

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.52m

Quarterly Price Change

-0.42% ↓

Median Unit Price*

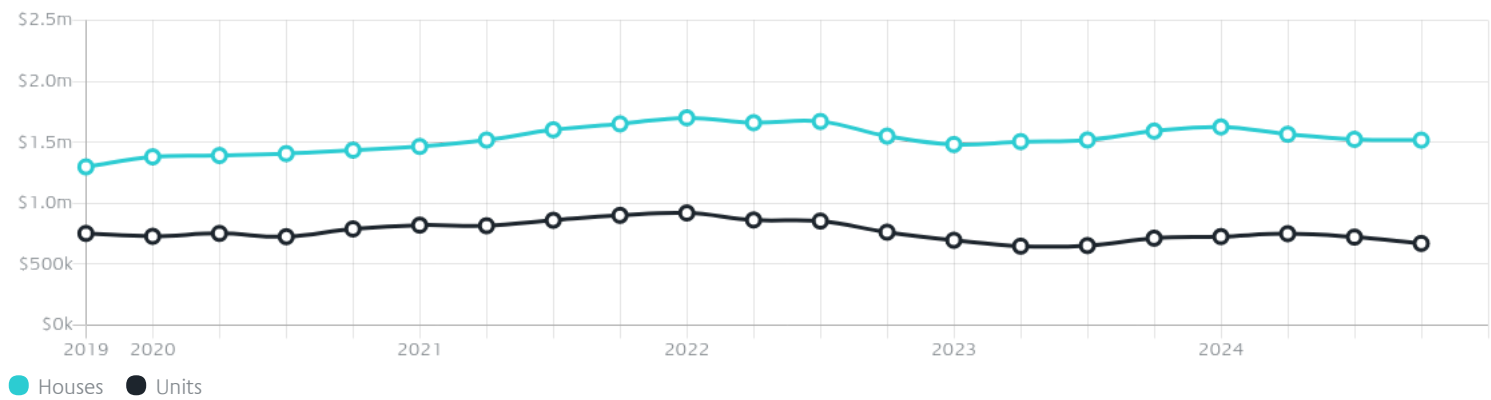
Median

\$670k

Quarterly Price Change

-7.20% ↓

Quarterly Price Change*

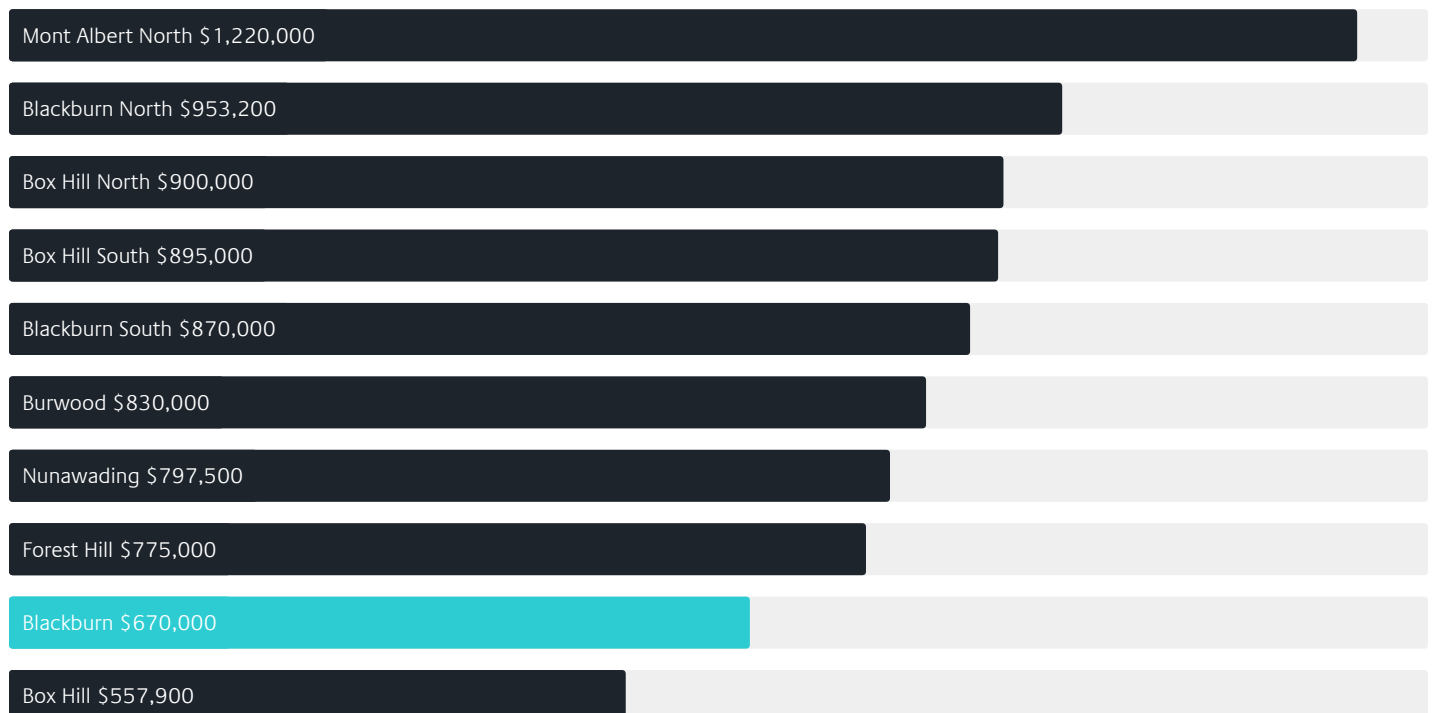


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 63%
● Private 37%

Auction Clearance Rate*

89.47%

Median Days on Market^

28 days

Average Hold Period*

7.3 years

Insights

Dwelling Type^



● Houses 66% ● Units 34%

Ownership^



● Owned Outright 42% ● Mortgaged 35% ● Rented 23%

Population^

14,478

Median Asking Rent per week*

\$650

Population Growth^

3.86%

Rental Yield*

2.29%

Median Age^







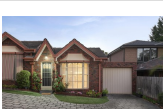
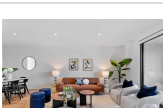
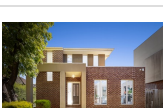
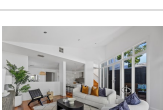


41 years

Median Household Size^













2.5 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

Address	Bedrooms	Type	Price	Sold
 26 Glen Ebor Av Blackburn	3	House	\$1,650,000	29 Mar 2025
 18 Pakenham St BLACKBURN	3	House	\$1,735,000	29 Mar 2025
 41b Laburnum St Blackburn	2	Townhouse	\$1,190,000	29 Mar 2025
 89 Pakenham St Blackburn	4	House	\$2,297,000	29 Mar 2025
 62 Williams Rd Blackburn	4	House	\$1,626,000	29 Mar 2025
 303/2 Queen St BLACKBURN	1	Apartment	\$300,000	28 Mar 2025
 5/8-10 Lithgow Av Blackburn	3	Unit	\$951,000	28 Mar 2025
 6/468 Middleborough Rd Blackburn	4	Townhouse	\$1,050,000	27 Mar 2025
 1/4 Minna St BLACKBURN	2	Townhouse	\$901,000	22 Mar 2025
 59a Maple St BLACKBURN	4	House	\$1,515,000	22 Mar 2025
 6/40 Cootamundra Cr Blackburn	3	Townhouse	\$952,000	21 Mar 2025
 2/18 Queen St Blackburn	2	Apartment	\$510,000	20 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Parkside St Blackburn	6	House	\$2,460,000	20 Mar 2025
 16 Hamilton Av Blackburn	4	House	\$1,650,000	15 Mar 2025
 403 / 12 Queen St Blackburn	1	Apartment	\$355,000	11 Mar 2025
 10/37 Williams Rd Blackburn	2	Apartment	\$728,000	05 Mar 2025
 12 Ashlar Cr Blackburn	4	House	\$1,400,000	05 Mar 2025
 59 Stanley Gr Blackburn	3	House	\$1,702,000	01 Mar 2025
 45 Kerr St Blackburn	4	House	\$1,699,000	01 Mar 2025
 17 Rosalind Cr Blackburn	5	House	\$1,325,000	28 Feb 2025
 1 / 49 Laburnum St Blackburn	2	Unit	\$835,000	27 Feb 2025
 2/300 Middleborough Rd Blackburn	1	Apartment	\$420,000	24 Feb 2025
 9/85 Whitehorse Rd Blackburn	2	Unit	\$465,000	23 Feb 2025
 1 / 112 Springfield Rd Blackburn	4	Townhouse	\$1,180,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Bordeaux Av Blackburn	4	House	\$1,080,000	22 Feb 2025
 2 Garie St BLACKBURN	6	House	\$3,300,000	22 Feb 2025
 1/5 Baldwin Rd Blackburn	4	House	\$1,540,000	22 Feb 2025
 1/374 Middleborough Rd Blackburn	2	Unit	\$655,000	20 Feb 2025
 8/13 John St Blackburn	2	Unit	\$600,000	18 Feb 2025
 7/16 Florence St Blackburn	3	Unit	\$1,000,000	13 Feb 2025
 109/1 Queen St Blackburn	2	Subdivided Flat - Single OYO Flat	\$470,000	10 Feb 2025
 50 Pakenham St Blackburn	4	House	\$2,750,000	08 Feb 2025
 321/1 Sergeant St Blackburn	2	Apartment	\$510,000	03 Feb 2025
 14 Bordeaux Av Blackburn	4	House	\$1,950,000	24 Jan 2025
 313/21 Queen St Blackburn	2	Apartment	\$520,000	24 Jan 2025
 14/16 Florence St Blackburn	3	Unit	\$1,100,000	21 Jan 2025



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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