

JellisCraig

BLACKBURN NORTH

Suburb Report

Know your neighbourhood.



BLACKBURN NORTH SUBURB REPORT

Median House Price*

Median

\$1.37m

Quarterly Price Change

5.26% ↑

Median Unit Price*

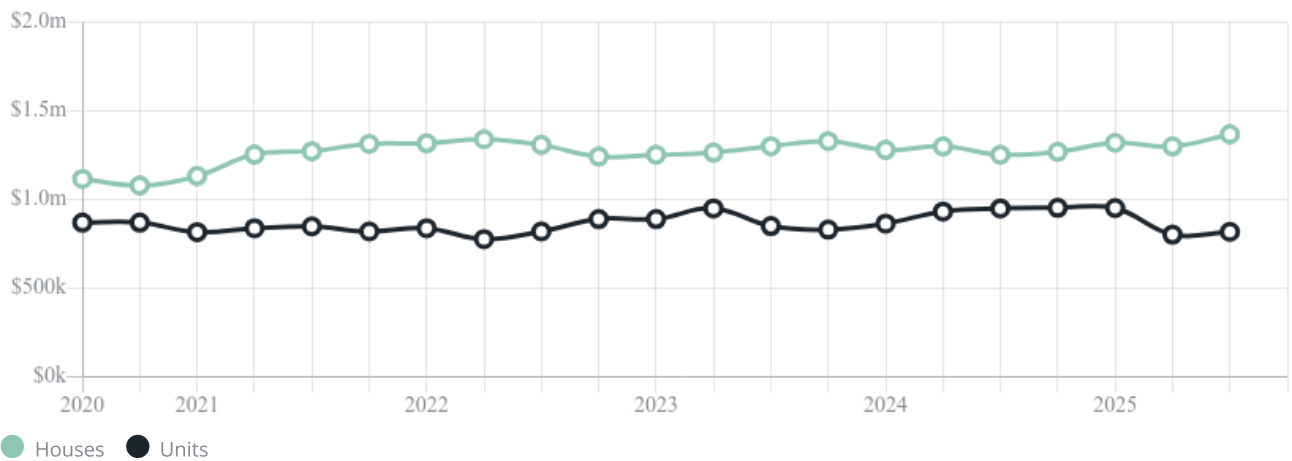
Median

\$818k

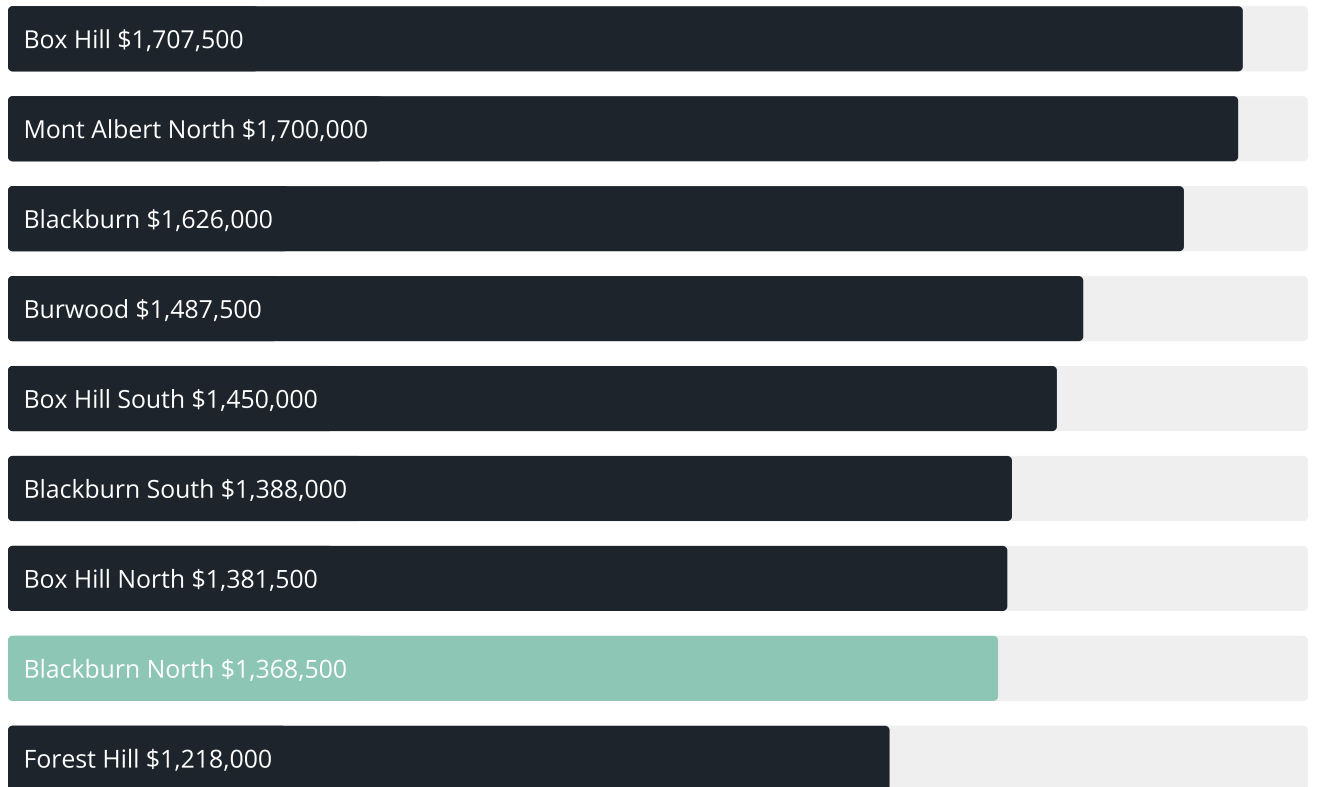
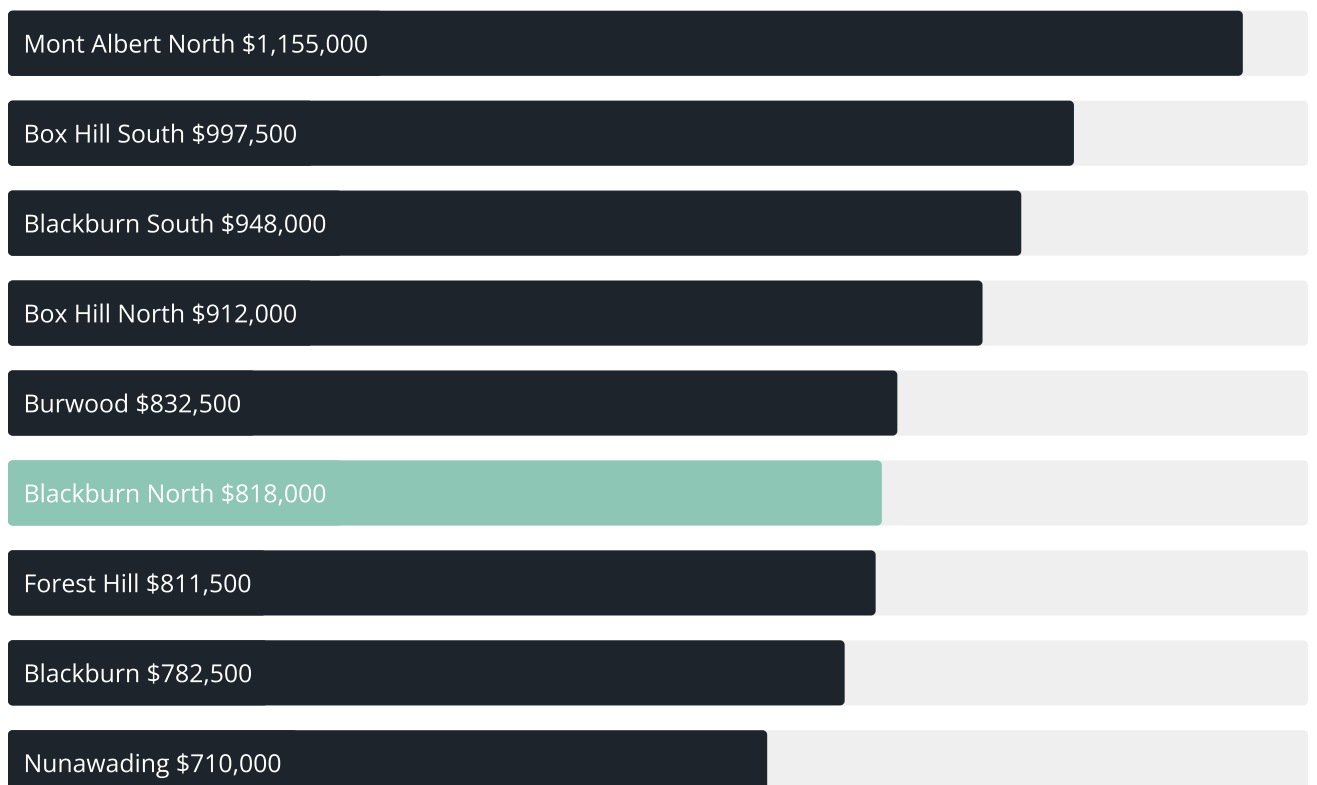
Quarterly Price Change

1.99% ↑

Quarterly Price Change*



BLACKBURN NORTH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BLACKBURN NORTH SUBURB REPORT

Sale Method*



● Auction 92%
● Private 8%

Auction Clearance Rate*

97.73%

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*

\$680

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/22 Wilton St Blackburn North	3	Unit	\$1,025,000	29 Oct 2025
 1 Devon Dr Blackburn North	4	House	\$1,820,000	25 Oct 2025
 71 Shafer Rd Blackburn North	3	Townhouse	\$1,430,000	25 Oct 2025
 18 Charlton St Blackburn North	3	House	\$1,512,000	25 Oct 2025
 2 Lulworth St Blackburn North	4	House	\$2,188,000	25 Oct 2025
 2 Kent Cl Blackburn North	4	House	\$1,650,000	25 Oct 2025
 2/165 Springfield Rd Blackburn North	3	Unit	\$990,000	22 Oct 2025
 4 Norfolk St Blackburn North	6	House	\$1,535,000	18 Oct 2025
 17 Majtlis St Blackburn North	3	House	\$1,540,000	18 Oct 2025
 2/62 Caroline Cr Blackburn North	3	Unit	\$870,000	18 Oct 2025

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 147 Springfield Rd Blackburn North	3	House	\$1,275,000	11 Oct 2025
 13 Sheila St Blackburn North	4	House	\$1,385,000	11 Oct 2025
 2b Junction Rd Blackburn North	3	House	\$1,370,000	04 Oct 2025
 3/35 Middlefield Dr Blackburn North	3	Unit	\$885,000	04 Oct 2025
 1a Chapman St Blackburn North	2	House	\$858,000	04 Oct 2025
 24 Jessie St Blackburn North	3	House	\$1,388,000	20 Sep 2025
 1/21 Caroline Cr Blackburn North	3	House	\$888,000	13 Sep 2025
 4 Brendale Av Blackburn North	3	House	\$1,070,500	06 Sep 2025
 11 Julie St Blackburn North	3	House	\$1,370,000	06 Sep 2025
 2/22 Diana Dr Blackburn North	2	Unit	\$888,000	30 Aug 2025

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Middlefield Dr Blackburn North	5	House	\$2,460,000	30 Aug 2025
 2 Gay St BLACKBURN NORTH	4	House	\$1,823,000	28 Aug 2025
 2/117 Surrey Rd Blackburn North	2	Unit	\$636,000	26 Aug 2025
 20a Rialton Av Blackburn North	3	Unit	\$1,260,000	23 Aug 2025
 8/35 Middlefield Dr Blackburn North	2	Unit	\$840,000	23 Aug 2025
 24 Raymond St Blackburn North	4	House	\$1,778,000	23 Aug 2025
 23 Caroline Cr Blackburn North	4	House	\$1,748,000	23 Aug 2025
 3 Ventura St Blackburn North	3	House	\$1,260,000	16 Aug 2025
 114 Shafer Rd Blackburn North	4	House	\$1,850,000	16 Aug 2025
 32 Gay St Blackburn North	4	House	\$1,965,000	16 Aug 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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