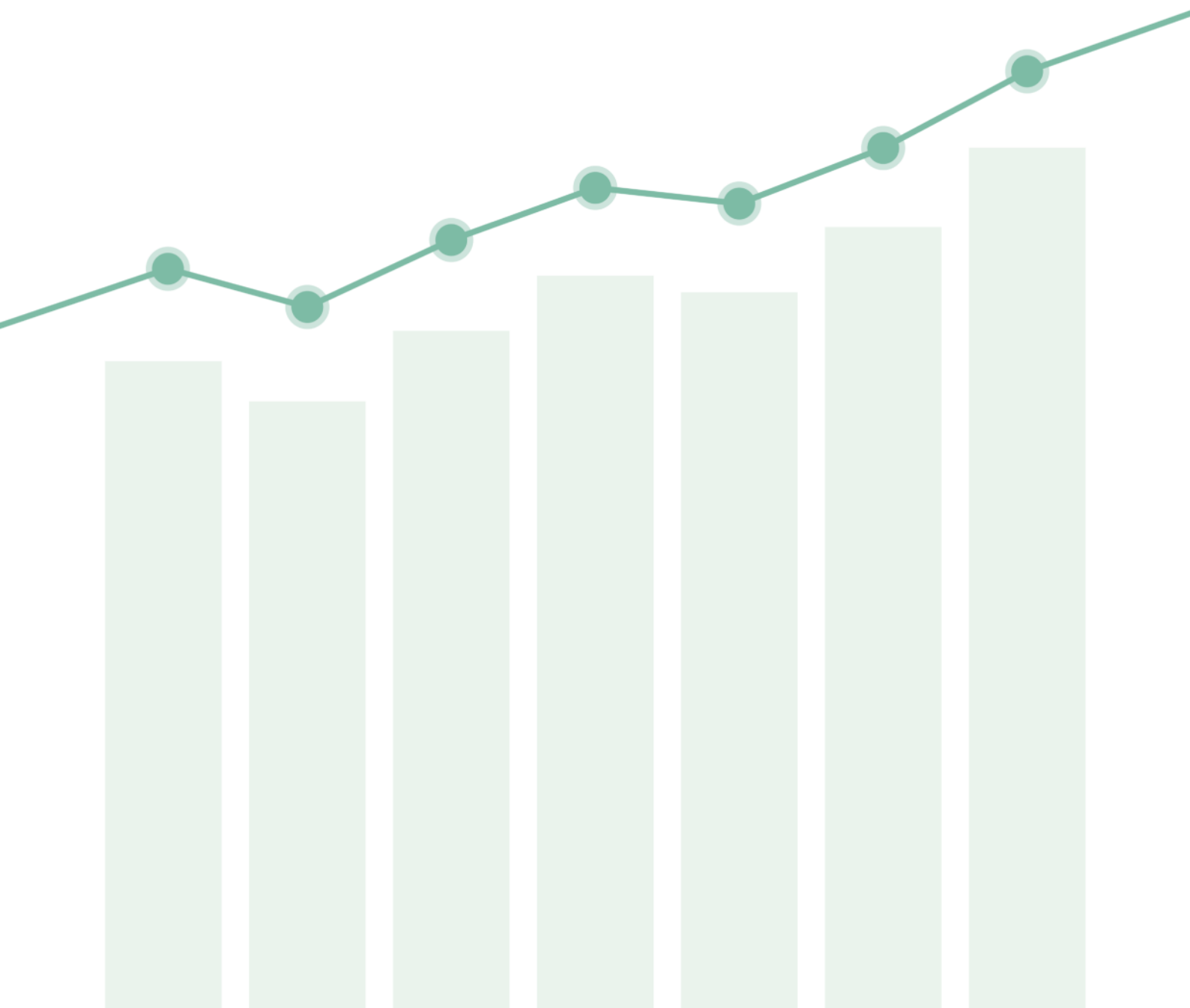


# JellisCraig

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\*

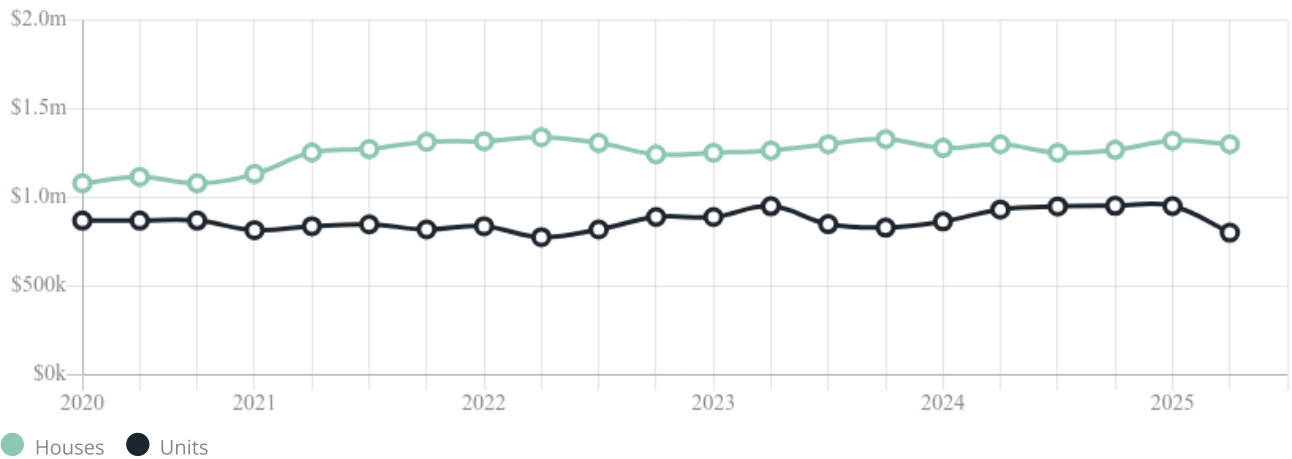
Median

\$802k

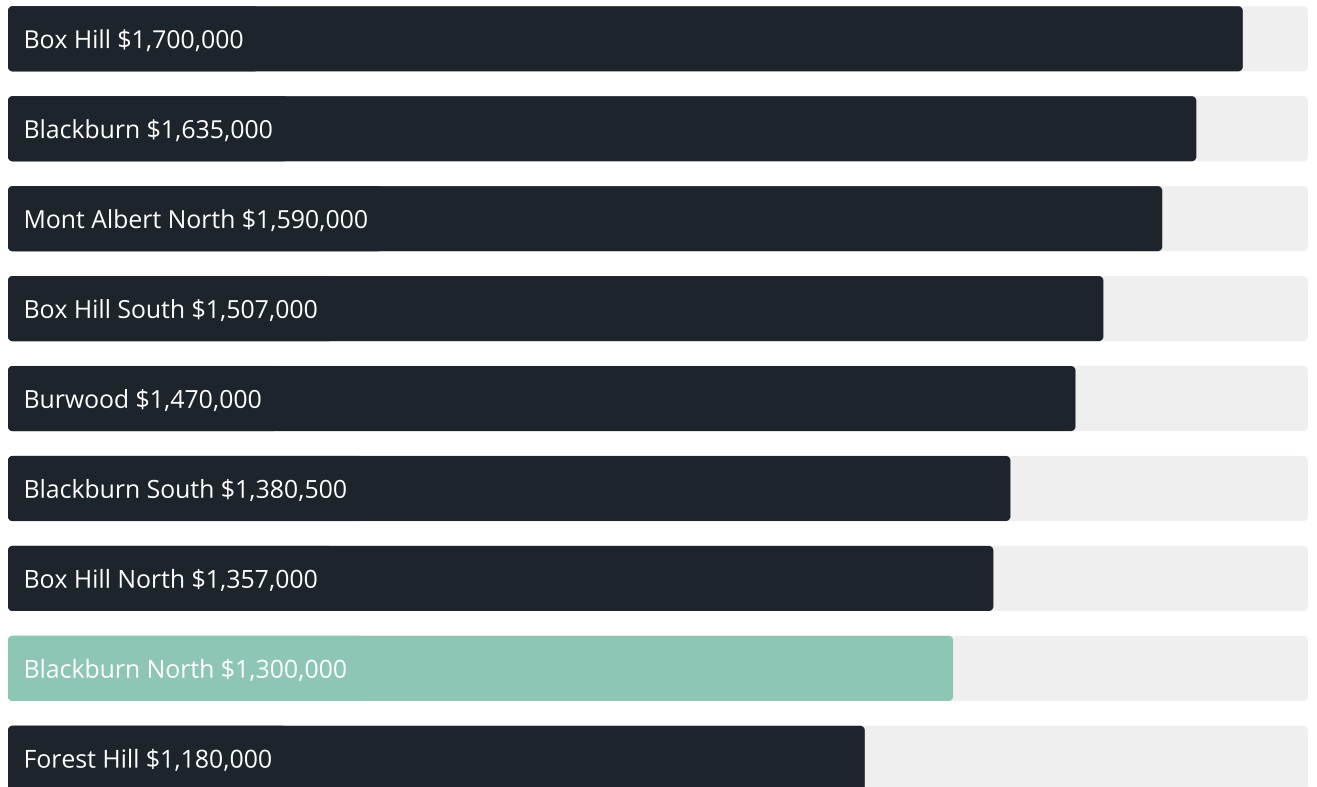
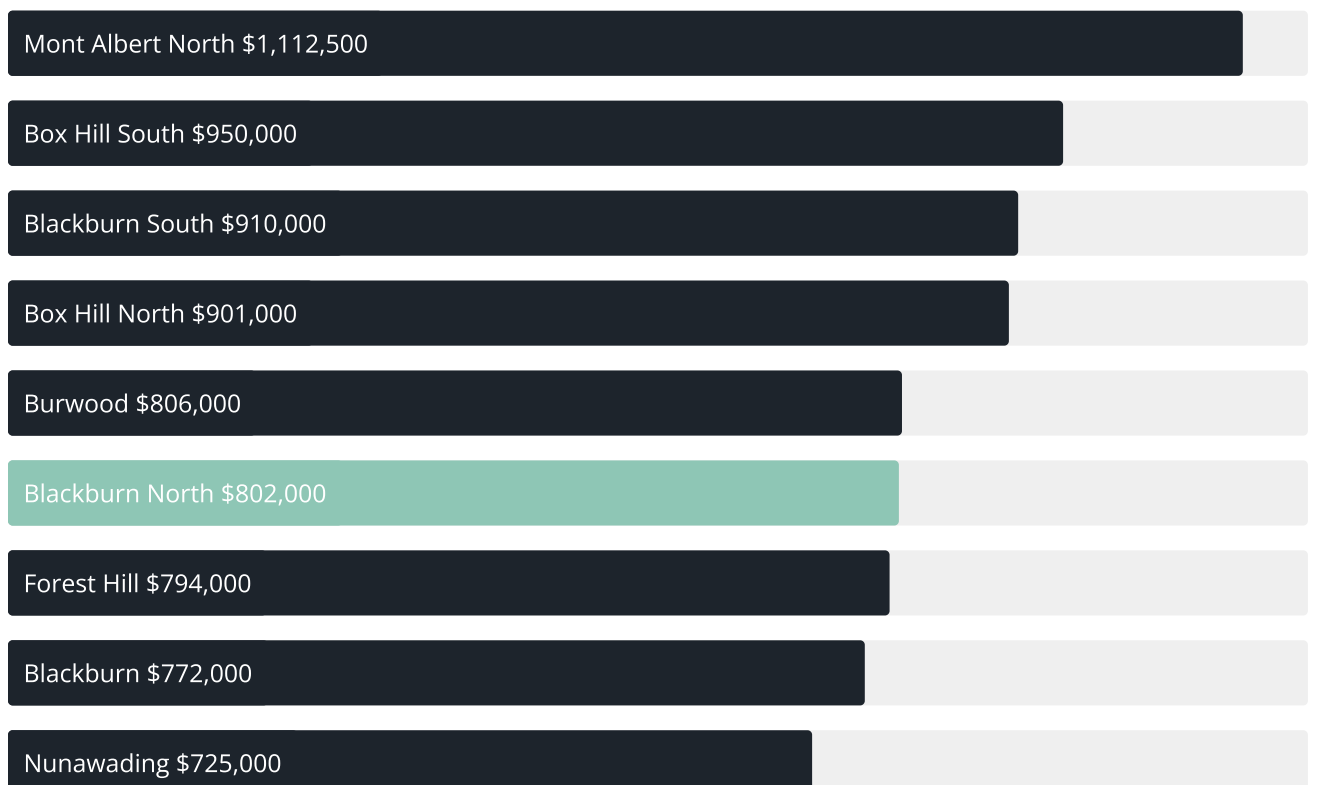
Quarterly Price Change

-15.72% ↓

Quarterly Price Change\*



## BLACKBURN NORTH SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BLACKBURN NORTH SUBURB REPORT

## Sale Method\*



● Auction 74%  
● Private 26%

## Auction Clearance Rate\*

96.43%

## 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^










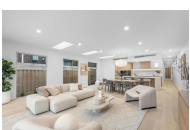
39 years

## Median Household Size^











2.8 people

## BLACKBURN NORTH SUBURB REPORT






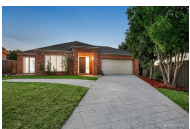




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/22 Diana Dr Blackburn North	2	Unit	\$888,000	30 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
 23 Caroline Cr Blackburn North	4	House	\$1,748,000	23 Aug 2025
 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
 32 Gay St Blackburn North	4	House	\$1,965,000	16 Aug 2025
 114 Shafer Rd Blackburn North	4	House	\$1,850,000	16 Aug 2025
 111a Koonung Rd Blackburn North	4	House	\$1,742,000	16 Aug 2025

## BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 31 Charlton St Blackburn North	3	House	\$1,620,000	09 Aug 2025
 5 Brendale Av Blackburn North	4	House	\$1,476,000	02 Aug 2025
 3 Anne St Blackburn North	4	House	\$1,290,000	02 Aug 2025
 19 Marchiori Rd Blackburn North	3	House	\$1,415,000	26 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

## BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 34 Douglas St Blackburn North	3	House	\$1,290,000	03 Jul 2025
 23a Caroline Cr Blackburn North	4	House	\$1,620,000	28 Jun 2025
 11 Merle St Blackburn North	3	House	\$1,688,000	28 Jun 2025
 13 Pottery Dr Blackburn North	3	House	\$1,412,000	28 Jun 2025
 13 Bridgeford Av Blackburn North	4	House	\$2,590,000	28 Jun 2025
 15 Lilac Ct Blackburn North	4	House	\$2,005,000	28 Jun 2025
 2 Fairlane Ct Blackburn North	3	House	\$950,000	28 Jun 2025
 26 Lantana St Blackburn North	3	House	\$1,411,000	28 Jun 2025
 1/4 Lilac Ct Blackburn North	3	Flat/Unit/Apartment	\$1,118,600	24 Jun 2025
 11 Marilyn Ct Blackburn North	3	House	\$1,250,000	17 Jun 2025



Whitehorse Office  
166 Whitehorse Road, Blackburn  
03 9908 5700

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

Data is current as of PDF generation date 01/09/2025

\* 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.