

JellisCraig

BLACKBURN NORTH

Suburb Report

Know your neighbourhood.



BLACKBURN NORTH SUBURB REPORT

Median House Price*

Median

\$1.30m

Quarterly Price Change

-1.51% ↓

Median Unit Price*

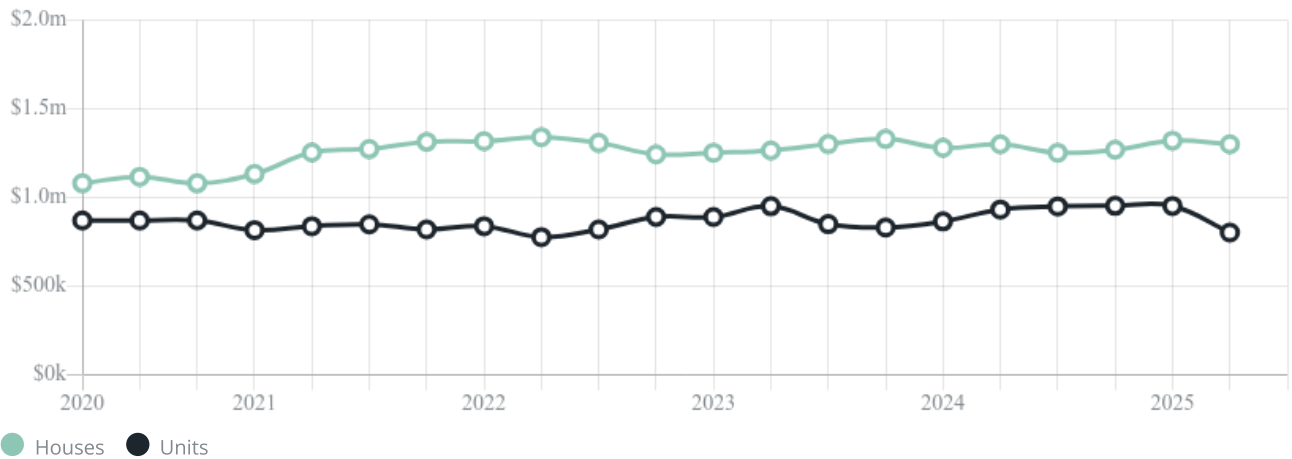
Median

\$802k

Quarterly Price Change

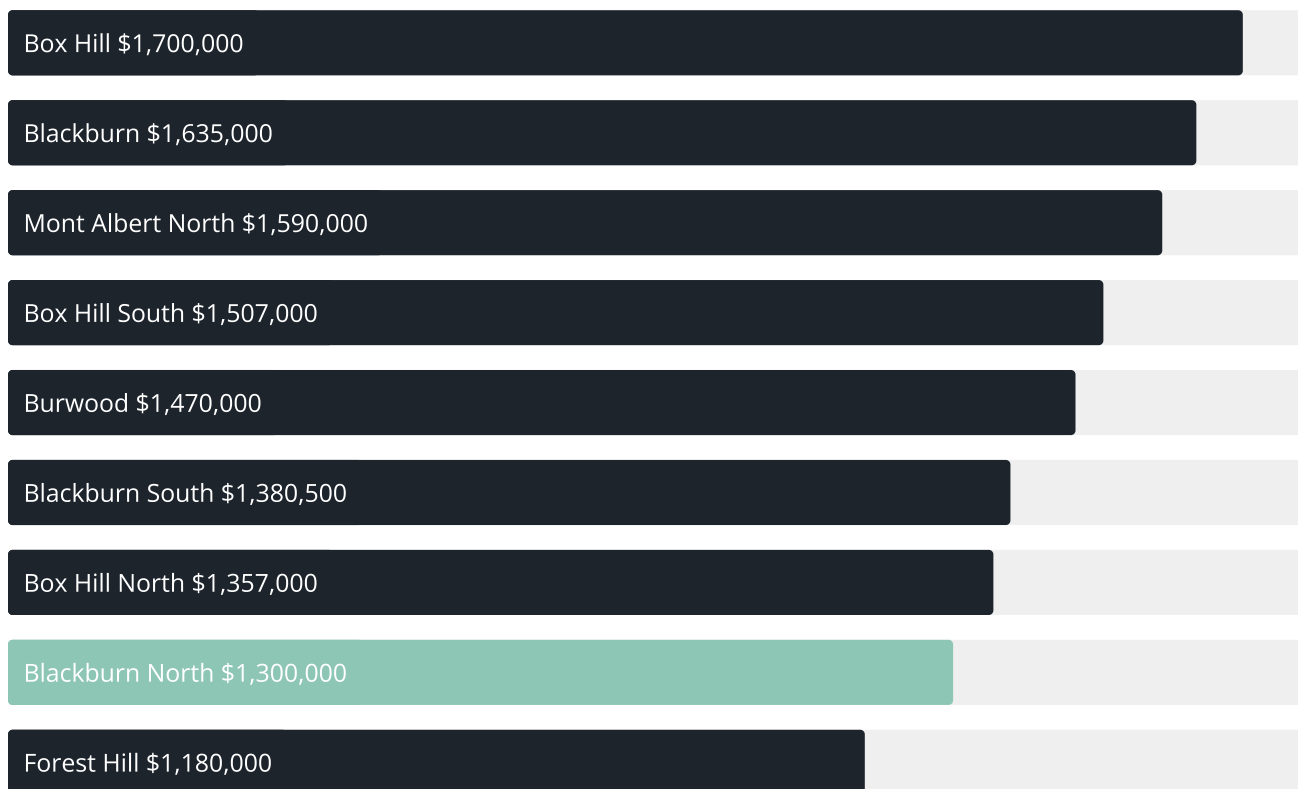
-15.72% ↓

Quarterly Price Change*

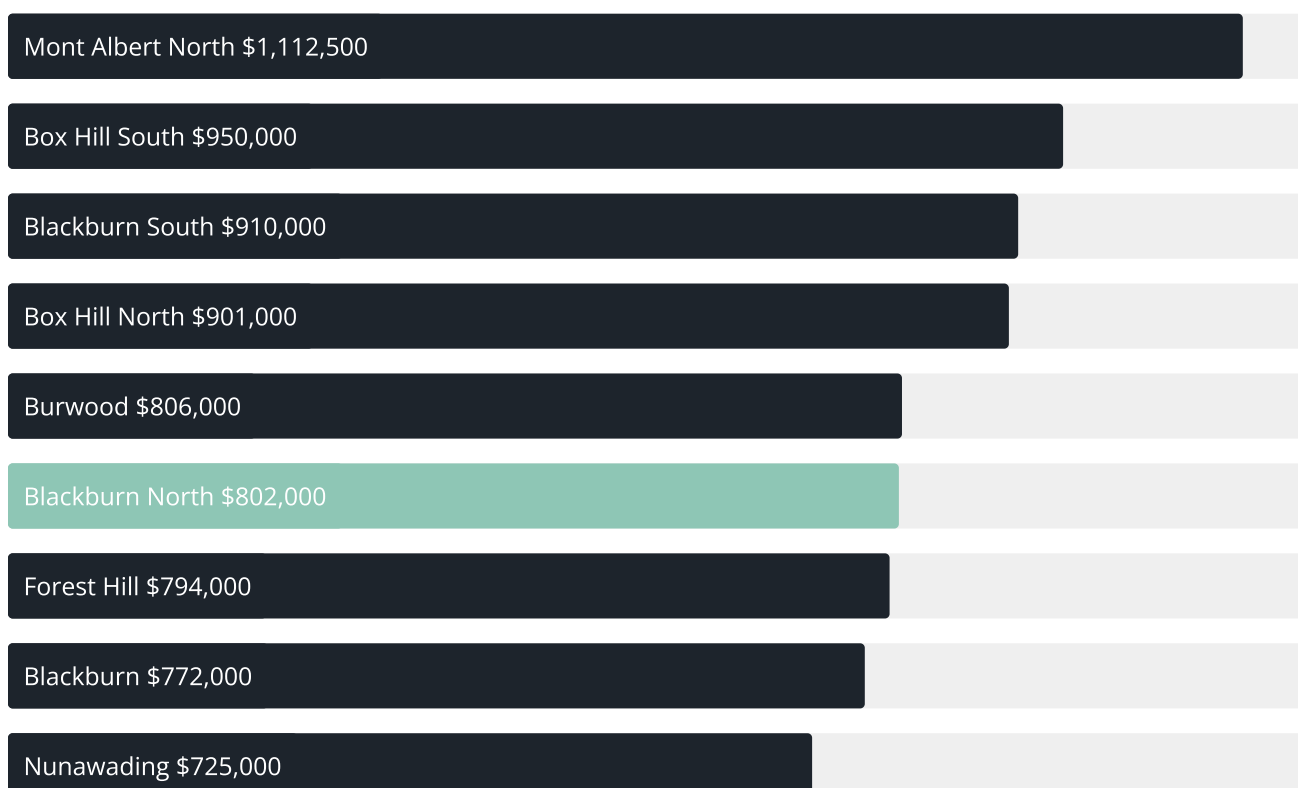


BLACKBURN NORTH SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BLACKBURN NORTH SUBURB REPORT

Sale Method*



● Auction 87%
● Private 13%

Auction Clearance Rate*

93.94%

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*

\$630

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 23 Caroline Cr Blackburn North	4	House	\$1,748,000	23 Aug 2025
 20a Rialton Av Blackburn North	3	Unit	\$1,260,000	23 Aug 2025

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 24 Raymond St Blackburn North	4	House	\$1,778,000	23 Aug 2025
 8/35 Middlefield Dr Blackburn North	2	Unit	\$840,000	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
 111a Koonung Rd Blackburn North	4	House	\$1,742,000	16 Aug 2025
 3 Morrie Cr Blackburn North	3	House	\$1,000,000	14 Aug 2025
 8 Southey St Blackburn North	3	House	\$1,501,000	09 Aug 2025
 2 Morrie Cr Blackburn North	3	House	\$1,347,000	09 Aug 2025
 60 Surrey Rd Blackburn North	3	House	\$901,000	09 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 31 Charlton St Blackburn North	3	House	\$1,620,000	09 Aug 2025
 3 Anne St Blackburn North	4	House	\$1,290,000	02 Aug 2025
 5 Brendale Av Blackburn North	4	House	\$1,476,000	02 Aug 2025
 19 Marchiori Rd Blackburn North	3	House	\$1,415,000	26 Jul 2025
 44 Marchiori Rd Blackburn North	3	House	\$1,085,000	19 Jul 2025
 1 Hibiscus Rd Blackburn North	3	House	\$1,415,000	12 Jul 2025
 2 Harcourt St Blackburn North	4	Townhouse	\$1,650,000	10 Jul 2025
 1/39 Koonung Rd Blackburn North	4	Townhouse	\$1,260,000	05 Jul 2025
 1/7 Verbena St Blackburn North	3	Unit	\$930,000	05 Jul 2025
 34 Douglas St Blackburn North	3	House	\$1,290,000	03 Jul 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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