

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.52m**

Quarterly Price Change

**-0.42% ↓**

## Median Unit Price\*

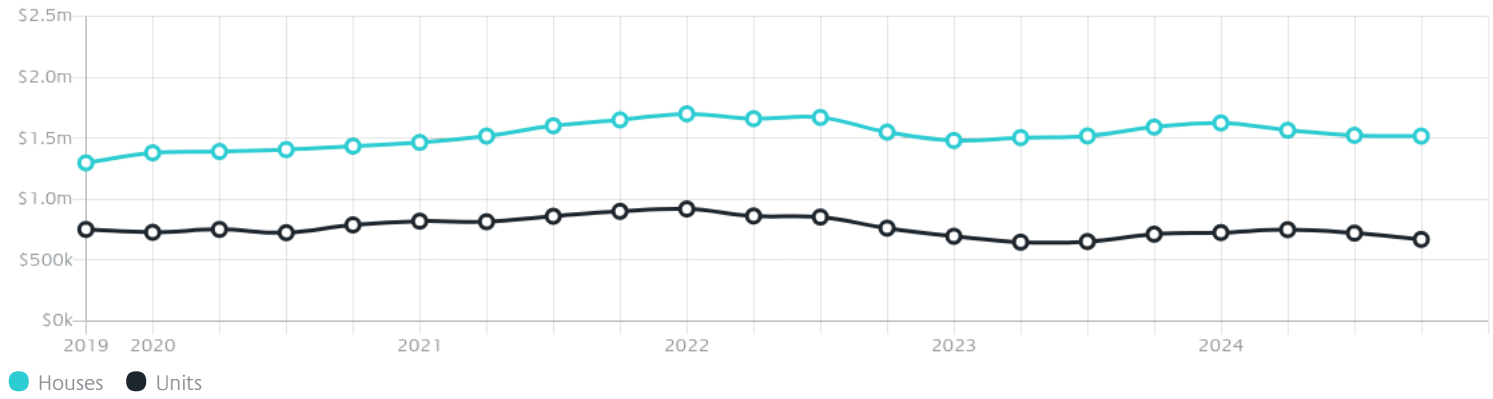
Median

**\$670k**

Quarterly Price Change

**-7.20% ↓**

## Quarterly Price Change\*



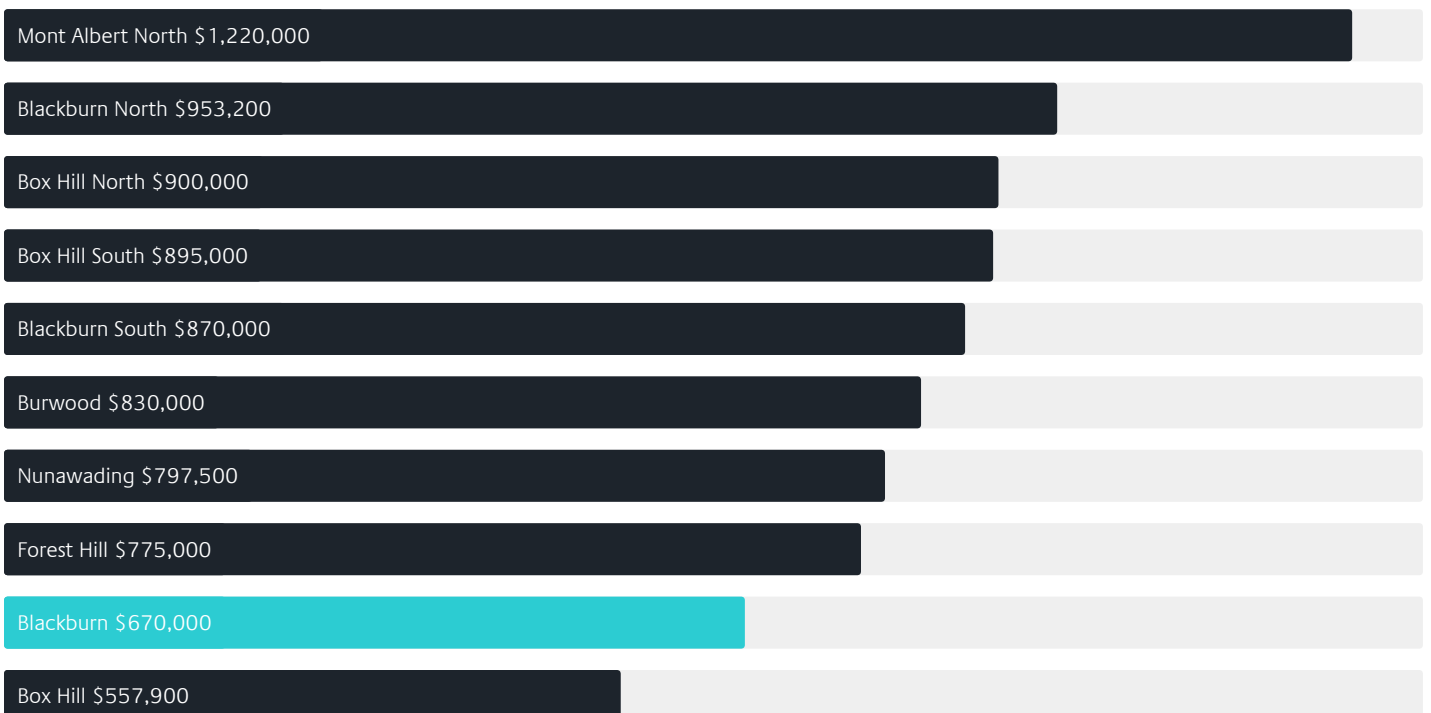
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 57%  
● Private 43%

## Auction Clearance Rate<sup>\*</sup>

74.36%

## Median Days on Market<sup>^</sup>

28 days

## Average Hold Period<sup>\*</sup>

7.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 66% ● Units 34%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

14,478

## Median Asking Rent per week<sup>\*</sup>

\$650

## Population Growth<sup>^</sup>

3.86%

## Rental Yield<sup>\*</sup>

2.29%

## Median Age<sup>^</sup>













41 years

## Median Household Size<sup>^</sup>











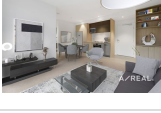

2.5 people

# Sold Properties~










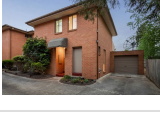


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 3/21 Laburnum St Blackburn	3	Unit	\$1,170,000	09 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
 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
 1/4 Tyrrell Av Blackburn	3	Unit	\$1,555,000	07 Dec 2024
 13 Broomhill Av Blackburn	2	House	\$865,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/20 Ohara St Blackburn	3	Unit	\$967,500	30 Nov 2024
 32 Clifton St Blackburn	4	House	\$1,820,000	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
 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
 51 Alandale Rd Blackburn	3	House	\$1,000,000	16 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 3 Bent St Blackburn	5	House	\$1,545,000	12 Nov 2024
 60 Laburnum St Blackburn	5	House	\$2,133,333	11 Nov 2024
 405/20 Queen St Blackburn	2	Apartment	\$462,888	10 Nov 2024
 8 Langtree Ct Blackburn	4	House	\$2,431,000	09 Nov 2024
 3/11 Station St Blackburn	3	Townhouse	\$778,000	09 Nov 2024
 211/22 Blackburn Rd Blackburn	3	Strata Unit/Villa Unit/Townhouse	\$765,000	04 Nov 2024
 2/10 Hamilton Av Blackburn	3	Townhouse	\$1,226,000	30 Oct 2024



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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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