

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.52m

Quarterly Price Change

-0.42% ↓

Median Unit Price*

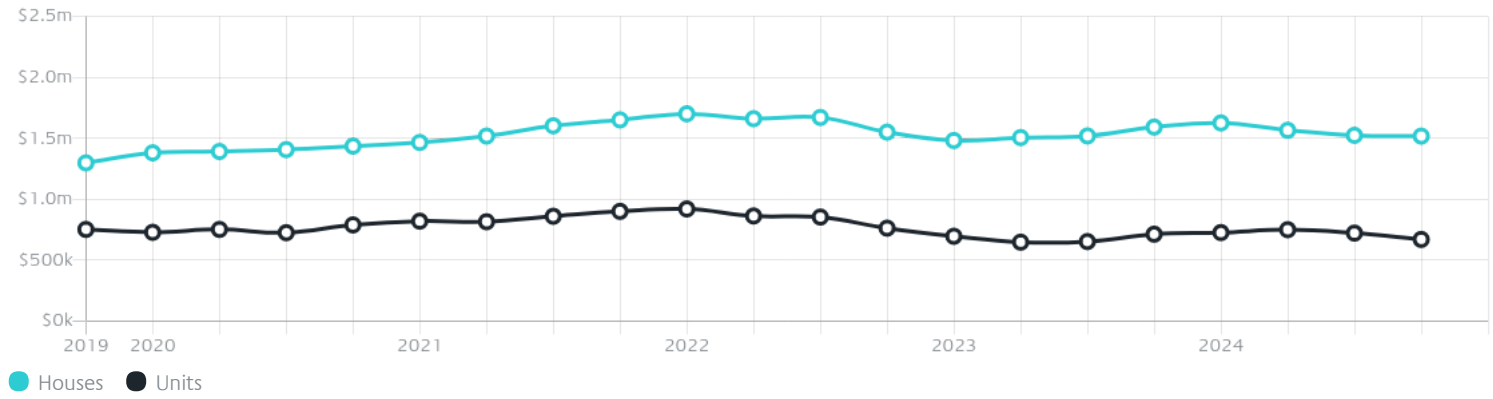
Median

\$670k

Quarterly Price Change

-7.20% ↓

Quarterly Price Change*

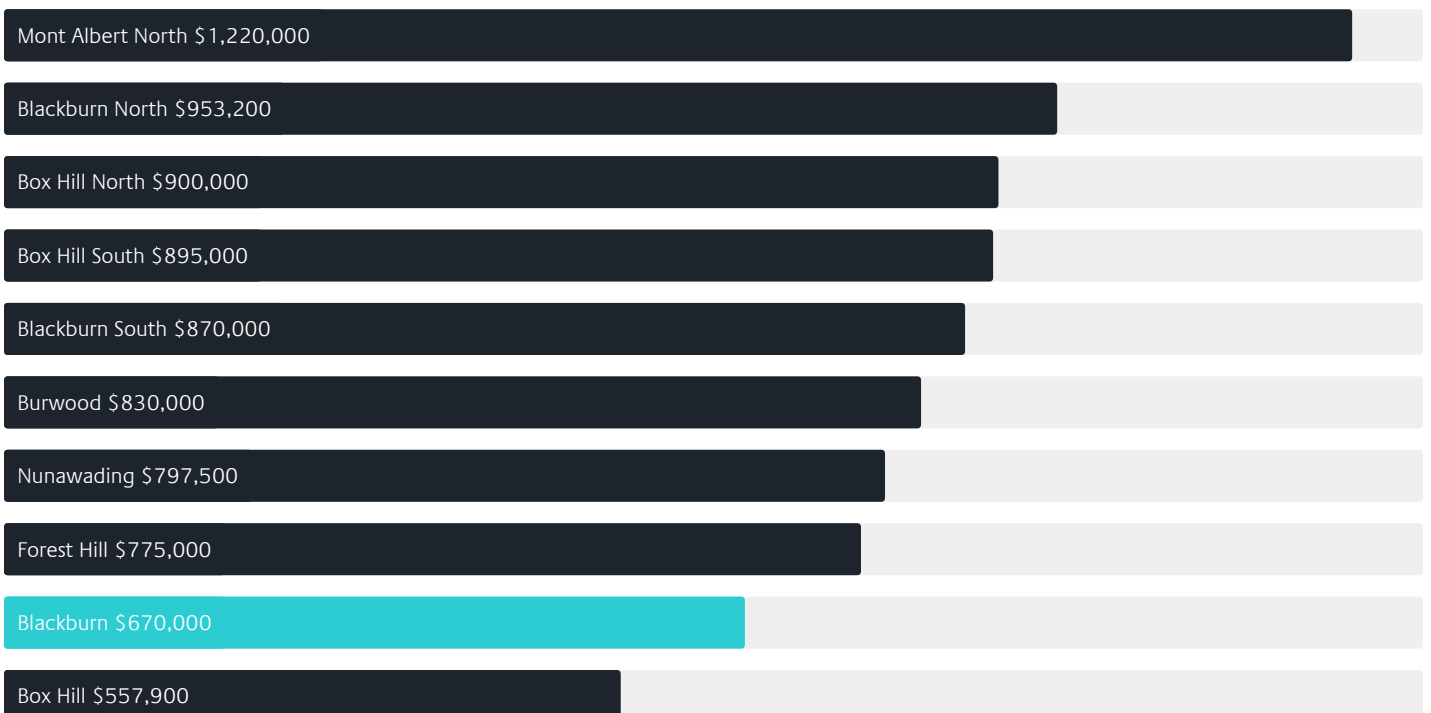


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 51%
● Private 49%

Auction Clearance Rate^{*}

75.76%

Median Days on Market[^]

30 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[^]







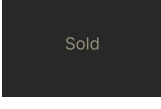





41 years

Median Household Size[^]









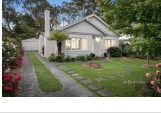

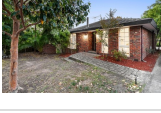

2.5 people

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
 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
 112/300 Middleborough Rd Blackburn	2	Apartment	\$415,000	20 Jan 2025
 2/25 Baldwin Rd Blackburn	3	Unit	\$1,100,000	18 Jan 2025
 39 The Ridge Blackburn	4	House	\$1,500,000	15 Jan 2025
 3/21 Laburnum St Blackburn	3	Unit	\$1,170,000	09 Jan 2025
 1/14 Ohara St Blackburn	3	Townhouse	\$1,460,000	02 Jan 2025
 3/50 Elmhurst Rd Blackburn	3	Unit	\$1,380,000	28 Dec 2024
 301/18 Queen St Blackburn	1	Apartment	\$348,000	23 Dec 2024
 2/29 Baldwin Rd Blackburn	2	Unit	\$630,000	20 Dec 2024
 118/1 Sergeant St Blackburn	2	Apartment	\$480,000	18 Dec 2024
 1/232 Springfield Rd Blackburn	3	Unit	\$905,000	11 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7/100 Main St Blackburn	2	Unit	\$640,000	09 Dec 2024
 5/171-175 Surrey Rd Blackburn	2	Unit	\$656,000	07 Dec 2024
 13 Broomhill Av Blackburn	2	House	\$865,000	07 Dec 2024
 1/4 Tyrrell Av Blackburn	3	Unit	\$1,555,000	07 Dec 2024
 6 The Terrace Blackburn	3	Townhouse	\$980,000	01 Dec 2024
 32 Clifton St Blackburn	4	House	\$1,820,000	30 Nov 2024
 2/20 Ohara St Blackburn	3	Unit	\$967,500	30 Nov 2024
 2/16 Florence St BLACKBURN	3	Unit	\$1,120,000	30 Nov 2024
 10 Ronley St Blackburn	3	House	\$1,635,000	27 Nov 2024
 1/23 Elmhurst Rd Blackburn	2	Unit	\$881,000	23 Nov 2024
 1/17 Lithgow Av Blackburn	3	Unit	\$852,000	23 Nov 2024
 114/18 Queen St Blackburn	1	Apartment	\$340,000	22 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 27 Gerald St Blackburn	4	House	\$2,200,000	22 Nov 2024
 6 Erli Ct Blackburn	3	House	\$1,085,000	21 Nov 2024
 5 Badenoch St Blackburn	3	House	\$1,346,000	21 Nov 2024
 116/1 Queen St Blackburn	1	Apartment	\$370,000	19 Nov 2024
 2 Wright St Blackburn	3	House	\$2,800,000	19 Nov 2024
 51 Alandale Rd Blackburn	3	House	\$1,000,000	16 Nov 2024
 3/67 Blackburn Rd Blackburn	2	Unit	\$852,000	16 Nov 2024
 2/15 Glen Ebor Av Blackburn	2	Unit	\$886,000	15 Nov 2024
 203/168 Whitehorse Rd Blackburn	2	Apartment	\$618,000	15 Nov 2024
 109/300 Middleborough Rd Blackburn	2	Apartment	\$398,000	15 Nov 2024
 209/3 Thiele Ct Blackburn	2	Apartment	\$623,000	13 Nov 2024
 121/1 Sergeant St Blackburn	2	Apartment	\$500,000	13 Nov 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* 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.