

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.54m**

Quarterly Price Change

**1.58% ↑**

## Median Unit Price\*

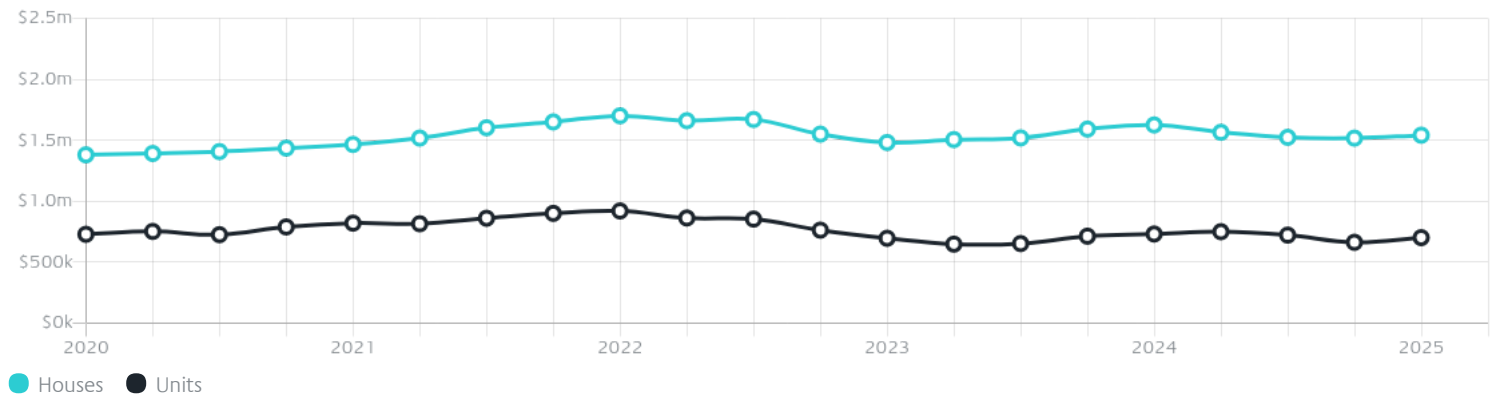
Median

**\$701k**

Quarterly Price Change

**5.73% ↑**

## Quarterly Price Change\*



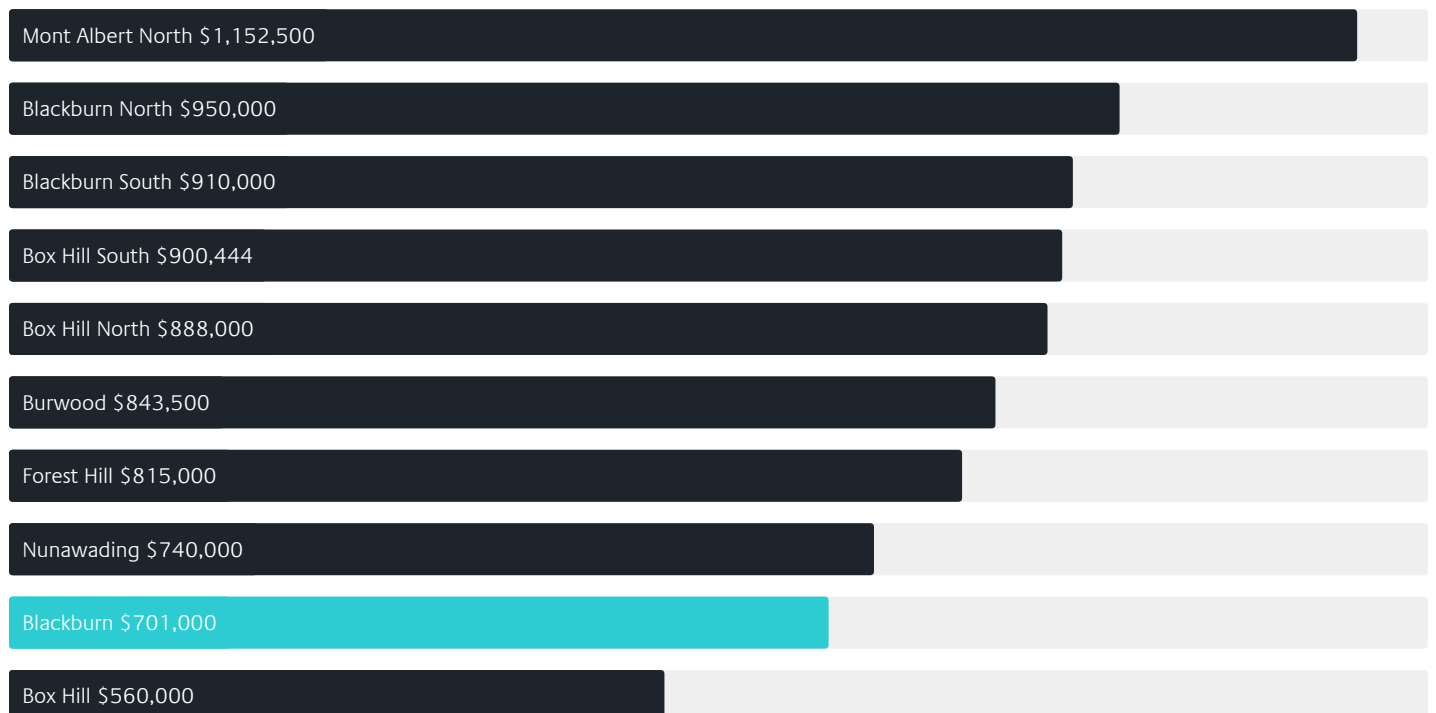
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 69%  
● Private 31%

Auction Clearance Rate\*

85.07%

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^








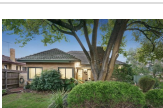
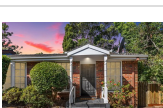
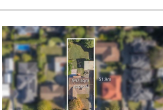

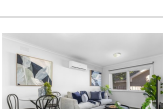
41 years

Median Household Size^













2.5 people

# Sold Properties~











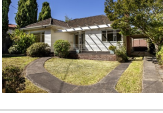

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4 Orana St Blackburn	3	House	\$1,450,000	31 May 2025
 30 Naughton Gr Blackburn	4	House	\$2,500,000	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
 3/2 Douulton 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
 4/26 Wolseley Cr Blackburn	2	Unit	\$660,000	20 May 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 5/17 John St Blackburn	2	Unit	\$620,000	26 Apr 2025
 2/67 Blackburn Rd Blackburn	2	Unit	\$800,000	26 Apr 2025
 208/18 Queen St Blackburn	1	Unit	\$350,000	21 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 703 / 160 Whitehorse Rd Blackburn	3	Apartment	\$1,050,000	19 Apr 2025
 104 / 17 Station St Blackburn	2	Apartment	\$470,000	18 Apr 2025
 1 / 2 Doultan Rd Blackburn	4	Townhouse	\$1,550,000	16 Apr 2025
 9 Clare St Blackburn	3	House	\$1,379,000	15 Apr 2025
 119 Lake Rd Blackburn	4	House	\$1,730,000	12 Apr 2025
 48 Elder St Blackburn	5	House	\$1,677,500	12 Apr 2025
 14 Parkside St Blackburn	4	House	\$1,806,000	12 Apr 2025
 2b Sergeant St Blackburn	3	Townhouse	\$1,205,000	12 Apr 2025
 6a Hamilton Av Blackburn	4	House	\$2,030,000	07 Apr 2025
 4 Wellington Av Blackburn	4	House	\$1,935,000	05 Apr 2025
 34 Stanley Gr Blackburn	3	House	\$1,700,000	05 Apr 2025
 147 Surrey Rd Blackburn	3	House	\$1,187,500	05 Apr 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 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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