

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.52m

Quarterly Price Change

-0.42% ↓

Median Unit Price*

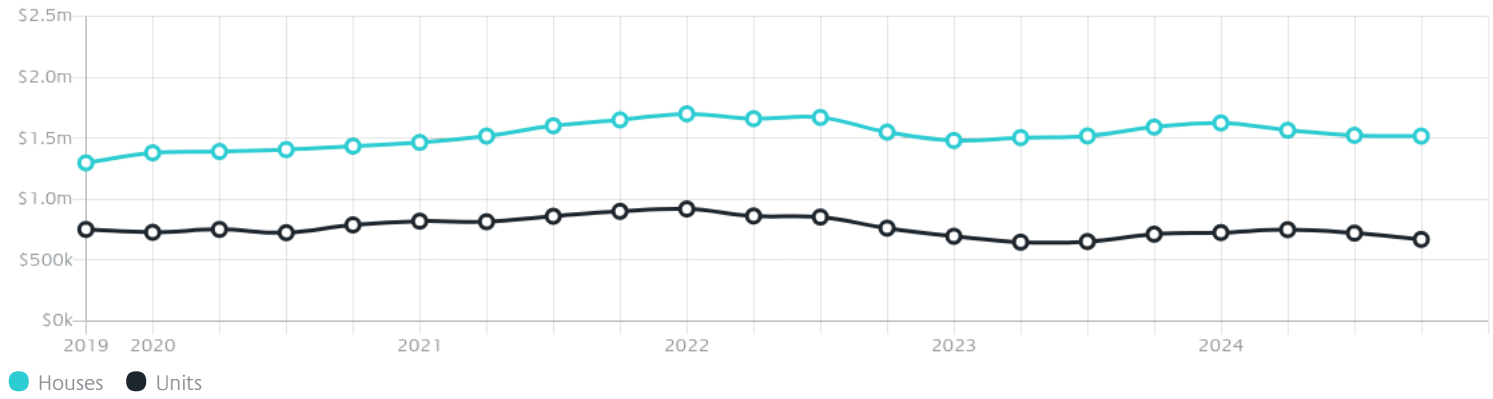
Median

\$670k

Quarterly Price Change

-7.20% ↓

Quarterly Price Change*

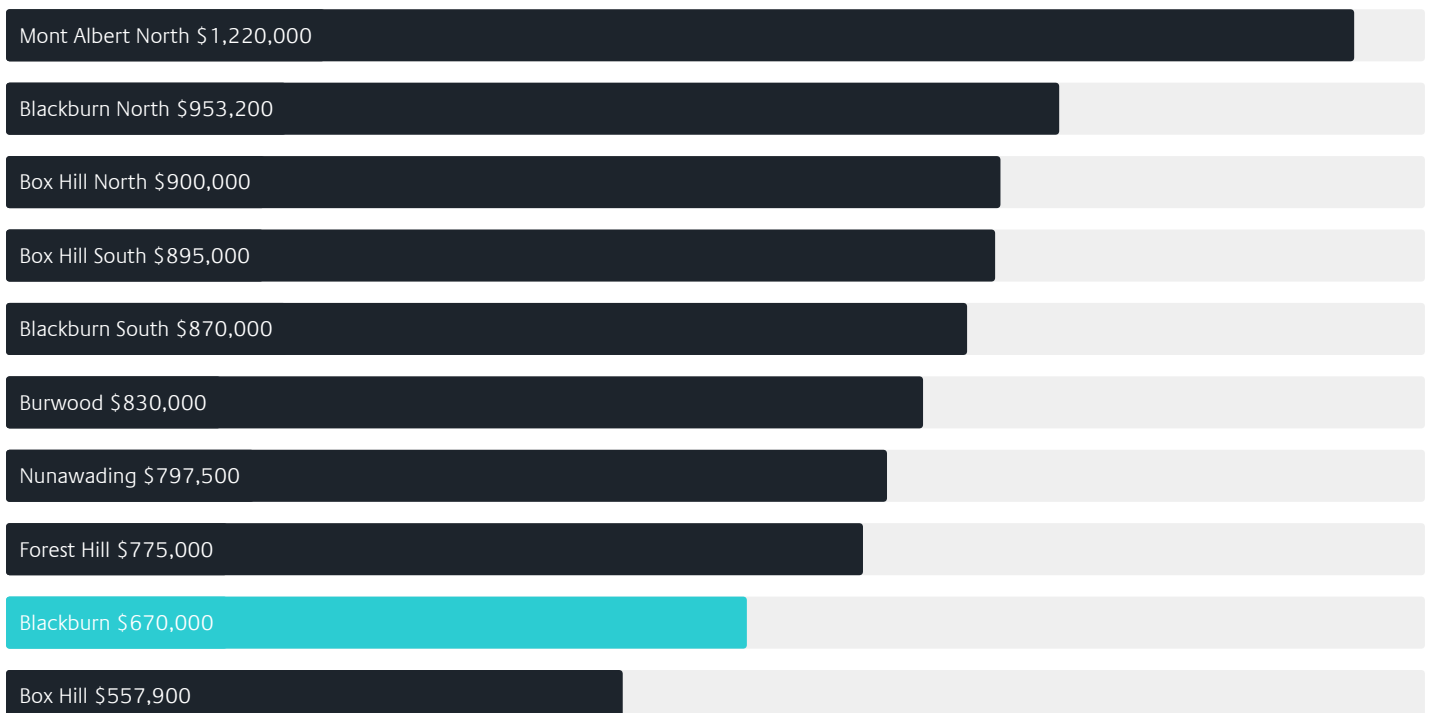


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 55%
● Private 45%

Auction Clearance Rate^{*}

82.76%

Median Days on Market[^]

29 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[^]







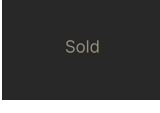


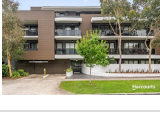
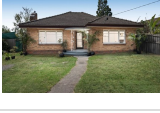

2.5 people

Sold Properties~










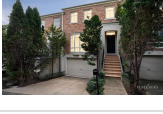


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/49 Laburnum St Blackburn	2	Unit	\$835,000	27 Feb 2025
 2/300 Middleborough Rd Blackburn	1	Apartment	\$420,000	24 Feb 2025
 1/112 Springfield Rd Blackburn	4	Townhouse	\$1,180,000	22 Feb 2025
 24 Bordeaux Av Blackburn	4	House	\$1,080,000	22 Feb 2025
 2 Garie St BLACKBURN	6	House	\$3,300,000	22 Feb 2025
 1/5 Baldwin Rd Blackburn	4	House	\$1,540,000	22 Feb 2025
 1/374 Middleborough Rd Blackburn	2	Unit	\$655,000	20 Feb 2025
 8/13 John St Blackburn	2	Unit	\$600,000	18 Feb 2025
 7/16 Florence St Blackburn	3	Unit	\$1,000,000	13 Feb 2025
 50 Pakenham St Blackburn	4	House	\$2,750,000	08 Feb 2025
 14 Bordeaux Av Blackburn	4	House	\$1,950,000	24 Jan 2025
 313/21 Queen St Blackburn	2	Apartment	\$520,000	24 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 23/468 Middleborough Rd Blackburn	3	Townhouse	\$1,000,000	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
 15/4 Frankcom St Blackburn	3	Strata Unit/Villa Unit/Townhouse	\$1,100,000	01 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
 25 Tyrrell Av Blackburn	2	House	\$1,145,000	21 Dec 2024
 2/29 Baldwin Rd Blackburn	2	Unit	\$630,000	20 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 118/1 Sergeant St Blackburn	2	Apartment	\$480,000	18 Dec 2024
 4/169 Surrey Rd Blackburn	4	Strata Unit/Villa Unit/Townhouse	\$986,688	14 Dec 2024
 12 Dora Av Blackburn	3	House	\$1,050,000	12 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
 13 Broomhill Av Blackburn	2	House	\$865,000	07 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
 2/412 Middleborough Rd Blackburn	4	Townhouse	\$1,200,000	04 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



Whitehorse Office
166 Whitehorse Road, Blackburn
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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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