

JellisCraig

BLACKBURN

Suburb Report

Know your neighbourhood.



BLACKBURN SUBURB REPORT

Median House Price*

Median

\$1.63m

Quarterly Price Change

-0.27% ↓

Median Unit Price*

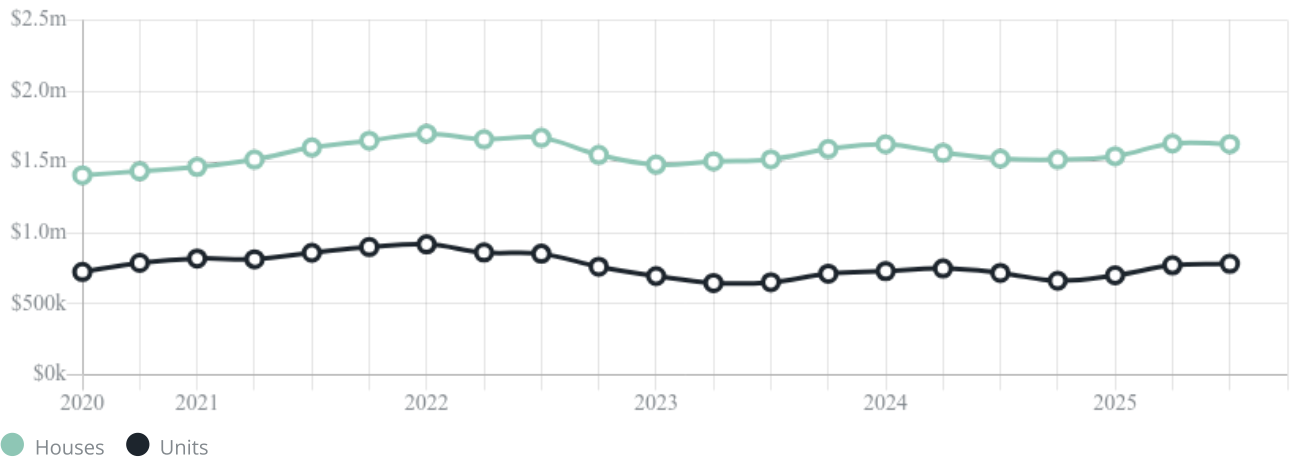
Median

\$783k

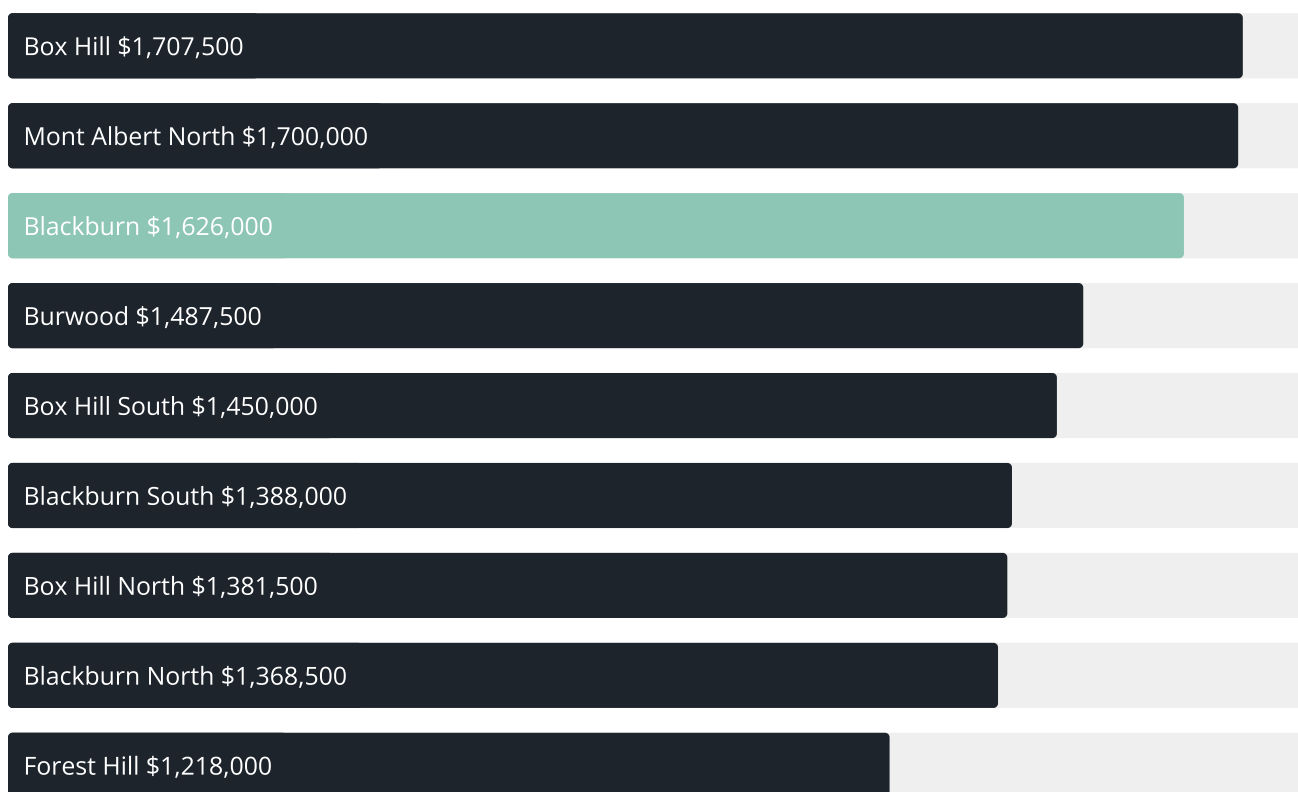
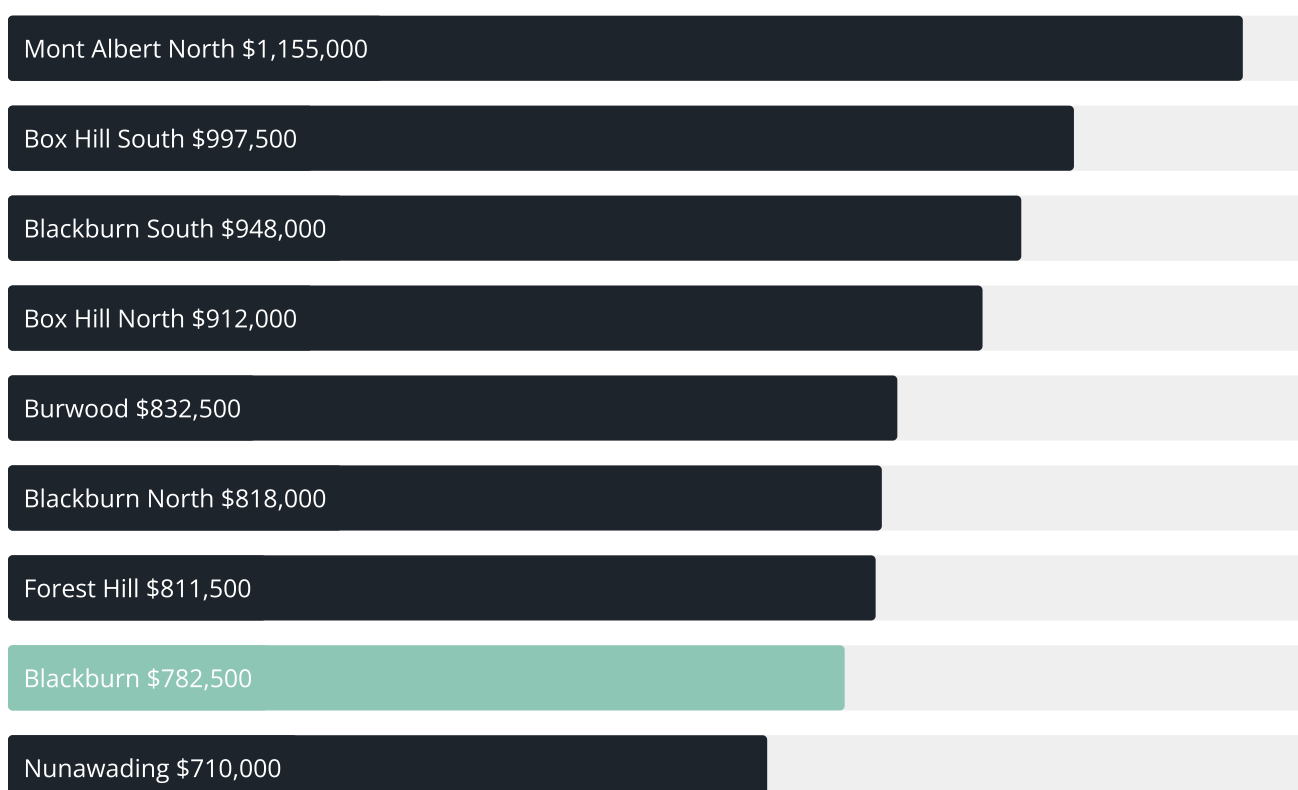
Quarterly Price Change

1.36% ↑

Quarterly Price Change*



BLACKBURN SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BLACKBURN SUBURB REPORT

Sale Method*



● Auction 56%

● Private 44%

Auction Clearance Rate*

81.67%

Median Days on Market^

26 days

Average Hold Period*

7.3 years

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^

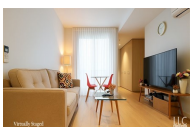
41 years

Median Household Size^

2.5 people

BLACKBURN SUBURB REPORT

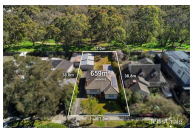
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 308/20 Queen St Blackburn	1	Apartment	\$330,000	30 Oct 2025
 3/69 Laburnum St Blackburn	2	Unit	\$788,000	30 Oct 2025
 66a Laburnum St Blackburn	2	House	\$1,001,000	25 Oct 2025
 27 Masons Rd Blackburn	4	House	\$1,420,000	25 Oct 2025
 16 Elder St Blackburn	3	House	\$1,550,000	25 Oct 2025
 23 Dickens St Blackburn	4	House	\$2,135,000	25 Oct 2025
 106/22 Blackburn Rd Blackburn	2	Apartment	\$661,000	21 Oct 2025
 112/1 Queen St Blackburn	2	Apartment	\$475,000	20 Oct 2025
 1/168 Surrey Rd Blackburn	2	Unit	\$730,000	18 Oct 2025
 107/300 Middleborough Rd Blackburn	1	Apartment	\$395,000	17 Oct 2025

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2a John Holland Ct Blackburn	3	Townhouse	\$1,238,500	13 Oct 2025
 4/406 Middleborough Rd BLACKBURN	2	Unit	\$771,800	11 Oct 2025
 3/12 Hirst St BLACKBURN	2	Unit	\$920,000	11 Oct 2025
 2/7 Main St Blackburn	3	Unit	\$1,167,000	11 Oct 2025
 10 Francis St Blackburn	3	House	\$1,475,000	08 Oct 2025
 208 Springfield Rd Blackburn	3	House	\$1,260,000	07 Oct 2025
 14 Myrtle Gr Blackburn	4	House	\$1,750,000	04 Oct 2025
 205/6 Queen St Blackburn	2	Apartment	\$416,500	03 Oct 2025
 3/34 Whitehorse Rd Blackburn	4	Townhouse	\$1,285,000	03 Oct 2025
 1/96 Blackburn Rd Blackburn	2	Unit	\$770,000	02 Oct 2025

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Dewrang Cr Blackburn	4	House	\$1,530,333	02 Oct 2025
 5/5 Pakenham St Blackburn	2	Unit	\$735,000	25 Sep 2025
 403/394-398 Middleborough Rd Blackburn	1	Apartment	\$310,000	24 Sep 2025
 109/12 Queen St Blackburn	1	Apartment	\$360,000	24 Sep 2025
 4/19 Whitehorse Rd Blackburn	4	Flat/Unit/Apartment	\$1,165,000	22 Sep 2025
 69 Central Rd Blackburn	3	House	\$1,460,000	20 Sep 2025
 26 Clifton St Blackburn	3	House	\$1,815,000	20 Sep 2025
 2/100 Main St Blackburn	2	Unit	\$745,000	17 Sep 2025
 201/1 Queen St Blackburn	1	Strata Unit/Flat	\$400,000	17 Sep 2025
 108/20 Queen St Blackburn	1	Apartment	\$360,000	17 Sep 2025



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* 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.