

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.32m

Quarterly Price Change

4.01% ↑

Median Unit Price*

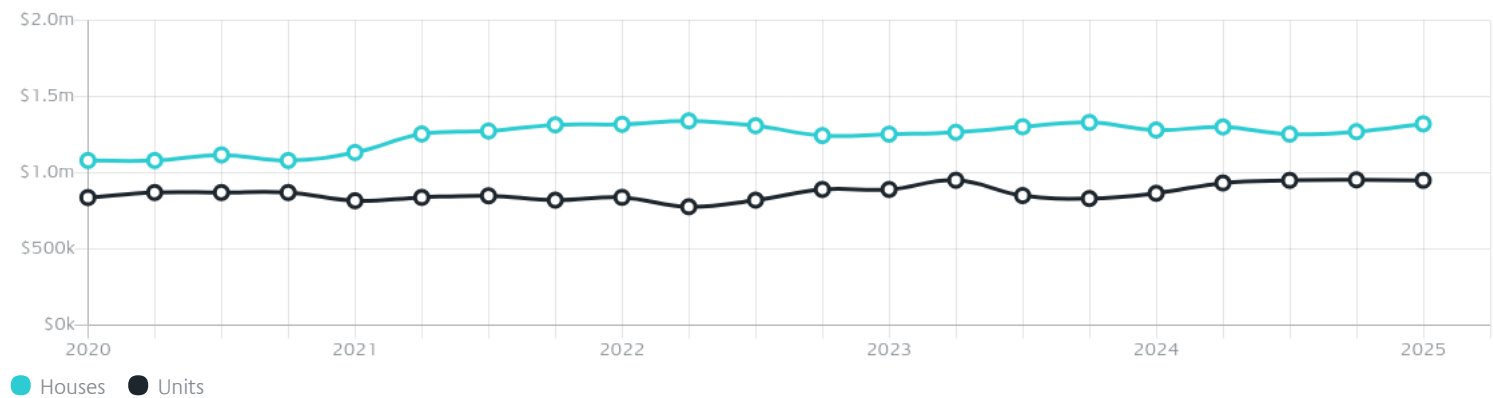
Median

\$950k

Quarterly Price Change

-0.33% ↓

Quarterly Price Change*

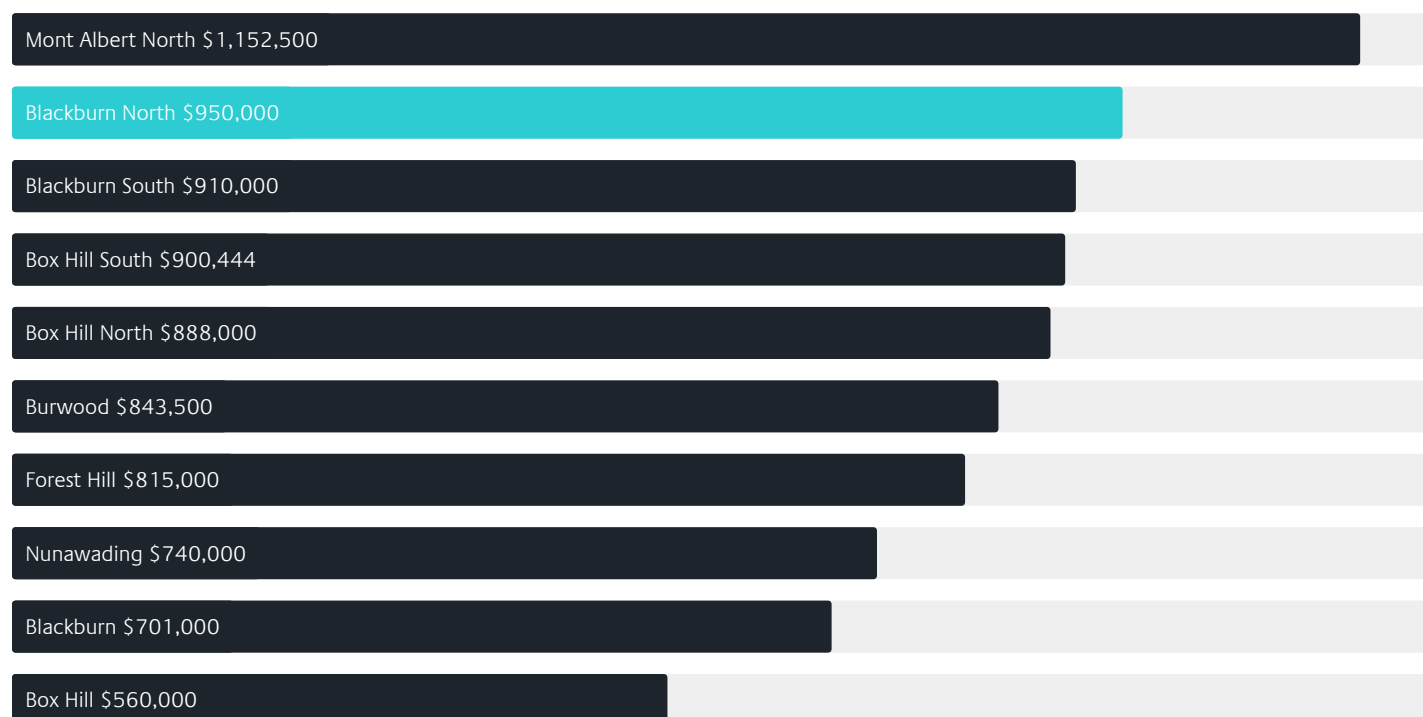


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 89%
● Private 11%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

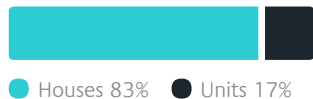
26 days

Average Hold Period^{*}

8.4 years

Insights

Dwelling Type[^]



● Houses 83% ● Units 17%

Ownership[^]



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

Population[^]

7,627

Median Asking Rent per week^{*}

\$618

Population Growth[^]

2.57%

Rental Yield^{*}

2.49%

Median Age[^]













39 years

Median Household Size[^]













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

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
 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
 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
 5 Peter Av Blackburn North	4	House	\$2,372,000	15 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 Begonia Ct Blackburn North	3	House	\$1,655,000	15 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/42 Gunyah 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	3	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
 39 Junction Rd Blackburn North	4	House	\$965,000	08 Feb 2025
 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 Gunyah Rd Blackburn North	3	Townhouse	\$1,060,000	22 Jan 2025
 1/8 Fithie St Blackburn North	1	Flat/Unit/Apartment	\$460,000	06 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.