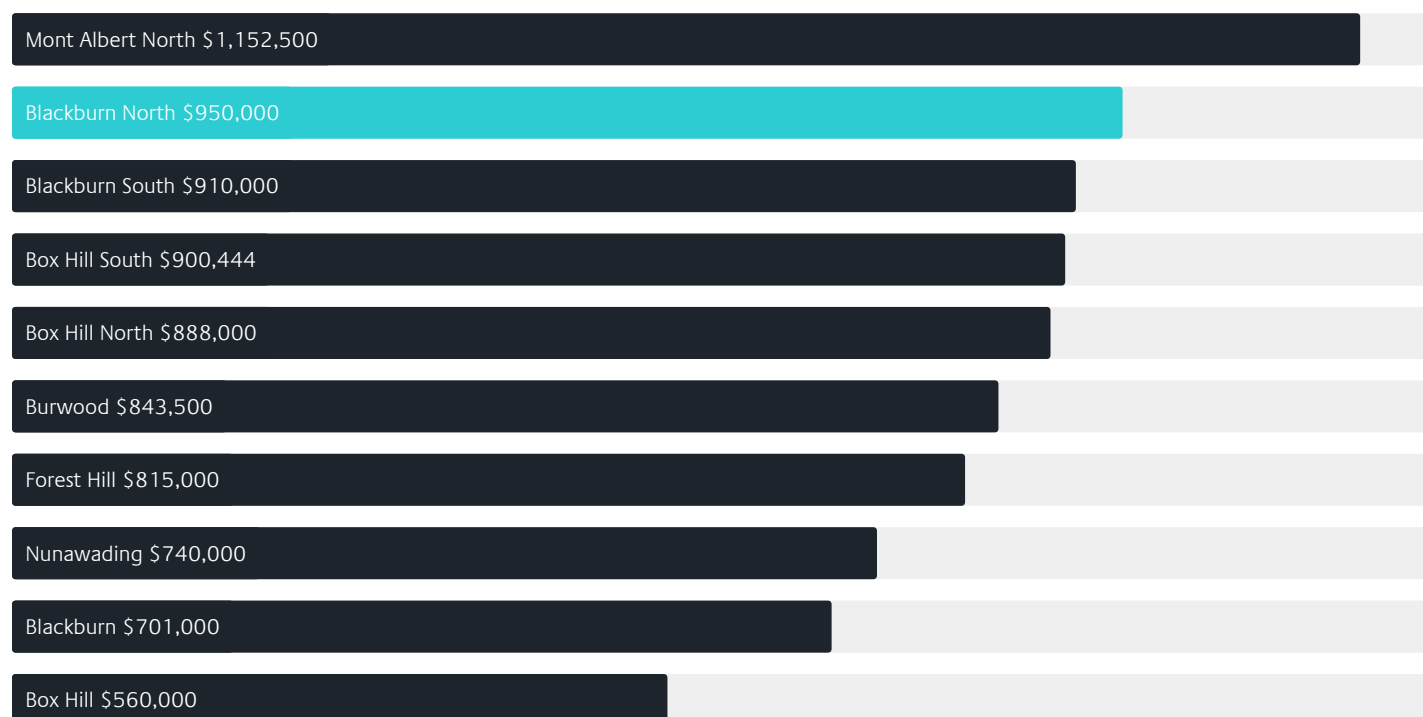


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 63%  
● Private 37%

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>

\$618

Population Growth<sup>^</sup>

2.57%

Rental Yield<sup>\*</sup>

2.49%

Median Age<sup>^</sup>













39 years

Median Household Size<sup>^</sup>




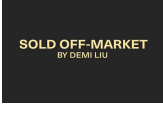






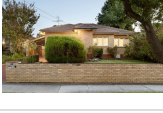

2.8 people

# 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
 15 Lilac Ct Blackburn North	4	House	\$2,005,000	28 Jun 2025
 26 Lantana St Blackburn North	3	House	\$1,411,000	28 Jun 2025
 13 Pottery Dr Blackburn North	3	House	\$1,412,000	28 Jun 2025
 23a Caroline Cr Blackburn North	4	House	\$1,620,000	28 Jun 2025
 11 Marilyn Ct Blackburn North	3	House	\$1,250,000	17 Jun 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 33 Bridgeford Av Blackburn North	4	House	\$1,100,000	05 Apr 2025
 3 Virgillia St Blackburn North	3	House	\$1,255,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 37 Bridgeford Av Blackburn North	4	House	\$1,650,000	20 Mar 2025
 59 Surrey Rd Blackburn North	3	Townhouse	\$818,000	17 Mar 2025
 64 Morrie Cr Blackburn North	4	House	\$1,531,000	15 Mar 2025
 42 Peter Av Blackburn North	3	House	\$1,263,000	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
 83 Shafer Rd Blackburn North	4	Townhouse	\$1,320,000	08 Mar 2025
 27 Rialton Av Blackburn North	4	House	\$1,320,000	08 Mar 2025
 2/42 Gunyah Rd Blackburn North	3	House	\$888,000	08 Mar 2025
 102 Katrina St Blackburn North	3	House	\$1,462,000	01 Mar 2025
 51 Morrie Cr Blackburn North	3	House	\$1,366,100	01 Mar 2025
 2/21 Caroline Cr Blackburn North	5	Townhouse	\$1,500,000	01 Mar 2025



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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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