

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.54m**

Quarterly Price Change

**1.58% ↑**

## Median Unit Price\*

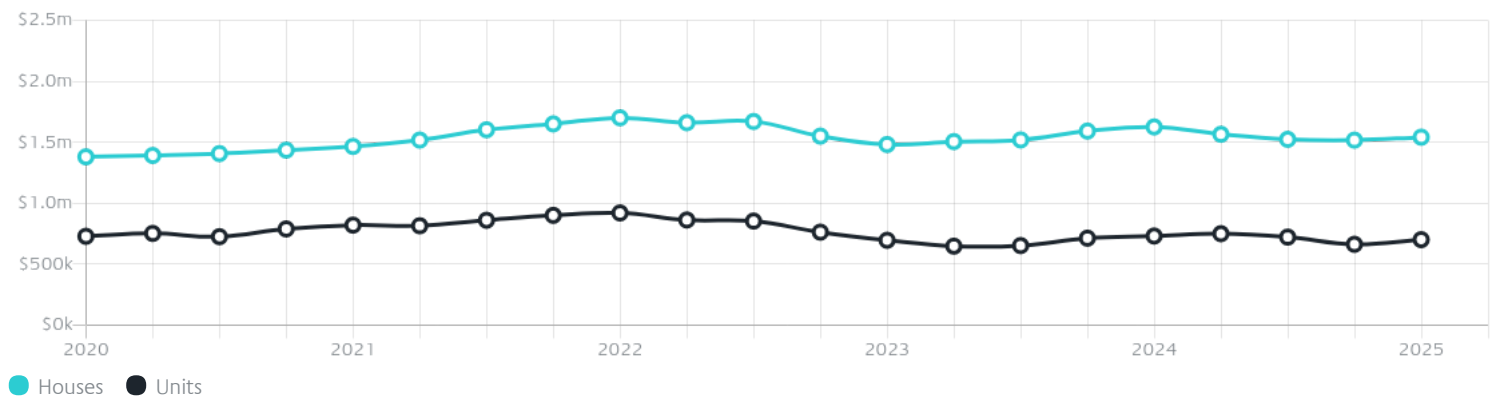
Median

**\$701k**

Quarterly Price Change

**5.73% ↑**

## Quarterly Price Change\*



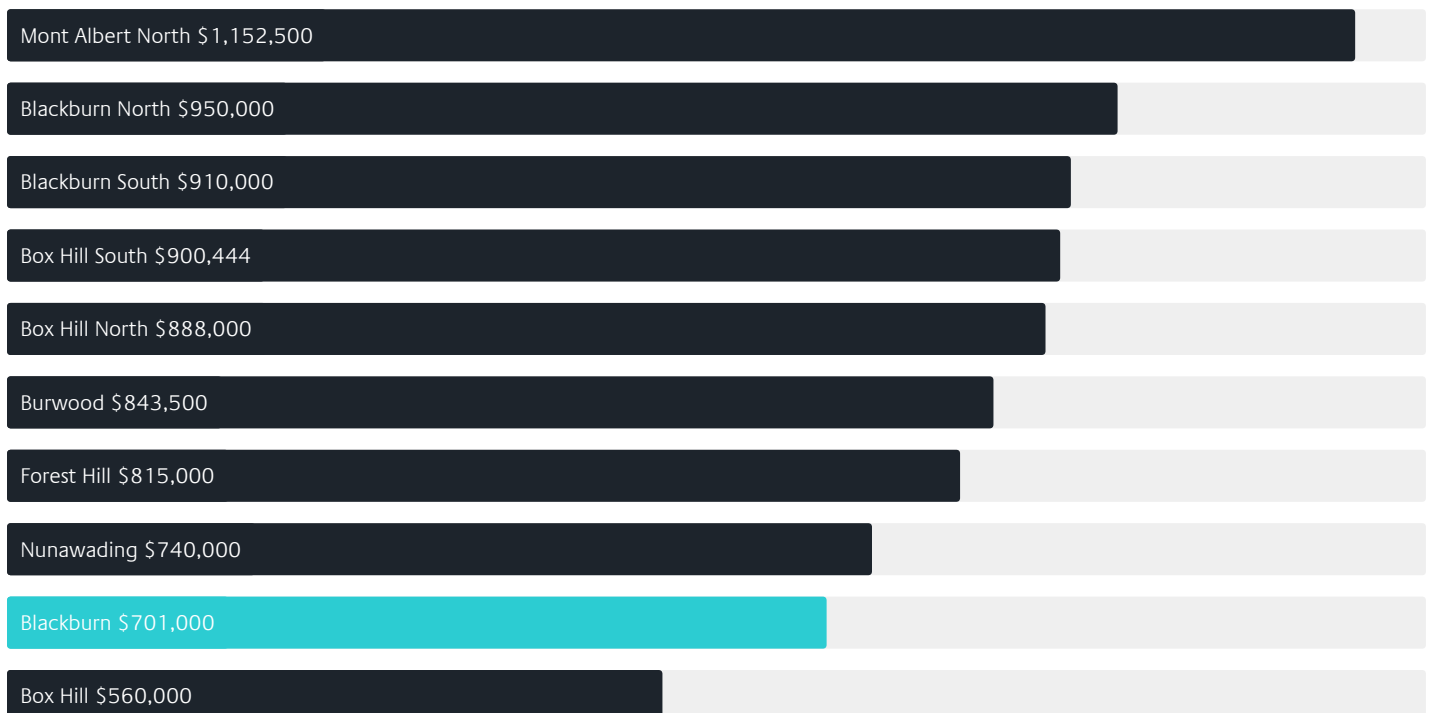
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 64%  
● Private 36%

Auction Clearance Rate\*

86.27%

Median Days on Market^

26 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\*

\$648

Population Growth^

3.86%

Rental Yield\*

2.29%

Median Age^








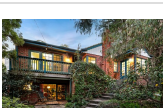
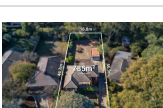


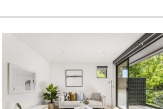
41 years

Median Household Size^










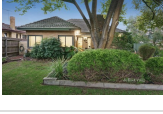


2.5 people

# Sold Properties~










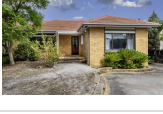
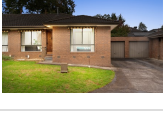

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/129 Surrey Rd Blackburn	2	Unit	\$760,000	26 Jun 2025
 3/37 Williams Rd Blackburn	2	Unit	\$755,000	21 Jun 2025
 1/3 Broomhill Av Blackburn	4	Townhouse	\$1,380,000	21 Jun 2025
 316/1 Queen St Blackburn	2	Apartment	\$478,000	18 Jun 2025
 7/55-65 Railway Rd Blackburn	1	Apartment	\$405,000	18 Jun 2025
 2/2 Doultan 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
 504/162 Whitehorse Rd Blackburn	2	Apartment	\$676,000	10 Jun 2025
 209/3 Thiele Ct Blackburn	2	Apartment	\$622,000	09 Jun 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 25 The Avenue Blackburn	4	House	\$2,157,000	04 Jun 2025
 30 Naughton Gr Blackburn	4	House	\$2,500,000	31 May 2025
 4 Orana St Blackburn	3	House	\$1,450,000	31 May 2025
 10 Stanley Gr Blackburn	3	House	\$1,515,000	31 May 2025
 3/43 Laburnum St Blackburn	4	House	\$1,640,000	31 May 2025
 10 Suffolk St Blackburn	3	House	\$1,410,000	29 May 2025
 3/2 Doulton Rd Blackburn	4	Townhouse	\$1,376,000	24 May 2025
 2c Service Rd Blackburn	2	Unit	\$875,000	24 May 2025
 47 Rosalind Cr Blackburn	3	House	\$1,352,000	24 May 2025
 44 Williams Rd Blackburn	3	House	\$1,520,500	24 May 2025
 203/6 Queen St Blackburn	1	Subdivided Flat - Single OYO Flat	\$340,000	21 May 2025
 4/26 Wolseley Cr Blackburn	2	Unit	\$660,000	20 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Hamilton Av Blackburn	4	House	\$1,670,000	20 May 2025
 206/18 Queen St Blackburn	2	Apartment	\$463,000	19 May 2025
 3/54 Gardenia St Blackburn	1	Unit	\$388,000	17 May 2025
 202/18 Queen St Blackburn	1	Apartment	\$335,000	15 May 2025
 3/24 Baldwin Rd Blackburn	3	Townhouse	\$1,285,000	10 May 2025
 13/468 Middleborough Rd Blackburn	4	Townhouse	\$1,090,000	10 May 2025
 36 Glen Ebor Av Blackburn	4	House	\$2,050,000	10 May 2025
 34 Wolseley Cr Blackburn	4	House	\$3,000,000	09 May 2025
 14 Linden St Blackburn	5	House	\$2,800,000	09 May 2025
 80 Whitehorse Rd Blackburn	4	House	\$1,610,000	03 May 2025
 13/37 Williams Rd Blackburn	2	Unit	\$687,000	03 May 2025
 410/1 Sergeant St Blackburn	2	Apartment	\$567,500	01 May 2025



Whitehorse Office  
166 Whitehorse Road, Blackburn  
03 9908 5700

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

Data is current as of PDF generation date 01/07/2025

\* 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.