

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.54m**

Quarterly Price Change

**1.58% ↑**

## Median Unit Price\*

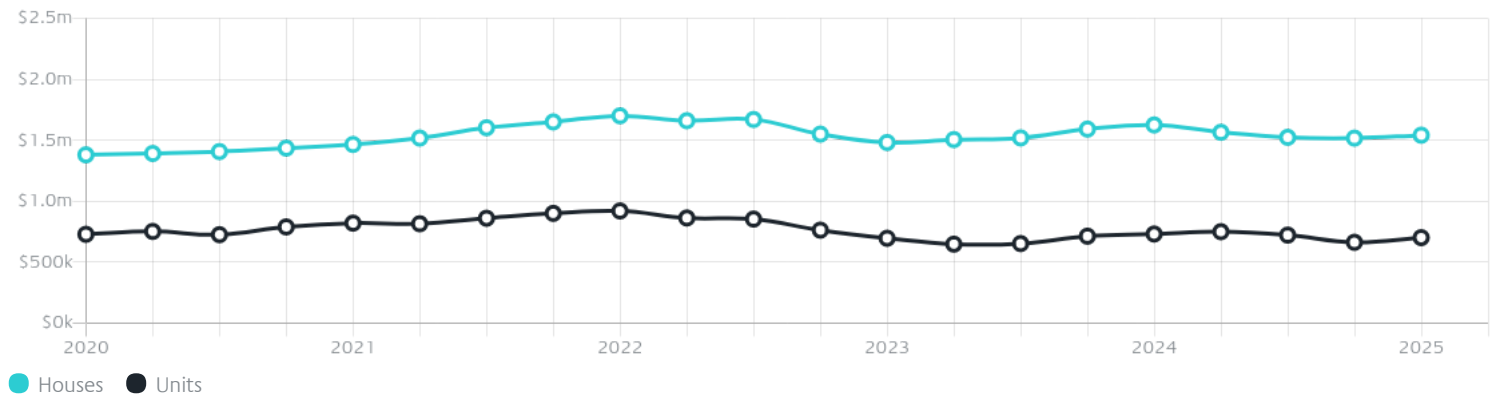
Median

**\$701k**

Quarterly Price Change

**5.73% ↑**

## Quarterly Price Change\*



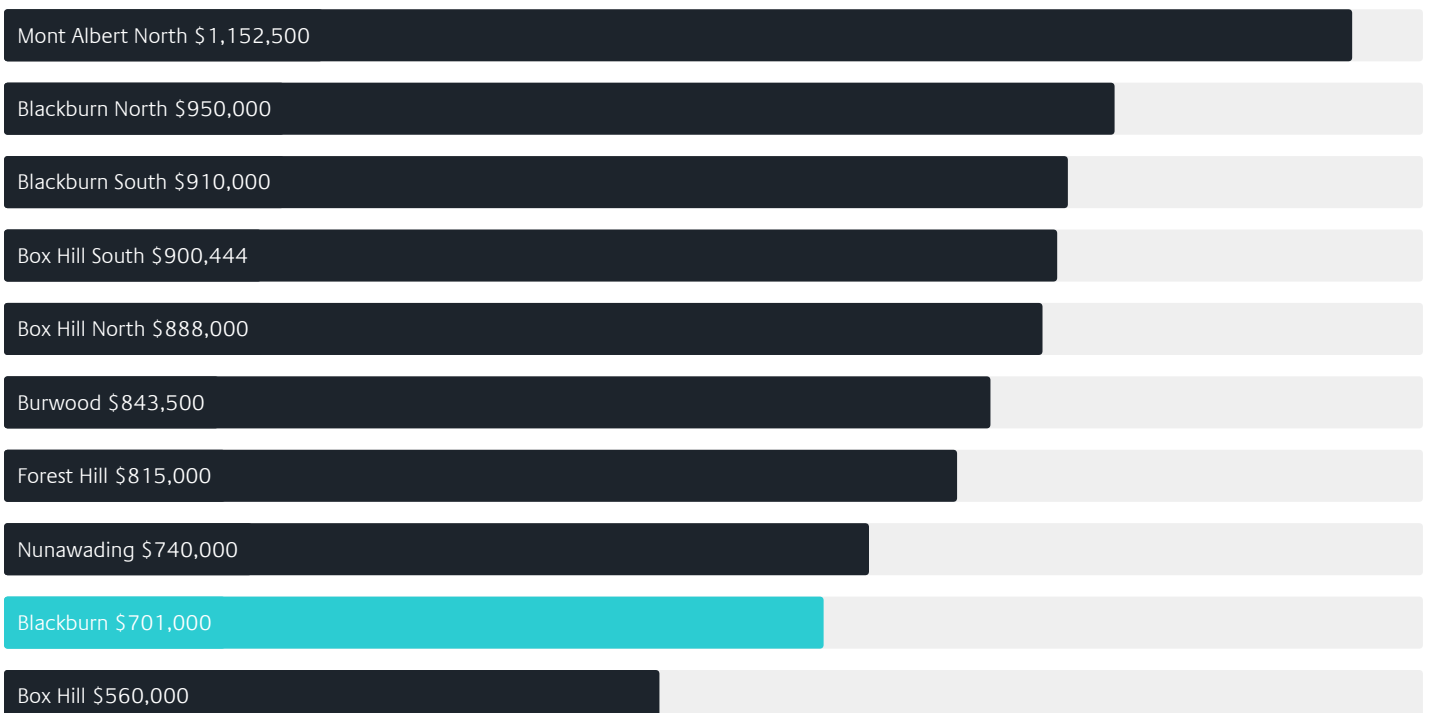
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 71%  
● Private 29%

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

86.44%

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

26 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>

\$648

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

3.86%

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

2.29%

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








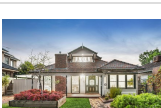
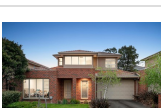
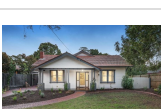

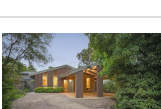
41 years

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










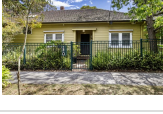
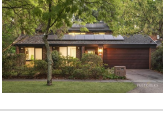

2.5 people

# Sold Properties~










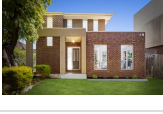


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 5/17 John St Blackburn	2	Unit	\$620,000	26 Apr 2025
 2/67 Blackburn Rd Blackburn	2	Unit	\$800,000	26 Apr 2025
 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 Doulton 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
 2b Sergeant St Blackburn	3	Townhouse	\$1,205,000	12 Apr 2025
 14 Parkside St Blackburn	4	House	\$1,806,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 34 Stanley Gr Blackburn	3	House	\$1,700,000	05 Apr 2025
 13 Harold St Blackburn	5	House	\$2,940,000	05 Apr 2025
 147 Surrey Rd Blackburn	3	House	\$1,187,500	05 Apr 2025
 3/11 Tyrrell Av Blackburn	3	Unit	\$1,280,000	05 Apr 2025
 3/372 Middleborough Rd BLACKBURN	2	Unit	\$855,000	05 Apr 2025
 28 Linum St Blackburn	4	House	\$2,925,000	05 Apr 2025
 4/19 Laburnum St Blackburn	3	Unit	\$1,100,000	03 Apr 2025
 3/496 Middleborough Rd Blackburn	3	Townhouse	\$1,002,500	03 Apr 2025
 67 Williams Rd Blackburn	8	House	\$1,470,000	31 Mar 2025
 26 Glen Ebor Av Blackburn	3	House	\$1,650,000	29 Mar 2025
 24c Fuchsia St Blackburn	4	House	\$2,250,000	29 Mar 2025
 18 Pakenham St BLACKBURN	3	House	\$1,735,000	29 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 89 Pakenham St Blackburn	4	House	\$2,297,000	29 Mar 2025
 41b Laburnum St Blackburn	2	Townhouse	\$1,190,000	29 Mar 2025
 62 Williams Rd Blackburn	4	House	\$1,626,000	29 Mar 2025
 303/2 Queen St BLACKBURN	1	Apartment	\$300,000	28 Mar 2025
 5/8-10 Lithgow Av Blackburn	3	Unit	\$951,000	28 Mar 2025
 6/468 Middleborough Rd Blackburn	4	Townhouse	\$1,050,000	27 Mar 2025
 2 Linden St BLACKBURN	3	House	\$1,115,000	26 Mar 2025
 59a Maple St BLACKBURN	4	House	\$1,515,000	22 Mar 2025
 14 Kerr St Blackburn	3	House	\$1,570,000	22 Mar 2025
 1/4 Minna St BLACKBURN	2	Townhouse	\$901,000	22 Mar 2025
 6/40 Cootamundra Cr Blackburn	3	Townhouse	\$952,000	21 Mar 2025
 2/18 Queen St Blackburn	2	Apartment	\$510,000	20 Mar 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 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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