

# JellisCraig

BLACKBURN

# Suburb Report

Know your neighbourhood.



BLACKBURN SUBURB REPORT

Median House Price\*

Median

\$1.64m

Quarterly Price Change

6.09% ↑

Median Unit Price\*

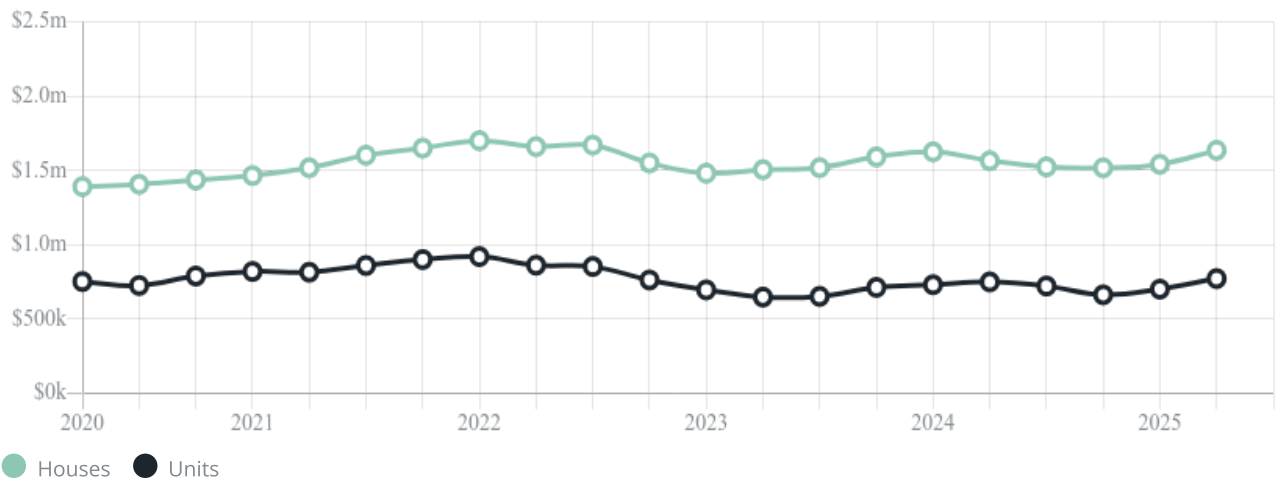
Median

\$772k

Quarterly Price Change

10.12% ↑

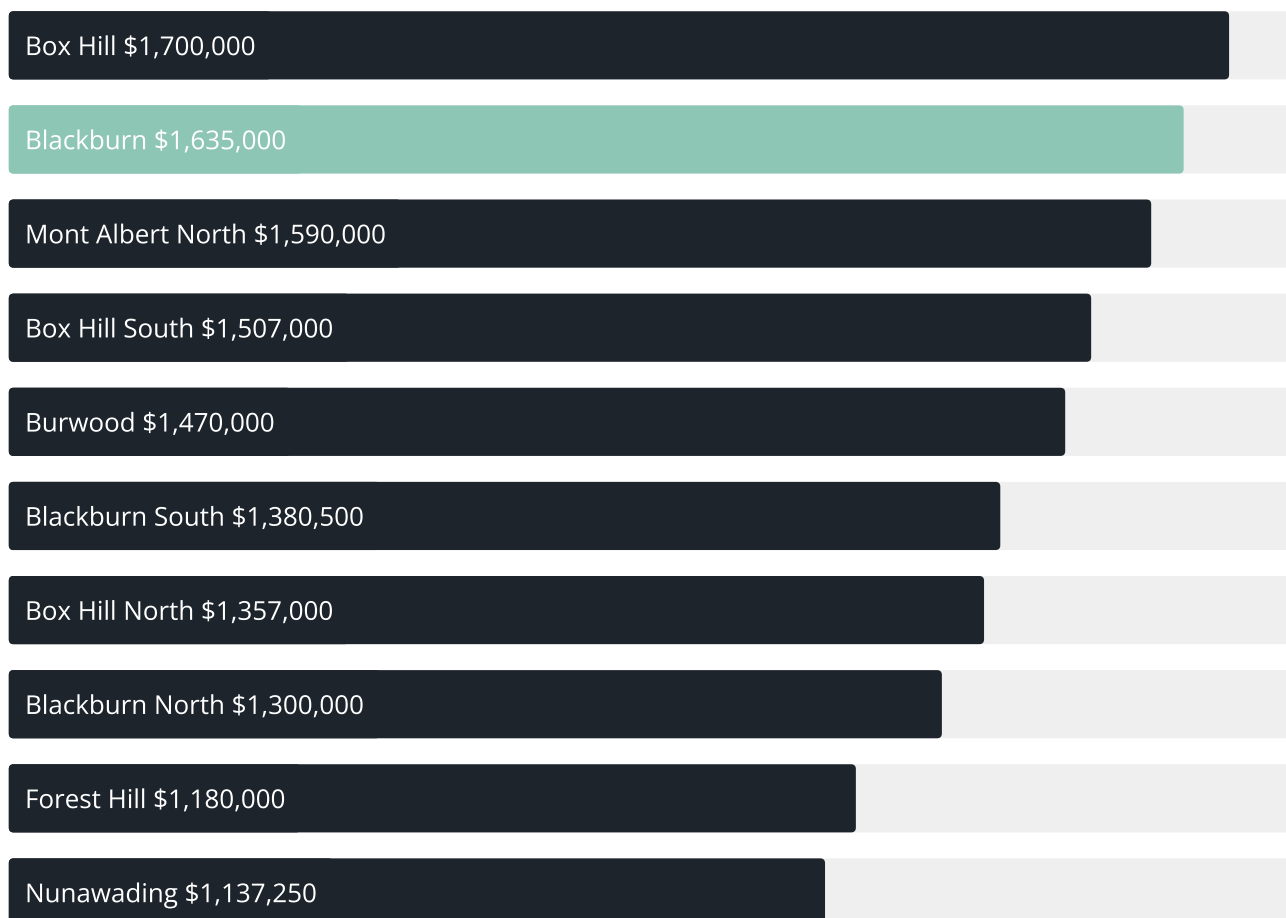
Quarterly Price Change\*



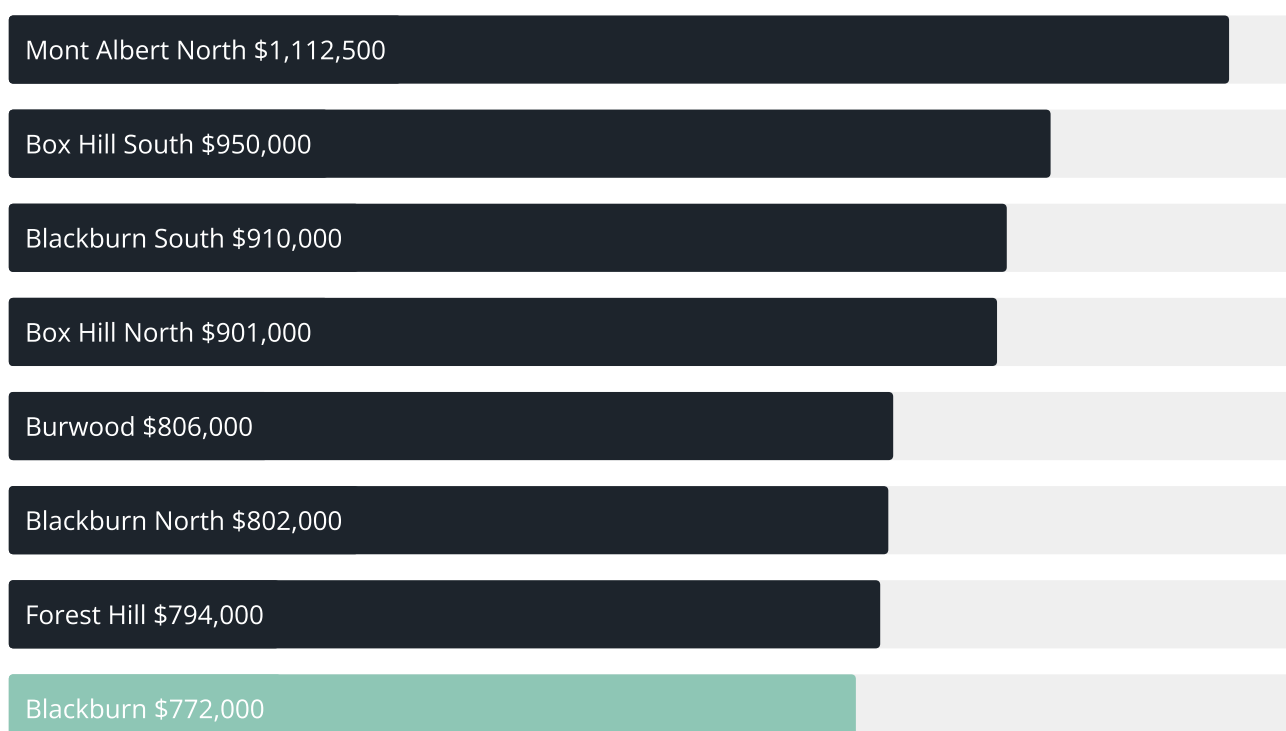


## BLACKBURN SUBURB REPORT

## Median House Sale Price\*



## Median Unit Sale Price\*



Nunawading \$725,000

Box Hill \$559,900

## BLACKBURN SUBURB REPORT

## Sale Method\*



● Auction 51%  
● Private 49%

## Auction Clearance Rate\*

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**89.47%**

## Median Days on Market^

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**26 days**

## Average Hold Period\*

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**7.3 years**

## Dwelling Type^



● Houses 66% ● Units 34%

## Ownership^



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

## Population^

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**14,478**

## Median Asking Rent per week\*

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**\$620**

## Population Growth^

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**3.86%**

## Rental Yield\*

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**2.29%**

## Median Age^

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**41 years**

## Median Household Size^






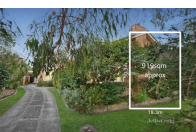




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**2.5 people**













## BLACKBURN 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
 2/2 Hillside Cr Blackburn	3	Townhouse	\$820,000	29 Jul 2025
 4/37 Williams Rd Blackburn	2	Unit	\$805,000	27 Jul 2025
 1/12 Ohara St Blackburn	3	Unit	\$1,300,000	26 Jul 2025
 2 Lawson St Blackburn	2	House	\$1,381,000	26 Jul 2025
 1 Molleton St Blackburn	4	House	\$1,915,000	26 Jul 2025
 107 Main St Blackburn	4	House	\$1,602,000	26 Jul 2025
 15/17-21 Queen St Blackburn	1	Apartment	\$385,000	25 Jul 2025
 2/48 Springfield Rd Blackburn	3	Townhouse	\$1,548,000	19 Jul 2025
 4/68 Laburnum St Blackburn	2	Unit	\$771,000	12 Jul 2025
 110/300 Middleborough Rd Blackburn	2	Unit	\$420,000	12 Jul 2025



## BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 110/20 Queen St Blackburn	1	Apartment	\$345,000	10 Jul 2025
 2/40 Cootamundra Cr Blackburn	3	Townhouse	\$1,040,000	10 Jul 2025
 8 Kevin Av Blackburn	5	House	\$2,020,000	05 Jul 2025
 6/1 Pakenham St Blackburn	1	Unit	\$560,000	03 Jul 2025
 513/160 Whitehorse Rd Blackburn	1	Apartment	\$415,000	02 Jul 2025
 1/129 Surrey Rd Blackburn	2	Unit	\$760,000	26 Jun 2025
 2/22 Beverley Cr Blackburn	4	House	\$1,600,000	26 Jun 2025
 1/3 Broomhill Av Blackburn	4	Townhouse	\$1,380,000	21 Jun 2025
 3/37 Williams Rd Blackburn	2	Unit	\$755,000	21 Jun 2025
 316/1 Queen St Blackburn	2	Apartment	\$478,000	18 Jun 2025

## BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/55-65 Railway Rd Blackburn	1	Apartment	\$405,000	18 Jun 2025
 2/2 Douulton Rd Blackburn	4	Townhouse	\$1,390,000	17 Jun 2025
 15 Banksia St Blackburn	4	House	\$2,254,000	14 Jun 2025
 56 Main St Blackburn	5	House	\$1,700,000	14 Jun 2025
 59 Pakenham St Blackburn	3	House	\$1,561,000	14 Jun 2025
 1/48 Springfield Rd Blackburn	4	Townhouse	\$1,513,000	14 Jun 2025
 G07/55 Railway Rd Blackburn	1	Subdivided Flat - Single OYO Flat	\$405,000	11 Jun 2025
 504/162 Whitehorse Rd Blackburn	2	Apartment	\$676,000	10 Jun 2025
 209/3 Thiele Ct Blackburn	2	Apartment	\$622,000	09 Jun 2025
 2/131 Surrey Rd Blackburn	3	Townhouse	\$1,051,000	08 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 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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